Approved: August 10. 2019

TOWN OF KENT
ZONING BOARD OF APPEALS
July 15, 2019

FINAL MINUTES

The Zoning Board of Appeals of the Town of Kent held a Public Hearing at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, New York on **Monday, July 15, 2019.** The meeting was called to order at **7:30 P.M** by Mr. Gordon Moccio, the ZBA Chairman. After due notice, the following members were present:

Present:

Mr. Gordon Moccio, Chairman
Mr. Ronald Hansen, Vice Chairman
Mr. Joseph Greico
Mr. Brett Harrison

Absent:

Mr. Bill Walters, Building Inspector

:Mr. Moccio opened the meeting by leading the Pledge of Allegiance.

HOLDOVERS:

1. Gerald Raneri
   16 Nelson Ct.
   Carmel, NY 10512

Requestied a variance for no frontage on Parcel 33.18-1-28 to build a single-family dwelling with access to Hillside Road from Parcel #33.80-1-1.

Mr. Jack Karell represented the applicant, who was also in attendance. Mr. Karell stated that a letter had been submitted earlier in the week outlining changes made to the configuration of the roadwork and driveway on Hillide Road. He also distributed an updated drawing. Mr. Bob Bradley also represented the applicant. He requested that the ZBA make a motion to put this matter back on their agenda.

Mr. Moccio asked for a motion to add this back onto the agenda. The motion was made by Mr. Hansen and it was seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	Aye
Mr. Ronald Hansen, Sr., Vice Chairman	-	Aye
Mr. Joseph Greico	-	Aye
Mr. Brett Harrison	-	Aye

The motion carried.

Mr. Bradley said that there had been a discussion at the workshop about paving Sunrise Road and Mr. Karell has added that to the new plans. Mr. Hansen said that the ZBA had received the revised drawing and were satisfied with it.

Mr. Moccio advised the audience that the original application was not voted on at the June meeting and the application had been rejected. The Board prides itself on being community friendly and their intent is always to work with members of the community in a positive way. In order to discuss the matter further the ZBA extended an invitation to Mr. Raneri to attend the July workshop. Mr. Raneri did so, along with his Counsel – Mr. Joseph Charbonneau, Esquire, and Mr. Karell. It was agreed upon unanimously at the workshop that this matter should be placed back on the July agenda.

Mr. Bradley said the applicant was requesting a 280A varuabce to allow him to build a residence off of Hillside Road.

Mr. Moccio asked if anyone in the audience had comments and no one did.

Mr. Hansen said that the applicant had amended his plans and they were satisfactory. Mr. Hansen made a motion to grant the variance with the amendments made on July 4, 2019 provided the applicant satisfied questions raised by the Planning Board Attorney in a memo dated March 27, 2019 (attached). The motion was seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	Aye
Mr. Ronald Hansen, Sr., Vice Chairman	-	Aye
Mr. Joseph Greico	-	Aye
Mr. Brett Harrison	-	Aye

The motion carried.

NEW BUSINESS:

1. Dennis Keidong
   55 Chief Nimham Dr
   Carmel NY 10512

Requested a 13'4" side and a 3' rear variance for a pre-existing 10' 16' shed. Tax Map # 21.17-1-4.

Mr. Keidong attended the meeting and explained that he has a shed that houses his motorcycle, a lawn mower and garden tools. The shed was too close to the property line and Mr. Keidong wished to correct the violation.

Mr. Moccio said the Board had conducted a site inspection and had no concerns regarding granting the requested variance.

Mr. Moccio asked for a motion to grant the variance. The motion was made by Mr. Hansen and seconded by Mr. Greico. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	Aye
Mr. Ronald Hansen, Sr., Vice Chairman	-	Aye
Mr. Joseph Greico	-	Aye
Mr. Brett Harrison	-	Aye

The motion carried.

2. Denise Kelly
   19 Doansburg Rd.
   Carmel NY 10512

Requested a variance to allow an 8' fence. Tax Map #33.65-1-7.

Ms. Kelly introduced herself and advised the Board that she needed to move an existing fence to the proper location as discussed and wanted to make it 8' instead of the 6' the existing one was.

Mr. Moccio said the Board and Building Inspector had inspected the site and there were no issues raised which would prevent them from granting the variance.

Mr. Moccio asked for a motion to grant the requested variance. The motion was made by Mr. Hansen and seconded by Mr. Greico.). Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	Aye
Mr. Ronald Hansen, Sr., Vice Chairman	-	Aye
Mr. Joseph Greico	-	Aye
Mr. Brett Harrison	-	Aye

The motion carried.

3. Richard Harrington
233 Horsepound Rd.
Carmel, NY 10512

Requested a 40' rear variance for a proposed 16' x 20' shed. Tax Map #33.-1-36

Mr. Harrington mentioned that he needed a 40' rear variance to make his shed be 10' away from the property line.

Mr. Moccio asked for a motion to grant the variance, after inspecting the property. The motion was made by Mr. Harrison and seconded by Mr. Greico. Following were the roll call votes:

Mr. Gordon Moccio, Chairman - Aye
Mr. Ronald Hansen, Sr., Vice Chairman - Aye
Mr. Joseph Greico - Aye
Mr. Brett Harrison - Aye

The motion carried.

Mr. Moccio noted that he had signed two vouchers from Euro Video each in the amount of $210.00 for videotaping the meeting in June and July and delivering 5 dvd's to the ZBA. Mr. Moccio sked for a motion to approve the vouchers.s The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman - Aye
Mr. Ronald Hansen, Sr., Vice Chairman - Aye
Mr. Joseph Greico - Aye
Mr. Brett Harrison - Aye

The motion carried.

Mr. Moccio asked for a motion to approve the minutes for the June meeting. The motion was made by Mr. Hansen and seconded by Mr. Harrison. Following were the roll call votes:

Mr. Gordon Moccio, Chairman - Aye
Mr. Ronald Hansen, Sr., Vice Chairman - Aye
Mr. Joseph Greico - Aye
Mr. Brett Harrison - Aye

The motion carried.

Mr. Moccio asked for a motion to close the meeting at 8:15 PM. The motion was made by Mr.Harrison and seconded by Mr. Greico. The roll call votes were as follows:

Mr. Gordon Moccio, Chairman - Aye
Mr. Ronald Hansen, Sr., Vice Chairman - Aye
Mr. Joseph Greico - Aye
Mr. Brett Harrison - Aye

The motion carried.

Vera Patterson

Cordially Submitted,

Vera Patterson

CC: Town Clerk
Planning Board
Town Board
Zoning Board
Emily Cole, Building Dept. Clerk
William Walters, Building Inspector

ZONING BOARD OF APPEALS
25 Sybil's Crossing
Kent Lakes, NY 10512

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday, July 15, 2019** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 P.M. to review the following applications:

1. Dennis Keidong
   55 Chief Nimham Dr.
   Carmel, NY 10512

Requesting a 13'4" side and a 3' rear variance for a pre-existing 10' x 16' shed. Tax Map #21.17-1-4.

2. Denise Kelly
   19 Doansburg Rd.
   Carmel, NY 10512

Requesting A VARIANCE TO ALLOW AN 8' FENCE. Tax Map #33.63-1-7.

3. Richard Harrington
   233 Horsepound Rd.
   Carmel, NY 10512

Requesting a 40' rear variance for a proposed 16' x 20' shed. Tax Map #33.-1-36.

HOLDOVERS:

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SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

CC:

Town Clerk
Planning Board
Town Board
William Walters, Building Inspector

Rev. 1 7/2/19