

TOWN OF KENT
ZONING BOARD OF APPEALS
March 18, 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, February 18, 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
Ms. Jennifer Martinez
Mr. Bill Walters, Building Inspector

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

NEW BUSINESS:

1. Ken and Nancy DiNapoli, 13 Putnam Drive, Kent, NY: TM: 22.73-1-37

The applicants requested a 4.6' side and a 16.5' rear variance for a pre-existing shed and an 8' side variance for a pre-existing garage. Tax Map # 22.73-1-37,

Mr. DeMott represented Mr. & Mrs. DiNapoli in this matter. The applicants are putting an addition onto their houses and discovered that there were no permits issued for a shed and an existing garage which were built previously. The applicants wish to legalize them. The garage is used for a collectible car and has been on the property since 2012. The other shed has been on the property since 2006. The rear corner of the garage is on the property line. There would be no impact to the neighborhood and no complaints have been filed by the neighbors pertaining to the two structures.

Mr. Moccio stated that there had been a site visit conducted and that the Board felt that there was no other location suitable for the existing structures and asked for input from the other members and they agreed with Mr. Moccio.

There were concerns about an apartment in the residence, which Mr. DeMott said had been addressed. Mr. Moccio said that the variance would be granted with the condition that the Building Inspector verifies that the sink, water source, stove, electric and propane had been removed.

Mr. Moccio asked for a motion to grant the variances requested when the conditions had been met. Mr. Hansen made the motion and Ms. Martinez seconded it Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Ms. Martinez	-	<u>Aye</u>

The motion carried.

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2. Patrick O'Mara, 72 Fairfield Dr., Patterson, NY; TM: 31.9-1-6

The applicant requested a renewal for previously approved variances (1,891 square foot variance needed for 80,000 square foot zone – has 78,109) and 40' road footage for 250' zone (has 210) for his property on Lhasa Court, Kent, New York. Tax Map #31.9-1-6.

Mr. & Mrs. O'Mara attended the meeting and requested approvals for the two variance noted above. The variances will expire in one year if construction has not begun on the property.

Mr. Moccio said that he had no issues with granting these variances and there were none. The motion was made by Ms. Martinez and seconded by Mr. Greico. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Ms. Martinez	-	<u>Aye</u>

The motion carried.

3. Approval of the February 2019 ZBA Minutes

Mr. Moccio asked for a motion to approve the February 25, 2019 Minutes. The motion was made by Mr. Hansen and seconded by Ms. Martinez. Following were the roll call votes:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Ms. Martinez	-	<u>Aye</u>

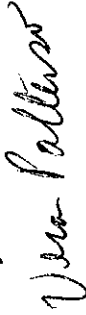
The motion carried.

Mr. Moccio asked for a motion to close the meeting at 8:00 PM. The motion was made by Mr. Greico and seconded by Mr. Hansen. The roll call votes were as follows:

Mr. Gordon Moccio, Chairman	-	<u>Aye</u>
Mr. Ronald Hansen, Sr., Vice Chairman	-	<u>Aye</u>
Mr. Joseph Greico	-	<u>Aye</u>
Mr. Brett Harrison	-	<u>Aye</u>
Ms. Martinez	-	<u>Aye</u>

The motion carried.

Cordially Submitted,



Vera Patterson

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

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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, March 18, 2019** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications.

1. Ken & Nancy DiNapoli
13 Putnam Drive
Carmel, NY 10512

Requests a 4.6' side, 16.5' rear variance for a pre-existing shed and an 8' side variance for a pre-existing garage. Tax Map #22.73-1-37.

2. Patrick O'Mara
73 Fairfield Drive
Patterson, NY 12563

Requests renewal of previously approved variances (Requests 1,891 square foot variance needed for 80,000 square foot zone) (Has 78,109) and 40' road frontage for 250' zone (has 210') for property on Lhasa Court, Kent, NY. Tax Map #31.9-1-6.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

CC: Town Clerk
Planning Board
Town Board
William Walters, Building Inspector