

**Town of Kent Zoning Board of Appeals Minutes
December 21, 2020**

Approved January 25, 2021

**TOWN OF KENT
ZONING BOARD OF APPEALS
December 21, 2020**

FINAL ADOPTED MINUTES

The Zoning Board of Appeals of the Town of Kent held a Virtual Zoom/Public Hearing from their homes in Kent, New York on **Monday, December 21, 2020**. The meeting was called to order at **7:30 P.M** by Mr. Gordon Moccio, the Zoning Board of Appeals Chairman. After due notice, the following members participated:

Present:

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

Mr. Bill Walters, Building Inspector

Absent:

Mr. Travis Hunt

Mr. Moccio opened the meeting by leading everyone in reciting the Pledge of Allegiance.

HOLDOVER

1. David Winters
51 Huntington Road
Carmel, NY 10512

Requested renewal of an accessory apartment.
Tax Map #22.84-1-25

Mr. Winters participated on the call requesting a renewal permit for an existing accessory apartment.

Mr. Moccio said the Zoning Board had no problem granting renewal of a permit for an accessory apartment and asked for a motion to approve granting the request. The motion was made by Mr. Harrison and seconded by Mr. Greico. 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>
Mr. Travis Hunt	-	<u>Absent</u>

The motion carried.

Town of Kent Zoning Board of Appeals Minutes
December 21, 2020

NEW BUSINESS:

1. Ellen Mazzei
99 Dykeman Road
Carmel, NY 10512

Requested a 30' front yard variance at end of a flag lot driveway for construction of a 10' x 14' shed.
Tax Map #44.5-1-1

Mrs. Mazzei participate on the call and explained that a variance for construction of a 10' x 14' shed on her property.

Mr. Moccio asked if anyone wished to speak and no one did. Mr. Moccio said that the Zoning Board members had visited the site and had no issues with granting this variance. Mr. Moccio asked for a motion to grant the requested variance. Mr. Hansen made the motion and it was seconded by Mr. Greico. 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>
Mr. Travis Hunt	-	<u>Absent</u>

The motion carried.

2. Anthony D'Arco
68 Leaside Drive
Carmel, NY 10512

Requested a 19' rear yard variance for a proposed greenhouse.
Tax Map #22.18-1-1

Mr. D'Arco participated on the call where he requested a 19' rear yard variance to allow him to have a greenhouse constructed.

Mr. Moccio advised Mr. D'Arco that the Zoning Board members visited his property and did not have any issues. Mr. Moccio asked for motion to approve. 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>
Mr. Travis Hunt	-	<u>Absent</u>

The motion carried.

Mr. Walters advised Mr. Winters to mail in a check for \$75.00 to the Building Department and they would process the Special Use Permit which would expire in 5 years.

Town of Kent Zoning Board of Appeals Minutes
December 21, 2020

Mr. Moccio asked if everyone had reviewed the November 2020 ZBA minutes and they all said that they had. Mr. Moccio asked for a motion to approve the Minutes for October. The motion was made by Mr. Greico and seconded by Mr. Hansen. 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>
Mr. Travis Hunt	-	<u>Absent</u>

The motion carried.

Mr. Moccio wished everyone a Merry Christmas and a Happy New Year and said it was his pleasure to work with the other Board members. The other members also wished everyone a happy holiday. Mr. Moccio asked for a motion to adjourn the meeting at 08:00 PM. The motion was made by Mr. Hansen and seconded by Mr. Harrison. 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>
Mr. Travis Hunt	-	<u>Absent</u>

The motion carried.

Cordially Submitted,



Vera Patterson

CC: Town Clerk
 Town Board
 Planning 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 December 21, 2020**

THIS MEETING WILL BE CONDUCTED VIRTUALLY The Town of Kent will be holding its regularly scheduled Zoning Board meeting on Monday December 21, 2020 at 7:30 p.m. via ZOOM. The meeting will be televised live on the Town of Kent cable channel as well as live-streamed on YouTube. The public can participate via ZOOM. Please identify yourself when participating just as you would if you came to the microphone during a regular meeting. Thank you for your cooperation.

Topic: Town of Kent, N.Y. ZBA Meeting December 21, 2020
Time: December 21, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/5877083251>

Meeting ID: 587 708 3251

One tap mobile - +19292056099,,5877083251# US (New York)

Dial by your location - +1 929 205 6099 US (New York)

Meeting ID: 587 708 3251

Find your local number: <https://us02web.zoom.us/j/kH6X5CXoW>

To view the video live on YouTube click the link below. To make a public comment, please sign in to a Gmail account on YouTube.

<https://www.youtube.com/watch?v=L2mrLNH3I2Q&feature=youtu.be>

AGENDA

HOLDOVER

1. David Winters
51 Huntington Road
Carmel, NY 10512

Requests renewal of an accessory apartment. Tax Map #22.84-1-25

NEW BUSINESS

1. Ellen Mazzei
99 Dykeman Road
Carmel, NY 10512

Requests a 30' front variance end of a flag lot driveway for a 10' x 14' shed. Tax Map #44.5-1-1.

2. Anthony D'Arco
68 Leaside Drive
Carmel, NY 10512

Requests a 19' rear variance for a proposed greenhouse. Tax Map # 22.18-1-18.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

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