

Town of Kent Zoning Board of Appeals Minutes  
November 18, 2019

Approved December 16, 2019

**TOWN OF KENT  
ZONING BOARD OF APPEALS  
November 18, 2019  
FINAL ADOPTED 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, November 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  
Joseph D'Ambrosio  
Mr. Joseph Greico  
Mr. Ronald Hansen, Vice Chairman  
Mr. Brett Harrison  
Mr. Bill Walters, Building Inspector

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

**NEW BUSINESS:**

1. AEMTK Realty  
270 Route 52  
Carmel, NY 10512

The applicant requested a variance to all (3) 18 square foot signs in front of a commercial building located at 86 Towners Road. Tax Map # 33.73-1-60.

Mr. Brian Finney, of A-Class Builders, the owner of the property, was in attendance. Mr. Finney explained that he needed a variance for sign for road frontage. He displayed renderings of the previous structure as well as the existing one. Mr. Finney said that the request for the variance was for 1/3 of the signage of the new building. The previous variance was for 200 square feet of signage the new one was for 60 square feet.

Mr. Moccio said the Board had discussed this matter felt the signs were "perfectly proportioned". He requested the mailer cards, which Mr. Finney gave to him. Mr. Moccio opened this request up to the Board and Mr. Hansen said that the reason the Board requested the renderings was because they wanted to ensure that the signs fit in nicely and felt that they did.

Mr. Moccio asked for a motion to grant the variance. Mr. D'Ambrosio made the motion and it was 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 D'Ambrosio                 | - | <u>Aye</u> |
| Mr. Joseph Greico                     | - | <u>Aye</u> |
| Mr. Brett Harrison                    | - | <u>Aye</u> |

The motion carried.

2. Vincent Sciallo  
461 Richardsville Road  
Carmel, NY 10512

Mr. Vincent Sciallo, the owner of Dogward Kennels, asked that a Use Variance to have a new barn building constructed, to be used as a kennel be renewed. The previous Use Variance was originally granted in 1960. Tax Map # 30.12-1-1.

Mr. Sciallo advised the Zoning Board members that the Planning Board approved this project previously and that the subject variance was granted last year and he was asking that it be renewed. It was not necessary to resend the green cards because this was for a renewal. Mr. Sciallo displayed drawings of the new structure. Mr. Walters confirmed that he did not need to submit the mailing cards.

Mr. Moccio said that he had no concerns about granting a renewal of this variance and asked the other members if anyone objected to granting it. They did not, and Mr. Moccio asked for a motion to grant the renewal of this Use Variance. 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 D’Ambrosio                 | - | <u>Aye</u> |
| Mr. Joseph Greico                     | - | <u>Aye</u> |
| Mr. Brett Harrison                    | - | <u>Aye</u> |

The motion carried.

3. Schopfer Architects  
David A. Schlosser, AIA  
1111 James Street  
Syracuse, NY 13203

Mr. Schlosser represented the owners of Putnam Nursing Home & Rehabilitation Center located on Ludingtonville Road. The request for two variances was for parking setback along the common side yard line. The variance was for a lot line setback from 100’ to 0’. Tax Map # 12.-3-40.

Mr. Schlosser explained that the Putnam Nursing Home and Rehabilitation Center was a 3-story, 160 bed, 54,000 square foot skilled nursing home which was licensed by New York State. The nursing home is situated on two parcels of property = 12.-3-40 & 12.-3-41, which amounts to approximately 10.9 acres. They are financed separately because one is a HUD project and the other is independently commercially funded and may not be merged so there is a common lot-line. Mr. Schlosser displayed renderings which had been distributed to the Planning Board. The proposed plan was for an expansion to the north on Tax Map # 12.-3-40, which is dictated by the DEC and DEP regulations. There is no building expansion onto parcel 12-3-41. The employee parking will be moving to the south and spanning the property line. The emergency access road negotiated with the Lake Carmel Fire Department will be on both parcels. This an expansion of space and not capacity and will remain a 160 bed facility, but will have more common space for resident services and private rooms. Mr. Hansen asked if the parking spaces will be on the property line. Mr. Schlosser said that the Planning Board suggested that the applicant should apply for this variance because the parking spaces would be 20’ deep and would be half on each parcel. Mr. D’Ambrosio wondered if there would be any problem with the HUD property. Mr. Schlosser said that it would not be a problem. Mr. Hansen advised Mr. Schlosser that the Board had discussed this matter and felt that this would be a great improvement to the facility. Mr. Moccio asked if anyone in the audience would like to be heard. The Director of Operations of a ARC group home, which is situated next to the nursing home asked if their property would be impacted. Mr. Schlosser said that the parking would be under the building and that their property would not be affected in any way.

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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           | - | <u>Aye</u> |
| Mr. Ronald Hansen, Sr., Vice Chairman | - | <u>Aye</u> |
| Mr. Joseph D’Ambrosio                 | - | <u>Aye</u> |
| Mr. Joseph Greico                     | - | <u>Aye</u> |
| Mr. Brett Harrison                    | - | <u>Aye</u> |

The motion carried.

4. Christopher Kehoe  
16 North Knapp Court  
Hopewell Junction, NY 12533

Mr. Kehoe requested a 14’ side yard variance for a proposed 8’ x 12’ square foot shed. Tax Map # 9.-1-28.

Mr. Christopher Kehoe and his wife attended the meeting. Mr. Kehoe presented two out of the four green cards which he sent out because they were the only neighbors who had responded to his mailing. Mr. Kehoe said that originally he had requested a 10’ variance, and had changed mind and requested a 6’ variance. However, the shed would have stuck out too much and been too close to their house.

Mr. Moccio asked the Board for their opinions. Mr. Hansen said that the Board had reviewed the plans and that there was still a 6’ space from the property line and that he had no issues.

Mr. Moccio asked for a motion to grant the requested variance. The motion was made by Mr. Harrison 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 D’Ambrosio                 | - | <u>Aye</u> |
| Mr. Joseph Greico                     | - | <u>Aye</u> |
| Mr. Brett Harrison                    | - | <u>Aye</u> |

The motion carried.

Mr. Moccio asked for a motion to close the meeting at 7:45 PM. The motion was made by Mr. Greico and seconded by Mr. D’Ambrosio. Following were the roll call votes:

|                                       |   |            |
|---------------------------------------|---|------------|
| Mr. Gordon Moccio, Chairman           | - | <u>Aye</u> |
| Mr. Ronald Hansen, Sr., Vice Chairman | - | <u>Aye</u> |
| Mr. Joseph D’Ambrosio                 | - | <u>Aye</u> |
| Mr. Joseph Greico                     | - | <u>Aye</u> |
| Mr. Brett Harrison                    | - | <u>Aye</u> |

The motion carried.

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, November 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. AEMTK Realty  
270 Route 52  
Carmel, NY 10512

Requests Variance to allow (3) 18 sq. ft signs in front of a commercial building located at 86 Towners Road.  
Tax Map # 33.73-1-60.

2. Vincent Sciuлло  
461 Richardsville Road  
Carmel, NY 10512

Renewal of a variance "Requests Use Variance to build a new building, to be used as a kennel, previous variance granted in 1960 for use as a kennel". Tax Map # 30.12-1-1.

3. Schopfer Architects LLP  
David A. Schlosser, AIA  
1111 James Street  
Syracuse, NY 13203

Requests two area variances for parking setback along the common side yard lot line. Variance for lot line setback from 100' to 0'. Property at Putnam Rehab. Tax Map # 12.-3-40.

4. Christopher Kehoe  
16 North Knapp Ct.  
Hopewell Jct., NY 12533

Request 14' side variance for proposed 8' x 12' shed. Tax Map #9.-1-28.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH

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