

TOWN OF KENT
ZONING BOARD OF APPEALS
August 17, 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, August 17, 2020**. The meeting was called to order at **7:30 P.M** by Mr. Gordon Moccio, the ZBA Chairman. After due notice, the following members participated:

Present:

Mr. Gordon Moccio, Chairman
Mr. Ronald Hansen, Vice Chairman
Mr. Brett Harrison
Mr. Travis Hunt
Mr. Bill Walters, Building Inspector

Absent:

Mr. Joseph Greico

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

NEW BUSINESS:

1. Jeffrey & Geneva McAllister
386 Route 52
Carmel, NY 10512

Requested permission to build a 28' x 16' deck in the back yard to replace an existing deck. The new deck will be wider and longer than the existing one but will be the same height as the old deck. Tax Map #33.18-1-42.

Mr. & Mrs. McAllister participated on the call. Mrs. McAllister said because the residence was in a commercial zone they needed the ZBA's approval. Mr. Moccio said that the Board members had visited the site and had no objections to granting the variance. Mr. Hansen agreed.

Mr. Moccio asked for a motion to grant the variance for this property. The motion was made by Mr. Harrison 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>Absent</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Aye</u>

The motion carried.

2. Annalise Realty Corp.
44 Mount Hope Road
Carmel, NY 10512

Requested extension of a Use variance granted on February 24, 2020 to allow a temporary construction trailer for future construction work on the property. Location is at 919 Route 52. Tax Map #22.-1-13.

The Zoning Board members visited the site and discussed the matter. The Board felt that the trailer was being used for more than a construction trailer. A deck was built and attached to the trailer (which is a violation) with electric service and a barbecue grill was on the rear deck.

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There appeared to be personal affects in the trailer visible through the window. Mr. Moccio said that he and the other Board members were not inclined to grant the extension. Mr. Hansen said that the trailer was illegally put on the site and in February the Board granted a 180 extension to allow Mr. Smail to begin his project. Mr. Hansen said that the Board felt that the trailer should be removed by August 22, 2020. Mr. Harrison and Mr. Hunt both felt the same way.

Mr. Jason Smail joined the call late. Mr. Moccio advised Mr. Smail of the ZBA's decision not to renew the extension for his trailer and told him why (for the reasons noted above). Mr. Moccio advised Mr. Smail that if he proceeded with construction on the site and submitted plans to the Planning Board he could return to the Zoning Board of Appeals if he needed to bring the trailer back to the site. Mr. Harrison and Mr. Hunt told Mr. Smail that they agreed with the other members.

Mr. Moccio asked for a motion to deny the request for an extension of a variance issued previously for this property. Mr. Moccio will send a note with his decision and the letter from Mr. Smail for the record. The motion was made by Mr. Hansen and seconded by Mr. Hunt. 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>Absent</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<u>Aye</u>

The motion carried.

The July minutes will be reviewed along with the August meeting minutes, and if appropriate, be approved at the September meeting.

The Board discussed how to conduct the meetings in September and the Board decided to continue with the virtual Zoom meetings in September.

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>Absent</u>
Mr. Brett Harrison	-	<u>Aye</u>
Mr. Travis Hunt	-	<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

MEETING AGENDA

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday August 17, 2020**

THIS MEETING WILL BE CONDUCTED VIRTUALLY The Town of Kent will be holding its regularly scheduled Zoning Board meeting on Monday August 17, 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.

Town of Kent, N.Y. is inviting you to a scheduled Zoom meeting.

Topic: Town of Kent, N.Y. ZBA Work Session Meeting August 17, 2020
Time: Aug 17, 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

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2. Annalise Realty Corp.
44 Mount Hope Road
Carmel, NY 10512

Requesting an extension fo a Use variance granted on February 24, 2020 to allow a temporary construction trailer to be parked on the property for future construction work. The location of the site is at 919 Route 52, Kent, New York. Tax Map #22.-1-13.

SITE INSPECTIONS ARE CONDUCTED ON THE SECOND SUNDAY OF THE MONTH.

CC:

Town Clerk
Planning Board
Town Board
William Walters, Building Inspector