

Approved: July 18, 2022

**TOWN OF KENT
ZONING BOARD OF APPEALS
FINAL MINUTES
MAY 16, 2022**

The Zoning Board of Appeals of the Town of Kent held their May 16, 2022 meeting at the Kent Town Hall. Mr. Gordon Moccio called the meeting to order at 7:30 P.M.

Present:

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

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

1. Frank & Angela LaFranca
16 Leaside Drive
Carmel, NY 10512

ZBA-22-16: Requests renewal of a Special Use Permit for a ZBA approved Accessory Apartment. The current permit is valid for 5 years and will expire in July 2022 for original application #10026-9-14-1992. Tax Map: 22.17-1-21.

Mr. & Mrs. LaFranca attended the meeting and requested a renewal of a Special Use Permit for an accessory apartment.

Mr. Moccio asked for a motion to grant the renewal of the Special Use Permit for the accessory apartment at 16 Leaside Drive. The motion was made by Mr. Hansen and seconded by Mr. Greico. Following were the roll call votes:

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>Aye</u>

The motion carried.

HOLDOVER FROM MARCH AND APRIL 2022:

1. Greg Almond & Todd Bania
887 Golf Ridge Rd.
Carmel NY 10512

ZBA-22-08_Request for interpretation from the Zoning Board that the Accessory Structure is legally pre-dated. Tax Map# 31.-2-14.

Mr. William Shilling represented the applicant at this meeting.

Mr. Moccio asked for a motion to approve this application, which was before the Zoning Board of Appeals for the third time. The motion to approve the application was made by Mr. Hansen and seconded by Mr. Greico. Following were the roll call votes:

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>Aye</u>

The motion carried.

2. Braulio Aponte
63 Kentview Dr.
Carmel, NY 10512

ZBA-22-11_ The applicant requested a 3' side yard variance for a proposed 20' x 20' Deck and Pool.
Tax Map # 10.20-1-5.

This matter was held over in order for the applicant to notify his neighbors of the request for a variance.

Mr. Moccio asked for a motion to grant the 3' side yard variance. The motion was made by Mr. Greico and seconded by Mr. Hunt. Following were the roll call votes:

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>Aye</u>

The motion carried.

NEW BUSINESS:

1. Michael Bonventre
10 Gilead Road
Carmel, NY 10512

ZBA-22.15: Mr. Bonventre requested a 6' rear property variance for a 10' x 12' wood storage shed.
Tax Map: 372200 33.65-1-16.

Mr. Bonventre attended the meeting.

Mr. Moccio asked for any comments from the Zoning Board of Appeals. Mr. Hansen complimented Mr. Bonventre on the construction of a garage on his property. Mr. Moccio asked for a motion to approve the requested 6' variance. The motion was made by Mr. Greico and seconded by Mr. Harrison. Following were the roll call votes:

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>Aye</u>

The motion carried.

2. Jessica Russo
34 Horsepound Road
Carmel, NY 10512

ZBA-22-17: The applicant requested a 10' x 12' shed variance: Needs a 12' variance off side & 1 18' variance off back.
Tax Map: 44.5-2-19.

Ms. Jessica Russo attended the meeting and requested a 12' side yard variance and an 18' rear yard variance.

Mr. Hansen noted that the Board members had visited the site and found everything in order. Mr. Moccio asked for a motion to grant a 12' side yard and 18' rear yard variance. The motion was made by Mr. Harrison and seconded by Mr. Greico. Following were the roll call votes:

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>Aye</u>

The motion carried.

3. Holly Ann Woolard
22 Roslyn Road
Carmel, NY 10512

ZBA-22-18: The applicant requested a 11'2" rear variance and a 2'3" left side variance in order to put a 10' x 14' shed on the northwest corner of the property. Tax Map: 22.82-1-23.

Ms. Woolard attended the meeting and requested an 11'2" rear yard and 2'3" left side variance to allow construction of a 10' x 14' shed.

A site visit was conducted by the members of the ZBA and no issues were found. Mr. Moccio asked for a motion to grant the variance as requested. The motion was made by Mr. Hansen and seconded by Mr. Greico. Following were the roll call votes:

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>Aye</u>

The motion carried.

4. Geovanny Solorzano-Moreira
7 Hastings Road
Carmel, NY 10512

ZBA-22-19: The applicant requested a 18' variance to be 2' from the rear property line and a 10' variance to be 2' from the side property line. Wants to put up a 12' x 12' shed on the property. Tax Map: 33.59-1-52.

This matter was held over until the June meeting.

5. Heather & Christian Duben
31 Cottage Road
Carmel, NY 10512

ZBA-22-20: There is a pre-existing shed and pergola on the property, which was constructed by the previous owner without a permit or variance. The shed is 12' from the property line and the pergola is 18' from the property line. The applicant is submitting this request for a variance in order to obtain a clear title for sale of the property. Tax Map: 33.50-1-19.

Ms. Brittany Alvarez represented Mr. & Mrs. Duben.

Mr. Hansen asked Ms. Alvarez for the notices which were to be sent to the neighbors regarding this variance. Ms. Alvarez said that the applicants had not received the list of neighbors to be notified. Ms. Alvarez said the variance was requested in order for the applicant to obtain a clear title for the sale of the property. The list was given to Ms. Alvarez and this matter was held over until the June 20, 2022 meeting in order for the applicant to send the notices to the neighbors.

Mr. Moccio asked for a motion to approve the April 2022 Zoning Board of Appeals Minutes. The motion was made by Mr. Hansen and seconded by Mr. Greico. Following were the roll call votes:

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>Aye</u>

The motion carried.

Town of Kent Zoning Board of Appeals
May 16, 2022

Mr. Moccio asked for a motion to adjourn the meeting at 08:30 PM. The motion was made by Mr. Hansen and seconded by Mr. Greico. Following were the roll call votes:

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

The motion carried.

Cordially Submitted,



Vera Patterson

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

ZONING BOARD OF APPEALS AGENDA

25 Sybil's Crossing
Kent Lakes, NY 10512
May 2022

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on Monday, May 16th, 2022 at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

HOLDOVER FROM MARCH AND APRIL 2022:

1. Greg Almond
887 Golf Ridge Rd.
Carmel NY 10512

ZBA-22-08_ Request for interpretation from the Zoning Board that the Accessory Structure is legally pre-dated. Tax Map# 31.-2-14

2. Braulio Aponte
63 Kentview Dr.
Carmel, NY 10512

ZBA-22-11_ The applicant requested a 3' side yard variance for a proposed 20' x 20' Deck and Pool.
Tax Map # 10.20-1-5.

NEW BUSINESS:

1. Michael Bonventre
10 Gilead Road
Carmel, NY 10512

ZBA-22.15: Requests a 6' rear property variance for a 10' x 12' wood storage shed. Tax Map: 372200 33.65-1-16.

2. Frank & Angela LaFranca
16 Leaside Drive
Carmel, NY 10512

ZBA-22-16: Requests renewal of a Special Use Permit for a ZBA approved Accessory Apartment. The current permit is valid for 5 years and will expire in July 2022 for original application #10026-9-14-1992. Tax Map: 22.17-1-21.

3. Jessica Russo
34 Horsepound Road
Carmel, NY 10512

ZBA-22-17: Requests a 10' x 12' shed variance: Needs a 12' variance off side & 1 18' variance off back.
Tax Map: 44.5-2-19

4. Holly Ann Woolard
22 Roslyn Road
Carmel, NY 10512

ZBA-22-18: Requests a 11'2" rear variance and a 2'3" left side variance in order to put a 10' x 14' shed on the northwest corner of the property. Tax Map: 22.82-1-23.

5. Geovanny Solorzano-Moreira
7 Hastings Road
Carmel, NY 10512

ZBA-22-19: Requests a 18' variance to be 2' from the rear property line and a 10' variance to be 2' from the side property line.
Wants to put up a 12' x 12' shed on the property. Tax Map: 33.59-1-52.

6. Heather & Christian Duben
31 Cottage Road
Carmel, NY 10512

ZBA-22-20: There is a pre-existing shed and pergola on the property which was constructed by the previous owner without a permit or variance. The shed is 12' from the property line and the pergola is 18' from the property line. The applicant is submitting this request for a variance in order to obtain a clear title for sale of the property. Tax Map: 33.50-1-19.

The Zoning Board of Appeals will entertain any other business, which is properly presented to the Board.

SITE INSPECTIONS ARE THE SECOND SUNDAY OF THE MONTH.

CC: Town Clerk
Town Board
Zoning Board of Appeals Members
Planning Board Clerk
Wm. Walters, Building Inspector
Sheila Finneran, Building Dept. Clerk

