

**ZONING BOARD OF APPEALS AGENDA**

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

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Kent will hold a Public Hearing on **Monday, July 18, 2022** at the Kent Town Hall, 25 Sybil's Crossing, Kent Lakes, NY at 7:30 p.m. to review the following applications

**NEW APPLICATIONS:**

1. Michael Murphy  
59 Brayton Rd.  
Carmel, NY 10512

ZBA-22-22\_ Requesting a 16' variance from the north property line and a 16' variance from the west property line for a 12' x 16' storage shed to be placed in the northwest corner of the property 4' from each property line. --- Tax Map 33.81-1-62

2. Richard Annunziata  
Smalley's Corner Rd.  
Carmel, NY 10512

ZBA-22-23\_ Requesting a lot width variance: required 250', proposed 206', variance 44' and road frontage variance – required 250', proposed 221', variance – required 20' pre-existing non-complying condition --- Tax Map 21.-1-11

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

**HOLDOVERS:**

1. Claire Nalley (holdover from July)  
570 Gipsy Trail Rd.  
Carmel, NY 10512

ZBA-22-21\_ Requesting 43 ft. 8" variance for deck --- Tax Map 32.6-1-17

2. Geovanny Solorzano-Moreira (holdover from May 2022)  
7 Hastings Road  
Carmel, NY 10512

ZBA-22-19\_ Requesting an 18' Rear Yard & a 6 ft. Side for a shed. Tax Map: 33.59-1-52.

3. Heather & Christian Duben (holdover from May 2022)  
31 Cottage Road  
Carmel, NY 10512

ZBA-22-20\_ Requesting 12 ft. from property line for a Pre-existing shed & 18 ft. for a Pergola - 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