

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

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