

JOHN MAXWELL
Chairman

PHILIP AGLIETTI
Vice-Chair

TOWN OF CARMEL
ZONING BOARD OF APPEALS



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext 190
www.ci.carmel.ny.us

MICHAEL
CARNAZZA
*Director of Code
Enforcement*

BOARD MEMBERS
ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO
MICHAEL SCHWARZ

LEGAL NOTICE

By the Zoning Board of Appeals of the Town of Carmel pursuant to Section 267 Town Law, notice is hereby given that a hearing will be held on:

JANUARY 28TH, 2016 – 7:30 P.M.

To hear the following applications:

HELDOVER APPLICATIONS

1. Application of **Daniel & Rose Moloney** for a Variation of Section 156-41C9, seeking permission to retain a free standing sign. The property is located at 121-125 Stillwater Road, Mahopac and is known by Tax Map #86.5-1-23.

Code Requires	Provided	Variance Required
Free Standing Sign of 32 square feet	187 square feet	155 square feet
Sign Height of 12'	14'-3"	2'-3"

NEW APPLICATIONS

2. Application of **Michael Freiman** for a Use Variance, seeking permission to permit dairy goats on property. The property is located at 55 Vista Terrace, Mahopac and is known by Tax Map # 75.7-2-18.
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3. Application of **Estate of Kollar** for a Variation of Section 156-15, seeking permission to retain shed. The property is located at 193 Hill Street, Mahopac and is known by Tax Map # 64.14-1-10.

Code Requires	Provided	Variance Required
20' side	6'	14'

4. Application of **William & Diana Ahrens** for a Variation of Section 156-15, seeking permission to construct a deck in the front setback. The property is located at 23 Ellen Ave, Mahopac NY 10541 and is known by Tax Map # 75.51-1-17.

Code Requires	Provided	Variance Required
25' Front Yard	12.2'	12.8'

5. Application of **Maria & Raimundo Rebelo** for a Variation of Section 156-15, seeking permission to retain two existing sheds. The property is located at 21 Jackson Road, Mahopac NY 10541 and is known by Tax Map #64.15-1-43.

Code Requires	Provided	Variance Required
Shed 1 on east (side) property line 15'	5.6'	9.4'
Shed 2 on north (rear) property line 15'	5.2'	9.8'

6. Application of **Matthew Forger** for a Variation of Section 156-15, seeking permission to add second floor with 2' overhang in rear. The property is located at 25 Timber Trail, Mahopac NY 10541 and is known by Tax Map #77.13-2-10.

Code Requires	Provided	Variance Required
30' Rear Yard	16'	14'

7. Application of **Richard Faugno** for a Variation of Section 156-15, seeking permission to construct addition to rear of existing house. The property is located at 19 Curry Road, Mahopac NY 10541 and is known by Tax Map #53.12-1-6.

Code Requires	Provided	Variance Required
15' Rear Yard	10'	5'
15' Rear Yard	11'	4'

MISCELLANEOUS

8. Minutes - 12/17/2015

By Order of the Chairman,

John Maxwell



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
50 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

IN THE MATTER OF THE APPEAL
OF
Daniel and Rose Moloney
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____ 20__

Application For: (circle applicable): Area Variance() Use Variance Interpretation 280A
Name of Property Owner: Daniel and Rose Moloney 121-125 Stillwater Rd., Mahopac, NY 10541
Mailing Address: 121-125 Stillwater Rd, Mahopac Phone Number(s): _____
Zoning District: Commercial Tax Map: 86.5 - 1 - 23
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
1981	Site Plan Approval	granted
2000	Amended site plan approved	granted

List all improvements (1 family dwelling, pool, etc.) Commercial building, addition

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Memo, affidavits to be submitted

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Stillwater Road

I, the applicant, am seeking permission to: retain free standing sign

CODE REQUIRES Permits	PROVIDED	VARIANCE REQUIRED
Free standing sign of 32 sq. ft.	187 sq. ft.	155 sq. ft.
Sign Height - permits	14' 3"	2' 3"
12'		

State of New York)

ss:

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 2 day of Dec 20 2005

Notary Public

Petitioner Dan Moloney

Date 12-2-05



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

MC

IN THE MATTER OF THE APPEAL
OF

Freiman

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 12/8, 20 15

Application For: (circle applicable): Area Variance() Use Variance Interpretation 280A

Name of Property Owner: Michael Freiman Address: 55 Vista Terrace Mahopac NY
(Address) (City) (State)

Mailing Address: 55 Vista Terrace Mahopac NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: Residential 1 Tax Map: 75.7 - 2 - 18
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) _____

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: _____

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO (NO)
Explain: NO

I, the applicant, am seeking permission to: Be granted a temporary variance, permitting dairy goats on property. Please see detailed explanation attached.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED

State of New York)
 SS:
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 8th day of December 20 15

[Signature]
Notary Public

Jessica Londin
01L06331511
Notary Public, State of New York
Qualified in Putnam County
My commission expires OCTOBER 13th, 2019

Petitioner: [Signature] Date 12/8/15



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

MC

IN THE MATTER OF THE APPEAL
OF
Estate of Kollar
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: JAN 4, 2016

Application For: (circle applicable): Area Variance (D56-15) Use Variance Interpretation 280A
ESTATE OF HELEN KOLLAR
Name of Property Owner: JOSEPH KOLLAR JR Address: 193 HILL ST MAHOPAC N.Y.
EXECUTOR (Address) (City) (State)

Mailing Address: SAME AS ABOVE Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 64.14 - 1 - 10
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

Applicant is: (circle one) Owner *Executor.* (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	<u>No Previous Board Appearances</u> <u>RT</u>	

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, shed, attached Garage

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: ARCHITECT PLANS, PHOTOGRAPHS, SURVEY

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Yes Hill St. (county rd)

I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>20' S.I.</u>	<u>6'</u>	<u>14'</u>

State of New York)
ss:
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 5th day of JAN. 2016

Lisa Laquidara
Notary Public

LISA LAQUIDARA
Notary Public, State of New York
No. 01LA6165923
Qualified in Putnam County
Commission Expires 3-14-19

Petitioner Joseph Kollar Jr Date 1-5-16



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

me.

IN THE MATTER OF THE APPEAL
OF

Ahrens

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/11, 2016

Application For: (circle applicable): Area Variance (CODE SECTION 156.15) Use Variance Interpretation 280A
Name of Property Owner: William and Diana AHRENS Address: 23 Ellen Ave Mahopac, NY
(Address) (City) (State)
Mailing Address: 23 Ellen Ave Mahopac NY Phone Number(s): _____
(Address) (City) (State)
Zoning District: R-120 Tax Map: 75.51 - 1 - 17
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
<u>6/1/77</u>	<u>1 1/2 side yd and 2 1/2 ft. Front yard variance for House</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family House + Garage

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Survey, drawings

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO Explain: NO

I, the applicant, am seeking permission to: Construct Deck in Front setback

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>25' Front Yd</u>	<u>12.2'</u>	<u>12.8'</u>

State of New York)

ss:

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 11th day of Jan. 2016

[Signature]
Notary Public

PHYLLIS HUNT BOURGES
Notary Public, State of New York
No. 01BO4798459
Qualified in Putnam County
Certificate Filed in New York County
Commission Expires July 31, 2017

Petitioner William Ahrens
Diana Ahrens

Date 1/11/2016
1/11/2016



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

MR

IN THE MATTER OF THE APPEAL
OF
Maria & Raimundo Rebelo
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Jan 12, 2016

Application For: (circle applicable): Area Variance 156.15 Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: Maria & Raimundo Rebelo Address: 21 Jackson Road, Mahopac NY
(Address) (City) (State)

Mailing Address: 21 Jackson Rd, Mahopac NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 64.15 - 1 - 43
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

Applicant is: (circle one) Owner (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
<u>1985</u>	<u>subdivision of lot</u>	<u>approved</u>
<u>2007</u>	<u>addition</u>	<u>approved.</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, 3 Sheds

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: photos & surveys

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
Explain: yes West Lake Blvd.

I, the applicant, am seeking permission to: Retain two existing sheds

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>Shed 1 on east (side)</u>		
<u>property line 15'</u>	<u>5.6'</u>	<u>9.4'</u>
<u>Shed 2 on north (rear)</u>		
<u>property line 15'</u>	<u>5.2'</u>	<u>9.8'</u>

State of New York)
 ss:
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) ~~she~~ has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) ~~she~~ believes to be true.

Sworn to before me this 12 day of Jan 2016

Raymond A Cote
Notary Public

RAYMOND A. COTE
Notary Public, State of New York
NO. 02CO6068982
Qualified in Putnam County
Commission Expires January 22, 2017

Petitioner Maria Rebelo Date 1/12/16



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

MC

IN THE MATTER OF THE APPEAL
OF

FORGER

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/12/16, 2016

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: MATTHEW & AMIE FORGER Address: 25 TIMBER TRAIL MAHOPAC NY
(Address) (City) (State)

Mailing Address: 25 TIMER TRAIL MAHOPAC NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 77.13 - 2 - 10
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
5-20-2008	PERMISSION TO RETAIN A SHED	GRANTED

List all improvements (1 family dwelling, pool, etc.) SINGLE FAMILY HOME AND SHED

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: SURVEY, PLANS & ELEVATIONS

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: NO

I, the applicant, am seeking permission to: ADD SECOND FLOOR WITHIN EXISTING HOUSE FOOTPRINT. W/ 2' OVERHANG IN REAR.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
30' REAR YARD	16'	14'

State of New York)
ss:

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 13th day of January 2016

Notary Public

PHYLLIS HUNT BOURGES
Notary Public, State of New York
No. 01BO4798459
Qualified in Putnam County
Certificate Filed in New York County
Commission Expires July 31, 2017

Petitioner William Besharat Date 1/13/16



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

IN THE MATTER OF THE APPEAL
OF

FAUGNO

Application Date: 1/11/2016

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: RICHARD FAUGNO, JR Address: 19 CURRY RD MAHOPAC NY
(Address) (City) (State)

Mailing Address: 19 CURRY RD MAHOPAC NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 53.12 - 1 - 6
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) SINGLE FAMILY HOME

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: SURVEY, FLOOR PLANS & ELEVATIONS.

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: NO

I, the applicant, am seeking permission to: ADDITION TO REAR OF EXISTING HOUSE. WILL ENCRACK ON REAR YARD 10' & 11'

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
REAR YARD 15' -	10' & 11'	5' & 4'

State of New York)

ss:

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 13 day of July 20 16

Phyllis Hunt Bourges
Notary Public

PHYLLIS HUNT BOURGES
Notary Public, State of New York
No. 01BO4798459
Qualified in Putnam County
Certificate Filed in New York County
Commission Expires July 31, 2017

Petitioner William Peshavat Date 1/13/16