

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:

MARCH 24TH, 2016 – 7:30 P.M.

To hear the following applications:

HELDOVER APPLICATIONS

1. 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.

NEW APPLICATIONS

2. Application of **Lake Mahopac Properties Inc.** for a Use Variance to have an outdoor flea market from April 1st through October 31st on Sundays only and on the grass area only. The property is located at 609 Route 6, Mahopac NY 10541 and is known by Tax Map # 76.9-1-11.
3. Application of **George Kane** for a Variation of Section 156-15, seeking permission to construct a 2 car garage within 5 feet of property line. The property is located at 49 Kelly Ridge Road, Carmel, NY 10512 and is known by Tax Map #44.19-2-41.

Code Requires	Provided	Variance Required
15' side yard	5.9'	9.1'

4. Application of **Keith Fisher** for a Variation of Section 156-15, seeking permission to build a porch for the front of house. The property is located at 92 Kelly Road, Carmel NY 10512 and is known by Tax Map # 55.16-1-8.4.

Code Requires	Provided	Variance Required
40' front	31'	9'

5. Application of **Peter and Joanne Tenzer** for an Interpretation of Section 156-45.2 B(4), seeking an Interpretation that a separate cooking facility does not require a stove. The property is located at 14 West Lake Blvd, Mahopac NY 10541 and is known by Tax Map # 75.7-3-41.

MISCELLANEOUS

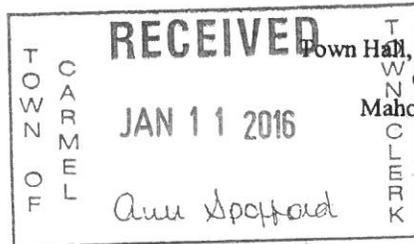
6. Minutes – 2/25/2016

By Order of the Chairman,

John Maxwell



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
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

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

Zoning District: Residential Tax Map: 75.7 - 2 - 18

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>No previous board appearances</u>	<u>(AT)</u>

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, 20 19

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

WMC

IN THE MATTER OF THE APPEAL
OF

Lake Mahopac Properties Inc

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3-4, 2016

Application For: (circle applicable): Area Variance() **Use Variance** Interpretation 280A
 Name of Property Owner: Lake Mahopac Properties Inc Address: 609 Route 6, MAHOPAC NY 10541
 Mailing Address: P.O. Box 770, Mahopac NY 10541 Phone Number(s): _____
 Zoning District: C-Commercial Tax Map: 76.9 - 1 - 11
(R-120, Commercial, C/BP, or Conservation) (Address) (City) (State) (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
1993	Variance for loading spaces + storage	granted
1993	Site Plan	Approved

List all improvements (1 family dwelling, pool, etc.) 3 commercial Buildings (Retail + services)

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: Site plan from 1993 showing location of sales

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 Rt 6

I, the applicant, am seeking permission to: Have outdoor Flea Market 4/1 - 10/31 Sundays only on grass Area only.

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 4th day of March 2016

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 *[Signature]* Date 3-4-2016



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

me

IN THE MATTER OF THE APPEAL
OF
Kane
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 02-16, 2016

Application For: (circle applicable): Area Variance(180-15) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: George Kane Address: 49 Kelly Ridge Rd.
(Address) (City) (State)

Mailing Address: _____ Phone Number(s) _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 44.19 - 2 - 41
(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>No Previous Board Appearances</u>	<u>(RT)</u>

List all improvements (1 family dwelling, pool, etc.) 2nd story and 2 car 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: _____

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: _____

I, the applicant, am seeking permission to: Construct 2 car Garage within 5 ft of Property Line

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>15' side</u>	<u>5.9'</u>	<u>9.1'</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 24 day of Feb 2016

Patricia R. Genna
Notary Public

PATRICIA R. GENNA
Notary Public, State of New York
No. 05GE6162305
Qualified in Putnam County
Commission Expires 3-17-2019

Petitioner _____

Date 02/24/16



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

[Handwritten initials]

IN THE MATTER OF THE APPEAL
OF
Fisher
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/16, 2016

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

Name of Property Owner: Keith Fisher Address: 92 Kelly Rd Carmel NY
(Address) (City) (State)

Mailing Address: 92 Kelly Rd Carmel NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 55.16-1-87 - 1 - 84
(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
	No previous board appearances <u>(RT)</u>	

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

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: Plans, 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: Southeast Boundary

I, the applicant, am seeking permission to: build a porch for front of house

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>40' Front</u>	<u>31'</u>	<u>9' Variance</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 16th day of Feb, 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 Keith Fisher Date 2/16/16

me



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

TENZER

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/4, 2016

156-45-2 B(4)

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

Name of Property Owner: Peter and Joanne Tenzer Address: 14 West Lake Blvd., Mahopac, NY 10541
(Address) (City) (State)

Mailing Address: same Phone Number(s): _____
(Address) (City) (State)

Zoning District: Residential Tax Map: 75.7 - 3 - 41
(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
None		

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

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: plans, photographs, memo

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

I, the applicant, am seeking permission to: am interpretation that a "separate cooking facility does not require a stove".

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 2nd day of March 2016

Notary Public

WILLIAM A. SHILLING JR
Notary Public, State of New York
No. 02S14766423
Qualified in Putnam County
Commission Expires July 31, 201

Petitioner [Signature] Date 1/22/2016