

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:

SEPTEMBER 22, 2016 – 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS

1. Application of **Anthony Dametta** for a Variation of 156-15, seeking permission to retain existing pool. The property is located at 53 Hill & Dale Road, Carmel NY 10512 and is known by Tax Map # 44.11-1-31.

Code Requires	Provided	Variance Required
30'	21'	9'

2. Application of **Suzan Alm** for a Variation of Section 156-15, seeking permission to reconstruct burnt building, square rear, add front porch and enlarge existing detached garage. The property is located at 114 Gleneida Ave., Carmel NY 10512 and is known by Tax Map # 44.13-2-71.

Code Requires	Provided	Variance Required
40' Front Yard	18'	22'
Side Yard 25'	6.6'	18.4'
Side Yard 25' (accessory)	2'	23'

MISCELLANEOUS

3. Minutes – 07/28/16 & 08/25/16

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

Darnetta

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Aug 23, 2016

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Anthony Darnetta Address: 53 Hill and Dale Rd Carmel New York
Mailing Address: 53 Hill and Dale Rd Carmel NY Phone Number(s): [REDACTED]
Zoning District: R-120 Tax Map: 44.11-1-31 - 2
Applicant is: (circle one) (Owner) ~~(Lessee)~~ ~~(Contract Vendor)~~ [Attach deed, contract of sale or lease agreement]
E-Mail Address: [REDACTED]

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
<u>None</u>		

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

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

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: Swimming pool variance

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>30' from property</u>		<u>9'</u>

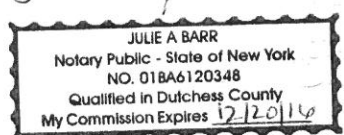
State of New York)
SS:

County of Putnam)

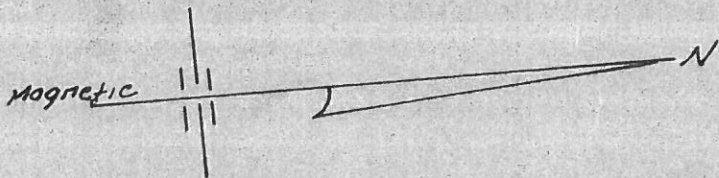
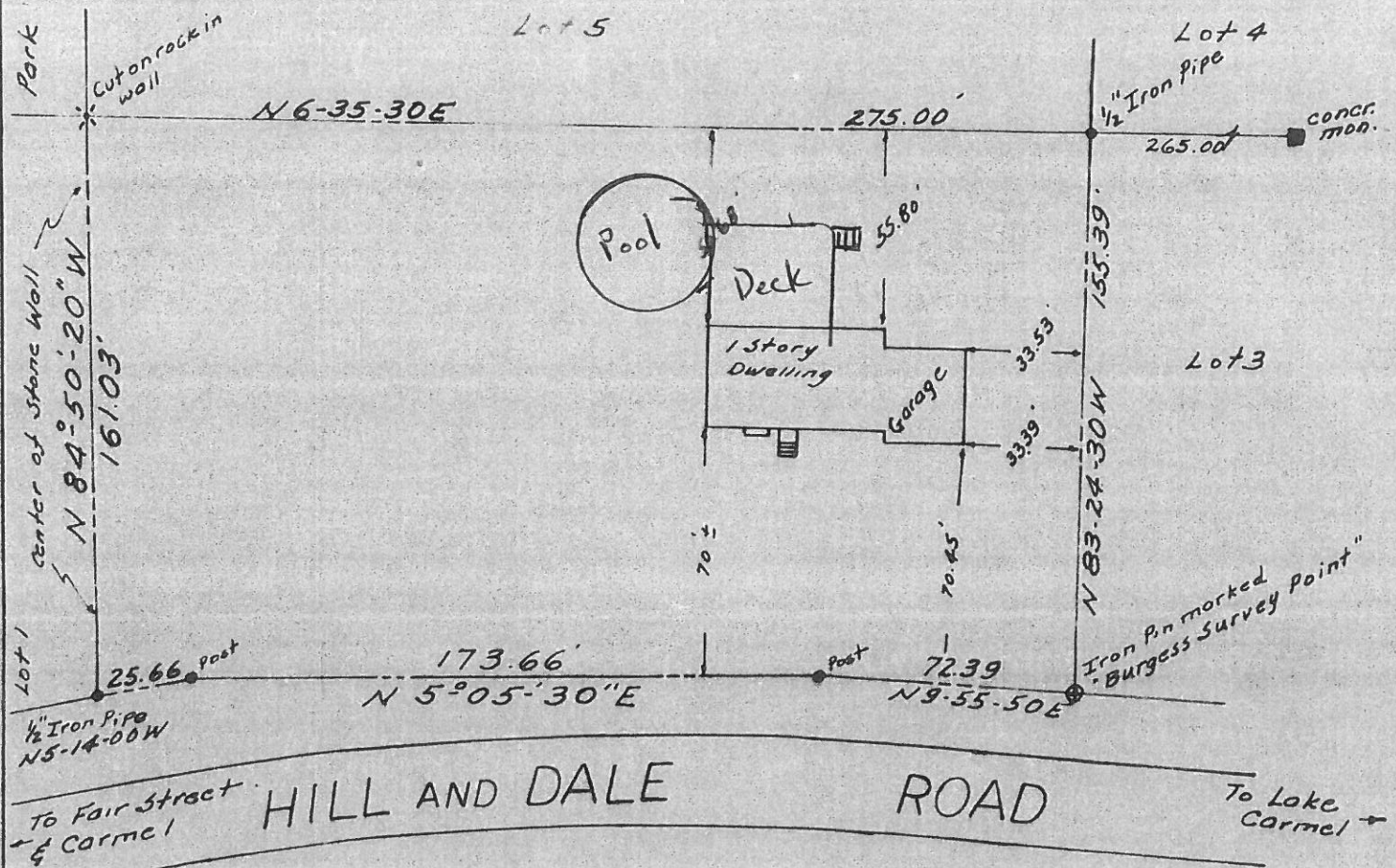
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she)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

Sworn to before me this 29 day of August 2016

Julie A Barr
Notary Public



Petitioner Anthony Darnetta Date 8/23/2016



MAP OF SURVEY
of
LOT No. 2
OF
MAP N^o 1
OF
LYNN PARK

TOWN OF CARMEL
COUNTY OF PUTNAM
NEW YORK.

Scale: 1 In. = 50 Ft. June 10, 1958

I certify that this map was made from an actual survey of the property.

Survey completed on February 27, 1958

Map completed on June 10, 1958

Certified to: Lawyers Title Insurance Corp.
No. 102341
and
Empire State Federal Savings and Loan.

Roy Burgess
ROY BURGESS

Professional Engineer & Land Surveyor
License No. 9845. Carmel, N. Y.

455 BK 170
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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

A/m

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 9/11/2016

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

Name of Property Owner: SUZAN ALM Address: 114 GLENIEDA AVE CARMEL NY
(Address) (City) (State)

Mailing Address: 44 LAKEVIEW RD CARMEL, NY 10512 Phone Number(s): [REDACTED]
(Address) (City) (State)

Zoning District: C Tax Map: 44.13 - 2 - 71
(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: [REDACTED]

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
2/26/1992	DUAL USE COMM / RESIDENTIAL	GRANTED
	DRIVEWAY WIDTH	"
	FRONTAGE	"
	SIDE YARDS for MAIN AND ACCESSORY Bldg	"
	PARKING SPACE WIDTH, Loading space Depth	"

List all improvements (1 family dwelling, pool, etc.) HOUSE, DETACHED GARAGE AND DRIVEWAY.

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: PLOT PLAN, FLOOR PLANS and 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: Rt 52

I, the applicant, am seeking permission to: RECONSTRUCT BURNT BLDG, SQUARE REAR, ADD FRONT PORCH AND ENLARGE EXISTING DETACHED GARAGE

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
FRONT YARD 40'	18'	22'
SIDE YARD 25'	6.6'	18.4'
SIDE YARD (ACCESSORY) 25'	2'	23'

State of New York)
ss:

County of Putnam)

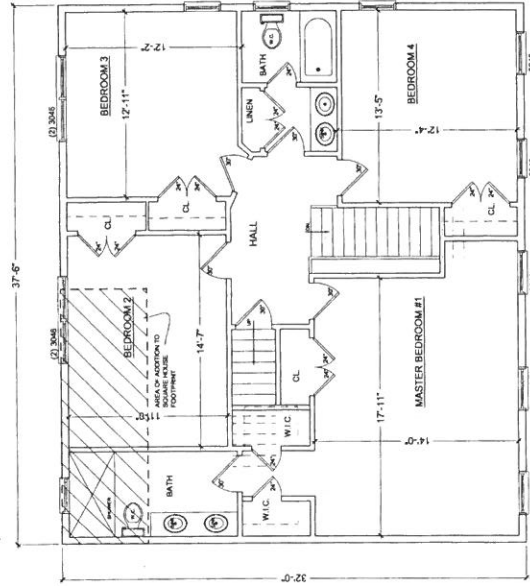
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she)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

Sworn to before me this 8th day of Sep 2016

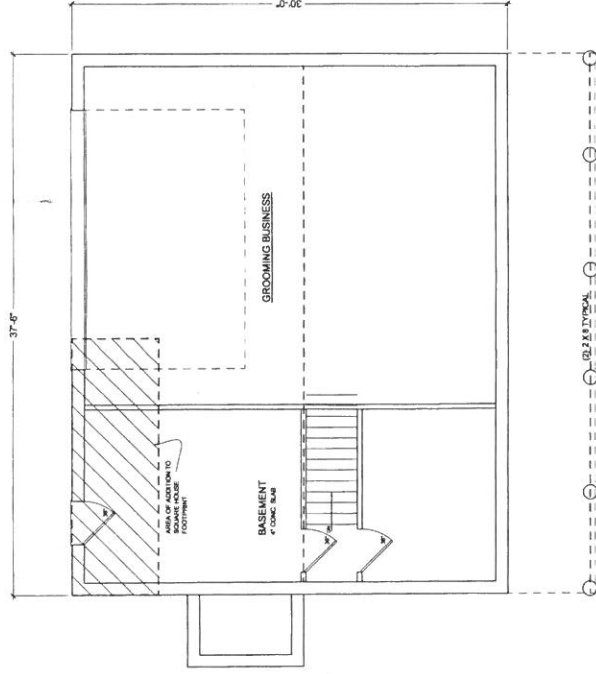
[Signature]
Notary Public

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

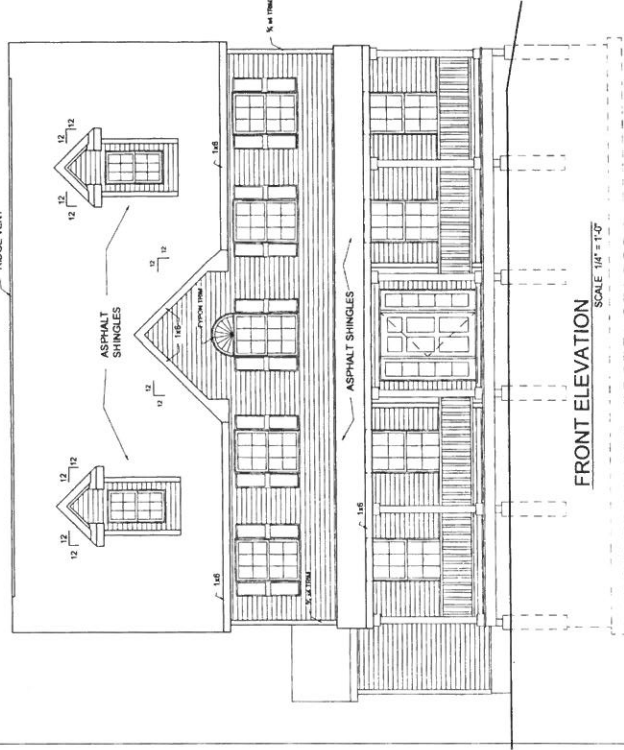
Petitioner William Fesharati Date 9/8/16



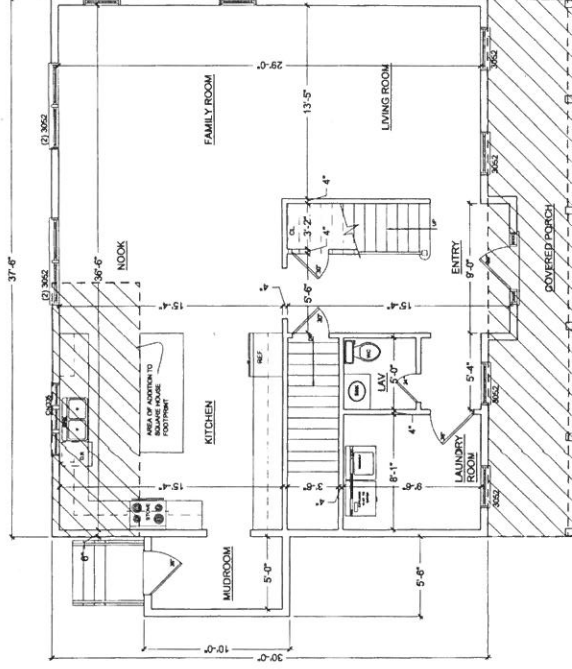
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



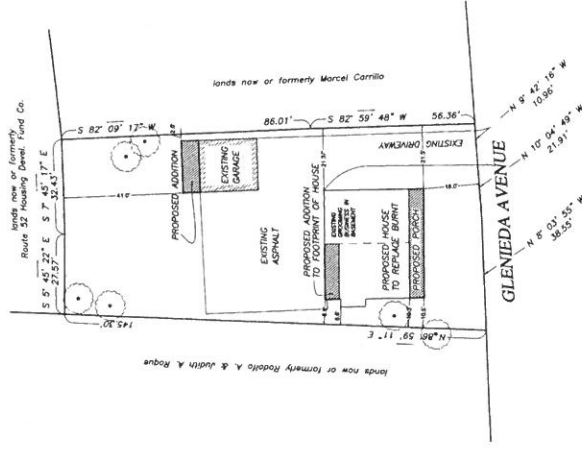
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



PLOT PLAN



NOTE
PLOT PLAN IS A COPY OF A SURVEY PREPARED
BY DONALD DONNELLY DATED JULY 19, 1989.

RYEX
DESIGN PLANNING CONSTRUCTION

288 SHEAR HILL RD. - MAHOPAC, NY 10541 - 914-521-4000	JOB #	4413-2-71
OWNER	DRAWN BY	
SUZAN ALM	CHECKED BY	
PROJECT: RECONSTRUCTION OF FIRE DAMAGED CAMEL, NY	TAX MAP #	
SHEET TITLE: PLANS AND ELEVATIONS		
1 OF 1		
REVISIONS		
DATE: 8/23/2016		