JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

# TOWN OF CARMEL ZONING BOARD OF APPEALS

DARD OF A

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 26, 2017 - 7:30 P.M.

To hear the following applications:

### **HELDOVER APPLICATIONS**

1. Application of **NL & M Holding Corp (Mazzola)** for a Variation of Section 156-15 and a Use Variance, seeking permission to complete second floor and add four apartments. The property is located at 936-942 South Lake Blvd, Mahopac NY 10541 and is known by Tax Map #75.44-1-47.

Code Requires	Provided	Variance Required	
Mixed use-Not Permitted	Retail & Apartments	Use Variance	
Front yard north - 40 ft	35.57 ft	4.43 ft	
Front yard south - 40 ft	23.4 ft	16.6 ft	
Side yard west - 25 ft	0.7 ft	24.3 ft	
Parking – 30 P.S.	5 P.S.	31 P.S.	
Parking - 10 ft x 20 ft	9 ft x 20 ft	1 ft width	
ADA Parking	0 P.S.	1 P.S.	
Side yard east - 25 ft	0.2 ft	24.8 ft	

#### **NEW APPLICATIONS**

2. Application of **Donald & Karen Byrnes** for a Variation of Section 156-15, seeking permission to retain pool w/deck and two sheds. The property is located at 235 Rockledge Rd., Mahopac NY 10541 and is known by Tax Map #74.34-2-7.

Code Requires	Provided	Variance Required 4.7 ft	
Pool w/deck - 10 ft side	5.3 ft		
Shed 1 - 10 ft rear	6.1 ft	3.9 ft	
Shed 2 – 10 ft side	3.4 ft	6.6 ft	
Shed 2 – 10 ft rear	7 ft	3 ft	

3. Application of **Lesley de Hostos** for a Variation of Section 156-15, seeking permission to retain deck. The property is located at 5 Locust Ct., Mahopac NY 10541 and is known by Tax Map #75.42-1-56.

Code Requires	Provided	Variance Required	
25 ft – front yard	9 ft	16 ft	

4. Application of <u>Angelo A. Senno Trust</u> for an Interpretation that the conversion of a commercial storefront (with 2 residential units) to 2 additional residential apartments was more restrictive in the alternative; applicant seeks a use variance to permit a four family structure. The property is located at 19 Fowler Avenue, Carmel NY 10512 and is known by Tax Map #44.13-2-2.

By Order of the Chairman,

John Maxwell



ZONING BOARD OF APPEALS
TOWN OF CARME!
PUTNAMECUNITY
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IN THE MATTER OF THE APPEAL OF

NL 8 M Holding Corp.
FO THE ZONING BOARD OF APPEALS

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Application Date:	19/11	. 20 16

OF THE TOWN OF CAR.				2 2001
Application For: (circle applicable):	Area V	ernance: 156-15 ) Use	Variance buerpress	
dame of Property Owner, Michel	uL Ma	ZZOLU Address 2.7 g	Route 202 Soi	wecs NY 10589
Mailing Address. Same		Pare Pare	nooe Number(s)	and the contract of the contra
Zoning District. C	Conservation	411	1.44 - I	w 47
Applicant is: (circle one) (Owner)		and the second s	[Attach deed, conf.	ract of sale or lease agreement
E-Mail Address:				The second secon
5-34-35-4-3-4-3-4-3-4-4-4-4-4-4-4-4-4-4-	au 64   14.0 - 661   14   11   141   18	THE COURT CO. AND ADDRESS OF STREET	Week And Co.	
Previous Appeals regarding the sub	geet prem	REOUESI	Commence of the second	RESULTS
DATE		ments on second f	loor	Dismissed at thout
1/27/2011 Add	apart	ments on second a	1001	Prejudice
2/24/2011 Ad	d 13 a b 3	e Rouf	ALCO THE SECTION OF THE PARTY OF THE SECTION OF THE SEC	Granted
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	access ( ) true ad wellers	and the state of t		
diagrams, neighborhood land use i understand the request. List attach is any pertion of the property with Explain Yes-Route 6. I, the applicant, am seeking permi	in 500 ft.	of any state or county highway,	c Plans & Fley	a Lion.  y or public lands? YES/NO
	and the state of t			
CODE REQUIRES		PRÓVIDED		VARIANCE REQUERED
Mixed use-Not Permi	Lteil	Retail & Apartme	nts Use V	ariance
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Front yard south - :		23,611	16.61	11
Side yard west - 25		0.71		-11
Parking - 30 PS	and the second		31 11	42
Parking - 101t x 20	(t	911 x 2011	ittr	sidth
ADA Parking 1 ps	Approximation and the second	0 ps	1 ps	
Side yard east 25ft State of New York)		0.2	24.8	f r
County of Panant 1. The universigned petitioner, being daily sw. [first their] knowledge except as to the mar.	an, deposes ers fluters s	s und says that (he) (she) has read the for stated to be no information and below to	regaing petition and knows the nd to be known matters (lie) (she	content (bereof and that the same is true to
Swinn to before me this day of horizontal Disease.  Title M. 2009440T	7	20		
Title M. ZUBRADT Notary Public, State of Now No. 012/01/02/04 Oueffeet in Dutchess Con Commission Explies Jenuary S	ntie	Positioner J. J. A.	1 1 9 h	C Date isfufit



#### ZONING BOARD OF APPEALS TOWN OF CARMEL **PUTNAM COUNTY**

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

A DOLLA AMAZZANICA CA A DEMONSTRUME CONTRA PROGRAMNICA CONTRA A A SECULIA DE		(043)020-1300
IN THE MATTER OF THE APPEAL OF	*	
TO THE ZONING BOARD OF APPEA OF THE TOWN OF CARMEL	ALS	plication Date: ////, 20 /6
Application For: (circle applicable): Area	Variance 156-15 Use Variance	ce Interpretation 280A
Name of Property Owner: Douald + Kare	A By mes Address: 235	Rockledge Rd Makepac NY (City) (State)
	,	
Mailing Address:  Zoning District:  (Address) (Address) (R-120, Commercial, C/BP, or Conservation)	City) (State) Tax Map: 74. (section)	34 - 2 - 7 (Lot)
Applicant is: (circle one) (Owner) (Le	ssee) (Contract Vendee) [Att	ach deed, contract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject prer	nises	
DATE	REQUEST	RESULTS
No pr	nuis board engle	arances (FD)
List all improvements (1 family dwelling, portion of the owner shall submit with this application diagrams, neighborhood land use maps, projunderstand the request. List attachments her	a supporting materials including plans, ele perty survey, photographs of property and	evations, landscaping diagrams, traffic circulation any other materials that will assist the Board to
Is any portion of the property within 500 ft. Explain:	of any state or county highway, town bou	ndary, parkway or public lands? YES/NO
I, the applicant, am seeking permission to: _	Rotain Pool w/ Dech,	and Two Steels
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Pool W/Deck 10'510ls	5.3	4.7
Sted 1 10'Rear	61'	39'
70001	Ø.7	
SHED 2 10'5 role	3.41	6.6
10'Rean	7′	3'
State of New York)		

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.

day of Dicins Fh 20 16

Notary Public, BOTHSTEIN

NOTARY PUSCULE AS OF New York
NO. 08 HURC \$6532

Qualified in Westonester County

Commission Expires September 21, 20 18

Petitioner Sand 15/8 Date 12/13/16



### ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

Ma

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

IN THE MATTER OF TO OF  TO THE ZONING BOAL  OF THE TOWN OF	5 RD OF APPEALS		Application Date: _	1/4,20_17
Application For: (circle appli Name of Property Owner: <u>Ut</u> Mailing Address: <u>SO SAU</u>	cable): Area Variance Suky 2 DE Ho  D MUL ROPS, (City)	Use STOS Address: 5  # 2101 MANBURY (State)	Variance Interpreta  Locust CT   Address   06810   One Number(s	MAHOPAC, NY 10541  (City) (State)
Zoning District:	ial, C/BP, or Conservation)	Tax Map: <u>7</u> 5	.42 - 1	- 56 (Lot)
Applicant is: (circle one) (O	Owner) (Lessee)	(Contract Vendee)	[Attach deed, contra	act of sale or lease agreement]
E-Mail Address:				
Previous Appeals regarding to	he subject premises			
DATE	mana 1	REQUEST		RESULTS
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1783	Hadite	'N		Cratect
	this application supports use maps, property surstachments here:  within 500 ft. of any state of the state of	ing materials including playey, photographs of prope	rty and any other mater	ping diagrams, traffic circulation ials that will assist the Board to
CODE REQUIRE	ES	PROVIDED	, v	ARIANCE REQUIRED
25' From	+320	9'		6
99, 17011	701	***************************************		
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				2)
(his) (her) knowledge except as to the	ly sworn, deposes and says the matters therein stated to be day of Jan, 20 17	at (he) (she) has read the foregoi on information and belief, and as ALICE D Notary Public, Stat No. 01DA6: Qualified in Putr Commission Expire	s to those matters (he) (she) be ALY se of New York 345218 nam County	ntent thereof, and that the same is true to elieves to be true.

Petitioner Welly of de Hosfof Date 1/04/2017



IN THE MATTER OF THE APPEAL			
Angelo A. Senno Trust	<b>→</b> 1	1/12	,20 16
TO THE ZONING BOARD OF APPEAL		ication Date: 1/12	,20/6
OF THE TOWN OF CARMEL	W M		
Application For: (circle applicable): Area	Variance Use Variance	Interpretation	280A
Name of Property Owner: Angelo A.	senno Trust Address: 19 For	Nez Ave, Ca	IMEL NY 10512
Mailing Address: 19 Fowler Ave C	arme Ny 10512 Phone Num	her(s	(State)
(Address) (Ci	(State)		
Zoning District: (R-120, Commercial, C/BP, or Conservation	Tax Map: 44.13 (section)	(Block)	- (Doi)
Applicant is: (circle one) (Owner) (Les	ssee) (Contract Vendee) [Atta	ch deed, contract of sal	e or lease agreement]
E-Mail Address:	1 - 1 - 1		
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Previous Appeals regarding the subject prem			DEGITI TO
DATE	REQUEST		RESULTS
	JA.		
	n ni chi Cara (	V.vallia.	* *
List all improvements (1 family dwelling, po	sol, etc.) 22 Story Frame (	welling	
The owner shall submit with this application diagrams, neighborhood land use maps, pro			
understand the request. List attachments her	e: Floor plans	any outer materials that	will assist the Board to
		*	
Is any portion of the property within 500 ft. Explain: Fowlar Avenue is	of any state or county highway, town bour	ndary, parkway or public	lands? YES/NO
			- 1 C 1
I, the applicant, am seeking permission to:	nterpretation that the conv	resign of a com	
alternative, applicant seek			4 structure
CODE REQUIRES	PROVIDED	VARIAN	CE REQUIRED
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State of New York)	1 0		-
SS: County of Putnam )	Sara G.	Caplen	* * * * * * * * * * * * * * * * * * *
The undersigned petitioner, being duly sworn, denose	s and says that (he) (she) has read the foregoing petit	ion and knows the content ther	eof, 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 thos	e matters (he) (she) believes to	be true.

MARGARET FERRERI BUECHEL Notary Public, State of New York No. 4919619 Qualified in Dutchess County Commission Expires February 8, 20

day of January 20 17