

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 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
Pool w/deck – 10 ft side	5.3 ft	4.7 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 **Angelo A. Senno Trust** 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 CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 Main Street
Carmel, N.Y. 10514
(845) 462-1500

IN THE MATTER OF THE APPEAL
OF

ML & M Holding Corp
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 10/11/2016

Application For: (circle applicable) Area Variance 156-15 Use Variance Interpretation 280A

Name of Property Owner: Michael Mazzola Address: 278 Route 202 Somers, NY 10589

Mailing Address: Same Phone Number(s):

Zoning District: C Tax Map: 75.44 1 47

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

E-Mail Address:

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
1/27/2011	Add apartments on second floor	Dismissed without Prejudice
2/24/2011	Add Gable Roof	Granted

List all improvements (1 family dwelling, pool, etc.) 2 story Bldg. - 1st floor retail, 2nd floor apartments
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, Floor Plans & Elevation

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- Route 6 & Route 6N

I, the applicant, am seeking permission to: Complete second floor & add 4 apartments

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Mixed use-Not Permitted	Retail & Apartments	Use Variance
Front yard north - 40ft	35.57ft	4.43ft
Front yard south - 40ft	23.6ft	16.6ft
Side yard west - 25 ft	0.7ft	24.3 ft
Parking - 30 PS	5 ps	31 ps
Parking - 10ft x 20 ft	9ft x 20ft	1ft width
ADA Parking 1 ps	0 ps	1 ps
Side yard east 25ft	0.2	24.8ft

(County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that they (she) has read the foregoing petition and knows the contents 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 they (she) believe to be true.

Sworn to before me this 11th day of October 2016

Thomas Zuber
Notary Public

THOMAS ZUBER
Notary Public, State of New York
No. 01200102604
Qualified in Dutchess County
Commission Expires January 5, 2020

Petitioner: *Michael Mazzola* Date: 10/11/16



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

Byrnes

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 12/12, 20 16

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Donald + Karen Byrnes Address: 235 Rockledge Rd Mahopac NY
(Address) (City) (State)

Mailing Address: Same Phone Number(s): 9
(Address) (City) (State)

Zoning District: R-120 Tax Map: 74.34 - 2 - 7
(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.) pool, shed, 1 family dwelly

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: property survey, photos

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: Retain Pool w/Deck, and Two Sheds

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>Pool w/Deck</u> <u>10' side</u>	<u>5.3</u>	<u>4.7</u>
<u>Shed 1</u> <u>10' Rear</u>	<u>6.1'</u>	<u>3.9'</u>
<u>Shed 2</u> <u>10' side</u>	<u>3.4'</u>	<u>6.6</u>
<u>10' Rear</u>	<u>7'</u>	<u>3'</u>

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.

Sworn to before me this 13th day of DECEMBER 20 16

Debra Rothstein
Notary Public

DEBRA ROTHSTEIN
NOTARY PUBLIC, State of New York
No. 06196018652

Qualified in Westchester County
Commission Expires September 21, 20 18

Petitioner Donald Byrnes Date 12/13/16



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

De Hostos

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/4, 20 17

Application For: (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A

Name of Property Owner: Lesley 2 DE Hostos Address: 5 LOCUST CT MAHOPAC, NY 10541

Mailing Address: 50 SAW MILL ROAD, #201 DANBURY CT 06810

Zoning District: R-120
(R-120, Commercial, C/BP, or Conservation)

Tax Map: 75.42 - 1 - 56
(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>1999</u>	<u>Deck Addition</u>	<u>Granted</u>
<u>1983</u>	<u>Addition</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, w/ 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: Survey + Plans.

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 N + Lake Mahopac

I, the applicant, am seeking permission to: Retain ~~Deck~~ Deck

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>25' Front yd</u>	<u>9'</u>	<u>16'</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 4 day of Jan. 20 17

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2020

Petitioner Lesley 2 de Hostos Date 1/04/2017



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

Angelo A. Senno Trust

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/12, 20 16

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

Name of Property Owner: Angelo A. Senno Trust Address: 19 Fowler Ave, Carmel, NY 10512

Mailing Address: 19 Fowler Ave, Carmel, NY 10512 Phone Number(s): _____

Zoning District: R-2b Tax Map: 44.13 - 2 - 2

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>N/A</u>	

List all improvements (1 family dwelling, pool, etc.) 2 1/2 story frame 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: Floor plans

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

I, the applicant, am seeking permission to: 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

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED

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.

Sworn to before me this 16th day of January 20 17

Margaret Ferreri Buechel
Notary Public

Sara G. Kaplan
MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 20 18