

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:

FEBRUARY 23, 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 **RONALD TOPAL** for a Variation of Section 156-15, seeking permission to construct addition to existing house. The property is located at 751 South Lake Blvd. Mahopac, NY 10541 and is known by Tax Map #75.42-1-19.

Code Requires	Provided	Variance Required
Front - 25 ft	10.80 ft	14.20 ft
Side - 10 ft	5.00 ft	5.0 ft
Rear north - 15 ft	0 ft	15.0 ft
Rear east – 15 ft	2 ft	13.0 ft

3. Application of **NANCY B. ZWEIG** for a Variation of Section 156-15, seeking permission to construct deck within front yard. The property is located at 18 Park Hill Terrace, Mahopac NY 10541 and is known by Tax Map #64.12-1-21.

Code Requires	Provided	Variance Required
40 ft	23.07 ft	16.93 ft

4. Application of **MICHAEL MAGUIRE** for a Variation of Section 156-15, seeking permission to remove existing above-ground pool and install a bigger above-ground pool. The property is located at 168 Dahlia Drive, Mahopac NY 10541 and is known by Tax Map #76.13-1-26.

Code Requires	Provided	Variance Required
20 ft - side	3 ft	17 ft

5. Application of **RICHARD & SANDRA LUONGO** for a Variation of Section 156-15, seeking permission to retain existing shed on property. The property is located at 9 Hamlin Road, Mahopac, NY 10541 and is known by Tax Map #75.6-1-32.

Code Requires	Provided	Variance Required
15 ft	2 ft	13 ft

6. Application of **ROSEMARY McGUIRE** for a Variation of Section 156-15, seeking permission to construct garage and addition to existing house. The property is located at 25 Teakettle Spout Road, Mahopac, NY 10541 and is known by Tax Map #76.17-1-3.

Code Requires	Provided	Variance Required
25 ft	15 ft	10 ft

7. Application of **AYDAN IBRAHIM** for a Variation of Section 156-15, seeking permission to remove existing 1 story house and build new house on property. The property is located at 209 North Road, Mahopac, NY 10541 and is known by Tax Map #63.82-1-16.

Code Requires	Provided	Variance Required
10 ft – side setback/house	5.1 ft	4.9 ft (east side)
10 ft – side setback/deck	6.2 ft	3.8 ft (east side)
10 ft – side setback/porch	6.2 ft	3.8 ft (east side)
10 ft – side setback/house	9.9 ft	0.1 ft (west side)

MISCELLANEOUS

8. Minutes – 12/22/16

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

NL & 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 Vendee) [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	23.4ft	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

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 October 2016

Tina M. Zubradt
Notary Public

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County
Commission Expires January 5, 2018

Petitioner Michael J. 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

ME

IN THE MATTER OF THE APPEAL
OF

Ronald Topal
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/7, 20 17

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

Name of Property Owner: Ronald Topal Address: 751 South Lake Blvd Mahopac, NY, 10541

Mailing Address: 140 Riverside Drive New York, NY Phone Number(s) 212-691-0000

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

Tax Map: 10024 75.42 - 1 - 19
(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 None

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) One 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: Survey, Site Plan, 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: State Route 6N

I, the applicant, am seeking permission to: Construct addition to existing house

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Front yard - 25ft	10.80 ft	14.20ft
Side yard - 10 ft	5.00 ft	5.0 ft
Rear yard north - 15ft	0ft	15 ft
Rear yard east - 15 ft	2 ft	13 ft

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 7 day of February 20 17

Tina M. Zubradt
Notary Public

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County
Commission Expires January 5, 2020

Petitioner Ronald Topal Date 2/7/17



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
ZWEIG

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/6, 20 17

Application For: (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A
Name of Property Owner: NANCY B ZWEIG Address: 18 PARK HILL TERR. MAHOPAC
Mailing Address: 10 GAELSON GLA. WYOMISSING PA. 19610 Phone Number' _____
Zoning District: R Tax Map: 64.12 - 1 - 21
(R-120, Commercial, C.B.P. 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
1997	ENCLOSED PORCH	APPROVED

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: PLANS, ELEVATION, PLOT PLAN, SURVEY
PHOTOGRAPHS OF EXIST. DWELLING

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

I, the applicant, am seeking permission to: CONSTRUCT DECK WITHIN FRONT YARD S.B.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
40 FT.	23.07 FT.	16.93 FT.

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 23 day of January 20 17

Renae L Brigle
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
RENAE L BRIGLE, Notary Public
West Reading Borough, Berks County
My Commission Expires June 13, 2018

Petitioner Nancy B. Zweig Date 1/23/17



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

Maguire

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2-7, 2017

Application For: (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A
Name of Property Owner: Michael Maguire Address: 168 Dahlia Dr Mahopac NY
Mailing Address: 168 Dahlia Drive Phone Number(s):
Zoning District: R-120 Tax Map: 76.13 - 1 - 26
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
1994	Variance for Above ground pool	Approved

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, Shed, 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, Decision & Order

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: Permission to remove existing Above Ground Pool and install bigger Above ground pool

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
20' side	3'	17'

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 7th day of Feb 2017

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 Michael Maguire Date 2-7-2017



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL
OF

Luongo

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/2, 20 17

Application For: (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A
Name of Property Owner: Richard + Sandra Luongo Address: 9 Hamlin Rd. Mahopac NY

Mailing Address: 9 Hamlin Rd. Mahopac NY Phone Number(s):
(Address) (City) (State)

Zoning District: R-120 Tax Map: 75.6 - 1 - 32
(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: L. Luongo

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

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 (NO)
Explain:

I, the applicant, am seeking permission to: Retain shed on property

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>15' side</u>	<u>2'</u>	<u>13'</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 8 day of February 2017

Alice Daly
Notary Public

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

Petitioner Sandra Luongo Date 2/8/17



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

McGuire

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/8/, 20 17

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

Name of Property Owner: Rosemary McGuire Address: 25 Tenkettle Spout Rd (State)

Mailing Address: SLA/A (Address) (City) (State) Phone Number(s):

Zoning District: R-120 Tax Map: 76.17 - 1 - 3
(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
1989	Enclosed Porch-Variance	Approved (AT)

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, Pool, 5 Led

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, Plan

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 garage and addition

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>25'</u>	<u>15'</u>	<u>10'</u>

CONNECTICUT

State of New York DAUBURY

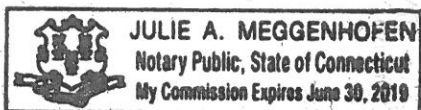
SS:

County of Putnam FAIRFIELD

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 FEBRUARY 20 17

Julie A. Meggenhofen
Notary Public



Petitioner

Rosemary McGuire

Date 2-8-17



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

Ibrahim

Application Date: 2/7, 2017

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

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

Name of Property Owner: Aydan Ibrahim Address: 206 North Road (City) (State)

Mailing Address: 3288 Page Ct, Yorktown Hts NY 10598 Phone Number(s):

Zoning District: R Tax Map: 63.82 - 1 - 16 (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: aydan@ibrahim.com

Previous Appeals regarding the subject premises n/a

DATE	REQUEST	RESULTS
	NO PREVIOUS BOARD APPEARANCES	

List all improvements (1 family dwelling, pool, etc.) proposed 2 st wood frame modular home, stickbuilt front porch and rear deck

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, survey, floor plans, elevations details

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

I, the applicant, am seeking permission to: build new house, remove existing 1-st house

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
10' side setback house	5.1'	4.9' (east side)
10' side setback deck	6.2'	3.8' (east side)
10' side setback porch	6.2'	3.8' (east side)
10' side setback house	9.9'	0.1' (west side)

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 7 day of February 2017

GREGORY T. VARIAN
Notary Public, State of New York
No. 02VA4771765
Qualified in Westchester County
Commission Expires May 31, 2017

Petitioner: Aydan Ibrahim Date: 2/7/17