JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

CARMET PA

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 23, 2017 - 7:30 P.M.

To hear the following applications:

HELDOVER APPLICATIONS

 Application of <u>RONALD TOPAL</u> 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	ode Requires Provided		
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	

NEW APPLICATIONS

2. Application of **AMERICO & MARIE SERINO** for a Variation of Section 156-15 & 156.47A(1), seeking permission to relocate existing 2 family dwelling and add porch to existing house. The property is located at 205 East Lake Blvd. Mahopac, NY 10541 and is known by Tax Map #65.17-1-54.

Code Requires	Provided	Variance Required
10 ft side (north)	6 ft	4 ft

3. Application of **MARSHALL J. MARINACE** for a Variation of Section 156-15, seeking permission to retain existing carport, patio and covered porch. The property is located at 141 Dixon Road, Carmel, NY 10512 and is known by Tax Map #43.17-1-74.

Code Requires	Provided	Variance Required
20 ft carport	5.95 ft	14.05 ft
20 ft. – hip roof	7.8 ft	12.2 ft
25 ft. – covered porch	17 ft	8 ft

 Application of <u>MICHAEL SCHWARZ & KATHERINE BITTERS-SCHWARZ</u> for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 21 West Lake Blvd., Mahopac, NY 10541 and is known by Tax Map #75.7-1-11.

Code Requires	Provided	Variance Required
10 ft - side	5.9 ft	4.1 ft

5. Application of **LORI & THOMAS INFANTINO** for a Variation of Section 156-15, seeking permission to subdivide property into 2 lots. Lots width, depth and frontage variances for Lots 1 & 2 needed. The property is located at 452 North Lake Blvd., Mahopac, NY 10541 and is known by Tax Map #64.12-1-56.

Code Requires	Provided	Provided Variance Require	
Lot 1 Frontage 100'	51.92 ft	48.18 ft	
Lot 1 Width m	easurement leaves sit	e due to odd shape	
Lot 1 Depth m	easurement leaves sit	e due to odd shape	
Lot 2 Depth m	easurement leaves sit	e due to odd shape	

6. Application of **SETH HARRISON** for a Variation of Section 156-15, seeking permission to retain deck. The property is located at 19 Muscoot West, Mahopac, NY 10541 and is known by Tax Map #75.73-1-7.

Code Requires	Provided	Variance Required
10 ft – side	9 ft	1 ft

7. Application of **ANDREW DeMONTILLE** for a Variation of Section 156-15, seeking permission to erect detached garage. The property is located at 110-108 Croton Falls Road, Mahopac, NY 10541 and is known by Tax Map #65.18-1-69.

Code Requires	Provided	Variance Required
20 ft – side yard	10 ft	10 ft

8. Application of **SAYED EL SHAKRY** for a Variation of Section 156-15, seeking permission to rebuild barn over existing foundation. The property is located at 47-51 Fair Street, Carmel, NY 10512 and is known by Tax Map #44.14-1-53.

Code Requires	Provided	Variance Required	
25 ft – side yard	1.5 ft existing	23.5 ft	
40 ft - rear yard	7.0 ft existing	33 ft	

MISCELLANEOUS

9. Minutes - February 23, 2017

By Order of the Chairman,

John Maxwell



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541

IN THE MATTER OF THE APPEAL			
OF	}		
Ronald Tonal		Application Date: 2/7	, 20_17
TO THE ZONING BOARD OF APPEL OF THE TOWN OF CARMEL	ALS		
Application For: (circle applicable): Area	(ODE SECTION		0A
Name of Property Owner: Ronald	Copal Address: 751	South Lake Blvd	Mahopac, NY 10
140 Riverside Drive Mailing Address: (Address)	New York, NY Phon	e Number(s): 917-697-00	54
	(State) 10024		1.0
Zoning District: R-120 (R-120, Conumercial, C/BP, or Conservation)	nn)	75.42 - 1 (Block)	(Lot)
Applicant is: (circle one) (Owner) (Le	essee) (Contract Vendee)	[Attach deed, contract of sale of	r lease agreement
E-Mail Address: braces-usa@a	att net		
Previous Appeals regarding the subject prer			
DATE	REQUEST		RESULTS
List all improvements (1 family dwelling, p	ool, etc.) One Family Dv	elling	
The owner shall submit with this application	supporting materials including plan		s traffic circulation
diagrams, neighborhood land use maps, pro-	perty survey, photographs of propert	s, elevations, landscaping diagram	assist the Board to
diagrams, neighborhood land use maps, pro-	perty survey, photographs of propert	s, elevations, landscaping diagram	assist the Board to
diagrams, neighborhood land use maps, pro inderstand the request. List attachments her	perty survey, photographs of propert e: Survey, Site Pla	is, elevations, landscaping diagram y and any other materials that will an, Floor Plans 8	assist the Board to Elevations
diagrams, neighborhood land use maps, pro inderstand the request. List attachments her sany portion of the property within 500 ft.	perty survey, photographs of propert e: Survey, Site Pla of any state or county highway, tow	is, elevations, landscaping diagram y and any other materials that will an, Floor Plans 8	assist the Board to Elevations
liagrams, neighborhood land use maps, proinderstand the request. List attachments here is any portion of the property within 500 ft. Explain: State Route 6	perty survey, photographs of property survey, Site Place: Survey, Site Place of any state or county highway, tow	is, elevations, landscaping diagram y and any other materials that will an, Floor Plans 8 n boundary, parkway or public land	assist the Board to Elevations ds? YES/NO
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diagrams, neighborhood land use maps, progranderstand the request. List attachments her understand in the state Route of the state Route of the state Route of the state Route of the state of New York)	perty survey, photographs of property survey, Site Place: Survey, Site Place: Survey, Site Place of any state or county highway, town on the construct addition PROVIDED 10.80 ft 5.00 ft t	s, elevations, landscaping diagram y and any other materials that will an. Floor Plans & n boundary, parkway or public land to existing hou VARIANCE F 14.20ft 5.0 ft 15 ft 13 ft	assist the Board to Elevations ds? YES/NO ISE REQUIRED
diagrams, neighborhood land use maps, prounderstand the request. List attachments her understand the request. List attachments her land to see the request of the property within 500 ft. Explain: State Route of the property within 500 ft. Explain: State Route of the property within 500 ft. Explain: CODE REQUIRES Front yard - 25ft Side yard - 10 ft Rear yard north - 15f Rear yard east - 15 ft State of New York) State of New York)	perty survey, photographs of property e: Survey, Site Place: Surve	s, elevations, landscaping diagram y and any other materials that will an. Floor Plans 8 n boundary, parkway or public land to existing hou VARIANCE F 14.20ft 5.0 ft 15 ft 13 ft	assist the Board to Elevations dis? YES/NO REQUIRED

Sina m Tubradt

Nowy Milic, State of New York No. 01ZU6103694 Qualified in Dutchess County Commission Expires January 5, 20

Date 2/7/17



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

DIMINIAL ADDEAL		
IN THE MATTER OF THE APPEAL OF TO THE ZONING BOARD OF APPEALS	Applica (17 A(1))	ation Date:
OF THE TOWN OF CARMEL Application For: (circle applicable): Area Var		Interpretation 280A
Name of Property Owner: AMERICO +MALI		
Name of Property Owner. Heretics Arma	(Address)	r(c): 11
Mailing Address: 23-A MILLER AVE (City) Zoning District: (R-120, Commercial, C/BP, or Conservation)	(State) Phone Number	- (Block) - (Lot)
Zoning District: (R-120, Commercial, C/BP, or Conservation)	1 ax Map: 6 (section)	(Block) (Lot)
Applicant is: (circle one) (Owner) (Lesse	e) (Contract Vendee) [Attach	deed, contract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject premis	es	DEGLIA TO
DATE	REQUEST	RESULTS
No I.M	won Doard appear	romes X
	- 0	
diagrams, neighborhood land use maps, prope understand the request. List attachments here:	rty survey, photographs of property and an	
Is any portion of the property within 500 ft. of Explain: Yes 2 AST Lake	fany state or county highway, town bound	ary, parkway or public lands? YES/NO
I, the applicant, am seeking permission to:		welly and order banch
	PROVIDED	VARIANCE REQUIRED
CODE REQUIRES	PROVIDED	A/
10 3 rde (AOTT)	- C	
State of New York)		
ss:	ALICE DALY	New York 18 County

Petitioner

Date 2-15-17



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

IN THE MATTER OF THE APPEA	L		
TO THE ZONING BOARD OF APP OF THE TOWN OF CARMEL	EALS	Application Date: 2/28	,20
Application For: (circle applicable): Are	ea Variance 56-15 Use	Variance Interpretation 280	A A/V
Name of Property Owner: Marshall	J. Maringce_ Address:	(Address) (City)	(State)
Mailing Address: 141 Dixon Rd		one Number(s):	 1 \(\)
Zoning District: R-12D (R-120, Commercial, C/BP, or Conser	,	(section) - (Block)	
Applicant is: (circle one) (Owner)	(Lessee) (Contract Vendee)	[Attach deed, contract of sale or	lease agreement
E-Mail Address		on	
Previous Appeals regarding the subject p	remises		
DATE	REQUEST	R	RESULTS
Nof	remous board	fflurance (CT)	
,			
List all improvements (1 family dwelling			2/11/11 -
The owner shall submit with this applica diagrams, neighborhood land use maps, understand the request. List attachments	property survey, photographs of pro-	perty and any other materials that will	s, traffic circulation assist the Board to
inderstand the request. Dist attachments			40
Is any portion of the property within 500 Explain:	ft. of any state or county highway,	own boundary, parkway or public land	is?XES/NO
I, the applicant, am seeking permission t	to: Refair Carpo	et, Patio+ .C	Covered Porch
	DD OVEDED	VARIANCE I	DECTUDED
CODE REQUIRES	PROVIDED	VARIANCE I	- CEQUIRED
20 (arpor	3.75	12)	
25' Covered Ran	1 17,	8'	
J5 (OVER TORR	7		
State of New York)			
ss: County of Putnam) The undersigned petitioner, being duly sworn, de	poses and says that (he) (she) has read the for	egoing petition and knows the content thereof, a	and that the same is true to
(his) (her) knowledge except as to the matters the	rein stated to be on information and belief, ar	d as to those matters (he) (she) believes to be tro	ue.
Sworn to before me this day of the	20 17		
Notary Public	evy.		,
	POLIDORE	,, ,	
PHYLLIS HUNT Notary Public, State No. 01BO47	e of New York 198459	M	ate 428/17
Qualified in Putn Certificate Filed in N Commission Expires	ew York County	D	un - 10011



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

IN THE MATTER OF T	HE APPEAL			
Bytes - Schwarz / S TO THE ZONING BOAR OF THE TOWN OF	D OF APPEALS	Applic	eation Date: 3	1617,20
Application For: (circle applic	cable): Area Varia	nce 15(-15) Use Variance	Interpretation	
Name of Brown or Oromore V.	Mean Billers-Sch	were Address 11 land - 15	he Blud,	Melogae NY (City) (State)
Mailing Address: 21 wejl	Like Blod	Mahapai (Address) Phone Number	er(s)_	
Zoning District: R-120 Commercia	al. C/BP. or Conservation)	Tax Map: 75,7 (section)	- (Block	- <u>(Lot)</u>
Applicant is: (circle one)		(Contract Vendee) [Attach	ı deed, contrac	t of sale or lease agreement]
E-Mail Address:	J	11.com		
Previous Appeals regarding th	ne subject premises			
DATE		REQUEST		RESULTS
8/2002	deek vo	Viance Linder 'Motto	la'	Granted/approved
List all improvements (1 fam:	ily dwelling, pool, e	tc.) I Fand Death,	Shed	
Is any portion of the property Explain:	within 500 ft. of an	survey, photographs of property and are survey, photographs of property and are survey, decd, pickuer, Stale and survey, decd, pickuer, Stale and survey, state or county highway, town bound	y other materia	is that will assist the Board to
I, the applicant, am seeking p	ermission to:	417 4 5 Hed (MS)		
CODE REQUIR	ES	PROVIDED	VA	ARIANCE REQUIRED
40'	5:00	5.9' @	4	16
	// 🐱	Whs.		My
State of New York) ss:				
County of Putnam)	uly sworn, deposes and s	ays that (he) (she) has read the foregoing petition to be on information and belief, and as to those n	and knows the connatters (he) (she) be	itent thereof, and that the same is true to lieves to be true.
	day of Morch 20 17			
NELIDA LARA- Notary Public, Sta Reg. No. 02L Qualified in New My Commission Expi	ate of New York A6251510 York County	Petitioner	angunan kanangan perjakan sari kepada sar	Date_3/6/17



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

IN THE MATTER OF THOSE OF TO THE ZONING BOARI OF THE TOWN OF COMMENT OF THE TOWN OF	OOF APPEAL CARMEL Chible): Area V Chible THOMA Chick Rd (City Chibe or Conservation) The Chibe C	ariance SU SINFANTIN MAHORA (Str	C /054/ Tax Map:	Use Varia 452 N (Address Phone N (section	Lake	Interpre	etation 280 D MAN (City) 403-5 (Block)	(State)
DATE			REQUEST					RESULTS
DATE			CEQUEST					
List all improvements (1 family dwelling, pool, etc.) HOUSE & DRIVEDAY 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 Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? ESNO Explain: N. LAKE BLVD, WINGS PAND I, the applicant, am seeking permission to: SUBDIVIDE PROPERTY (NTO 2 LOTS LOTS WIDTH, DEPTH)								
AND FRONTAGE VI	ARIMACES	7000						
CODE REQUIRE	S		PROVIDE	D			VARIANCE	REQUIRED
1 - 1 - 110511 - 1	1210117	LERVES	5175	5//6	70	400	SHAPE .	
LOT I WIDTH MEASI				122				
LOT I DEPTH MEAS		LEAVE S	S 17E				SHAPE.	
LOTZ DEPTH MEASU			SITE	DUE	10		SHAPE	L
LOT I FRONTAGE 1	60'	51.92				48	.18'	
State of New York) SS: County of Putnam) The undersigned petitioner, being dul (his) (her) knowledge except as to the Sworn to before me this Andrew Public Grant Public Gra	y sworn, deposes a matters therein stay of farch 20	ated to be on inform	the) has read th nation and belic	e foregoing pef, and as to	petition a hose mat	nd knows the tters (he) (she	e content thereof, a	and that the same is true to ue.

Denise Nizolek
Notary Public, State of New York
Registration no. 01NI6218997
Qualified in Putnam County
Commission Expires March 15, 20

Petitioner Tallu Juse

Date 3 8 17



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

IN THE MATTER OF THE APPEAL OF	}	
TO THE ZONING BOARD OF APPEA OF THE TOWN OF CARMEL	ALS	plication Date: 125, 2013
Application For: (circle applicable): (Area	Variance 156.15 Use Variance	e Interpretation 280A
Name of Property Owner:	Address: Address	
Mailing Address:	Phone Num	aber(s): 845-216-0064
Zoning District: R-120, Commercial, C/BP, or Conservation	Tax Man: 75	3 - 1 (Block) (Lot)
Applicant is: (circle one) (Owner) (Le	essee) (Contract Vendee) [Atta	ach deed, contract of sale or lease agreement]
E-Mail Address: Sethmac	3/egmail.com	
Previous Appeals regarding the subject pren	nises	
DATE	REQUEST	RESULTS
No p	wrons hoard ag	Planances (RT)
-		
List all improvements (1 family dwelling, po	pol, etc.) fam. ()	7
The owner shall submit with this application	supporting materials including plans, eleviperty survey, photographs of property and a	ations, landscaping diagrams, traffic circulation any other materials that will assist the Board to
Drawn to scale, Inag	cof Detal Short, 3	social of Leader in Da
s any portion of the property within 500 ft. o	of any state or county highway, town bound	dary, parkway or public lands? YESNO
, the applicant, am seeking permission to:	Retain Deci	k
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
10' Side -	9'	//
tate of New York) ss: county of Putnam) he undersigned petitioner, being duly sworm, denoses a	nd says that (he) (she) has read the foregoing notition	and knows the content thereof, and that the same is true to
his) (her) knowledge except as to the matters therein sta	ted to be on information and belief, and as to those m	atters (he) (she) believes to be true.

Petitioner

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



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

IN THE MATTER OF TO	ГНЕ АРРЕАL	An	plication Date:	3 7 ,20 17	
TO THE ZONING BOAL			pheation bate		
Application For: (circle appli	icable): Area Vari	ance() Use Varianc	e Interpreta	tion 280A	
Name of Property Owner:	DREW De	Montille Address: 110-108 (Address)	CROTON F	AUS RS Mahypac 1054	
		d MAHOPAC 1059/Phone Nur	mber(s)	-	
Zoning District: R_120, Commerce		Tax Map: 65.	18 - <u></u>	- <u>C9</u> (Lot)	
Applicant is: (circle one)	Owner) (Lessee	(Contract Vendee) [Att	tach deed, contra	act of sale or lease agreement]	
E-Mail Address:					
Previous Appeals regarding	the subject premise	8			
DATE		REQUEST		RESULTS	
Jan 1996	EXPAN	D SECOND DWELLING		Granted	
Inne 1997	EXPANS	MAIN HOUSE		Granted	
			Annua al Maria		
diagrams, neighborhood lan understand the request. List Is any portion of the proper Explain: \(\frac{1}{2} \) \(\frac{1}{2} \)	attachments here:_ ty within 500 ft. of:	pporting materials including plans, elevy survey, photographs of property and PLANS OF PROPERTY GARA any state or county highway, town both the county highway of the county highway.	oundary, parkway	site plan	
CODE REQUIRES		PROVIDED		VARIANCE REQUIRED	
20' SIDE YARD 10' 1		10' PROVIDED	101		
State of New York) ss: County of Putnam) The undersigned petitioner, being	g duly sworn, deposes an	d says that (he) (she) has read the foregoing pe	etition and knows the	content thereof, and that the same is true to	
(his) (her) knowledge except as to Swern to before me this	day of 20_	PHYLLIS I Notary Publi No. 0 Qualified i Certificate File	HUNT BOURGES ic, State of New Yo 1BO4798459 in Putnam County ed in New York Cot Bypres July 31, 20	rk unty	

Petitioner



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

IN THE MATTER OF T	HE APPEAL		*		
OF			4		
Sayed E1 TO THE ZONING BOAR OF THE TOWN OF	RD OF APPEALS	Applicat	ion Date: March 6 , 20 17		
Application For: (circle applie	cable). Area Variance(156	Use Variance	Interpretation 280A		
Name of Property Owner: Sa	ayed El Shakry	Address:47-51 Fair			
Mailing Address: 75 Crai	n Derry Neck Road (City)	Phone Number(s			
Zoning District: R	1 2 0 al, C/BP, or Conservation)	Tax Map: 44.14 (section)	- 1 (Block) - 53 (Lot)		
Applicant is: (circle one)	(Cor	ntract Vendee) [Attach d	eed, contract of sale or lease agreement]		
E-Mail Address:					
Previous Appeals regarding the	ne subject premises	NONE			
DATE		REQUEST	RESULTS		
	Dorwey				
	PREVIOUS 1000	100.1000 800			
	NU/1204 APPEN	RANCES - DMA			
		1.: £:1- 111:	2		
List all improvements (1 fam:	ily dwelling, pool, etc.) 3 1 (1)	building being rebu	ngs, 2 garage bldgs		
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 and Plans					
	within 500 ft. of any state or • County Road	county highway, town boundary	y, parkway or public lands? YES/NO		
•			<u> </u>		
i, the applicant, am seeking p	ermission to: <u>Rebuild</u>	barn over existing	Toundation		
CODE REQUIRI		PROVIDED	VARIANCE REQUIRED		
side yard 25ft		t existing t existing	23.5 ft 33 ft		
rear yard 40 ft	7.0 1	Lexisting	33 10		
and the same of th			,		
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 March 20 17					
Swift to before the and					
Ma Notary Public	waat				
TINA M. ZUBR. Notary Public, State of	of New York	140001	3/1		
No. 01ZU6103694 Qualified in Dutchess County &C Commission Expires January 5, 2008 Petitioner Juff (1) Living Date 77/17					