

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:

APRIL 27, 2017 – 7:30 P.M.

To hear the following applications:

HELDOVER APPLICATIONS

1. 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

2. 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

3. 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

4. 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 453 North Lake Blvd., Mahopac, NY 10541 and is known by Tax Map #64.12-1-56.

Code Requires	Provided	Variance Required
Lot 1 Frontage 100'	51.92 ft	48.18 ft
Lot 1 Width measurement leaves site due to odd shape		
Lot 1 Depth measurement leaves site due to odd shape		
Lot 2 Depth measurement leaves site due to odd shape		

NEW APPLICATIONS

5. Application of **DAVID & EVELYN SANTANA** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 467 Bullet Hole Road, Mahopac, NY 10541 and is known by Tax Map #64.6-1-2.

Code Requires	Provided	Variance Required
15 ft.- side	5 ft	10 ft

6. Application of **SANDRA GERSHENSON** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 471 Bullet Hole Road, Mahopac NY 10541 and is known by Tax Map #64.6-1-3.

Code Requires	Provided	Variance Required
10 ft	3 ft	7 ft

7. Application of **VINCENT & ROSEMARY GIROLAMO** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 25 West Branch Road, Mahopac NY 10541 and is known by Tax Map #75.73-1-17.

Code Requires	Provided	Variance Required
25 ft - front	0 ft	25 ft

8. Application of **THOMAS M VITELLO** for a Variation of Section 156-15, seeking permission to construct shed on lot without principal use. The property is located at 192 West Lake Blvd. Mahopac, NY 10541 and is known by Tax Map #64.19-1-78.

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

9. Application of **MARIA LLUKA** for a Variation of Section 156-15, seeking permission to retain existing shed and pool with deck. The property is located at 263 Rockledge Road, Mahopac NY 10541 and is known by Tax Map #74.34-2-3.

Code Requires	Provided	Variance Required
Shed: 10 ft - side	5 ft	5 ft
Shed: 10 ft – rear	6 ft	4 ft
Pool Deck: 10 ft	3 ft	7 ft

10. Application of **JOSEPH CARRICATO** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 97 Lake Drive, Mahopac NY 10541 and is known by Tax Map #65.14-2-50.

Code Requires	Provided	Variance Required
10 ft	4.95 ft	5.05 ft

11. Application of **PLANET FITNESS (Mahopac Improvements Owner LLC)** for a Variation of Section 156-41(8)(b), seeking permission to install pylon sign. The property is located at 135-183 Route 6, Mahopac NY 10541 and is known by Tax Map #86.11-1-22.

Code Requires	Provided	Variance Required
75 sq. ft.	91 sq. ft.	16 sq. ft. (17%)

12. Application of **JOHN TUCCI** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 268 Austin Road, Mahopac NY 10541 and is known by Tax Map #64.13-1-34.

Code Requires	Provided	Variance Required
10 ft - side	7.4 ft	2.6 ft
10 ft – rear	5.0 ft	5.0 ft

13. Application of **MARGARET DeLUCCIA** for a Variation of Section 156-15, seeking permission to construct addition. The property is located at 21 Crescent Road, Mahopac NY 10541 and is known by Tax Map #63.16-1-19.

Code Requires	Provided	Variance Required
40 ft	9.7 ft	30.3 ft

14. Application of **LYNDA & JOE LINCKS and COLONIAL PARK ASSOC.** for a Variation of Section 156-15, seeking permission for a Lot Line Adjustment affecting over 20% lot area and necessary area variances. The property is located at 771 South Lake Blvd., Mahopac NY 10541 and is known by Tax Map #75.42-1-46 & 47.

CODE REQUIRES	PROVIDED		VARIANCE REQUIRED	
	Lot 1	Lot 2	Lot 1	Lot2
3000 sf Area	340 sf	2503 sf	2660 sf	497 sf
50' width	18.59'	93.25'	31.41'	None
30' depth	27.5'	27.7'	2.5'	2.3'
1 - 4 parking spaces	0	0	1 space	4 spaces
25' dock (max.)	27'	115'	2'	90'
20% max increase in lot area	29%	n/a	9%	n/a

MISCELLANEOUS

15. Minutes – January 26, 2017, February 23, 2017 & March 23, 2017

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

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): 10024

Zoning District: R-120 Tax Map: 75.42 - 1 - 19

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

Sayed El Shakry
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: March 6, 2017

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

Name of Property Owner: Sayed El Shakry Address: 47-51 Fair St., Carmel, NY 10512
(Address) (City) (State)

Mailing Address: 75 Cranberry Neck Road Phone Number(s)
(Address) (City) (State) Cranberry, NJ 08512

Zoning District: R-120 Tax Map: 44.14 - 1 - 53
(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 NONE

DATE	REQUEST	RESULTS
	<u>NO PREVIOUS ZBA appearances</u>	<u>See</u>

List all improvements (1 family dwelling, pool, etc.) 3 multi family dwellings, 2 garage bldgs
(1) building being rebuilt & 1 foundation
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

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Fair St. - County Road

I, the applicant, am seeking permission to: Rebuild barn over existing foundation

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
side yard 25ft	1.5 ft existing	23.5 ft
rear yard 40 ft	7.0 ft existing	33 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 March 2017

Tina M. Zubradt
Notary Public

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County 20
Commission Expires January 5, 2018

Petitioner

Sayed El Shakry

Date

3/7/17



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

SERINO

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/15, 20 17

156.47A(1)

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

Name of Property Owner: AMERICO & MARIE SERINO Address: 205 EAST LAKE BOULEVARD MAHOPAC NY

Mailing Address: 23-A MILLER AVE MAHOPAC NY 10541 Phone Number(s): _____

Zoning District: R-120 Tax Map: 65.17 - 1 - 54

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.) 2 family home,

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, 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: Yes EAST Lake Blvd + Lake Mahopac

I, the applicant, am seeking permission to: Relocate existing 2 family dwelling and pool porch

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10' side (North)</u>	<u>6'</u>	<u>4'</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 15th day of Feb. 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 [Signature] Date 2-15-17



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

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/9/2017

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

Name of Property Owner: LORI & THOMAS INFANTINO Address 452 N. LAKE BLVD MAHOPAC 10541

Mailing Address: 52 Split Rock Rd, MAHOPAC 10541 Phone Number(s):

Zoning District: R-120

Tax Map: 64.12 - 1 - 56

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

List all improvements (1 family dwelling, pool, etc.) HOUSE & 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: SITE 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: N. LAKE BLVD, WILSON POND

I, the applicant, am seeking permission to: SUBDIVIDE PROPERTY INTO 2 LOTS, LOTS WIDTH, DEPTH AND FRONTAGE VARIANCES FOR LOTS 1 & 2 NEEDED.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
LOT 1 WIDTH MEASUREMENT	LEAVES SITE DUE TO	ODD SHAPE.
LOT 1 DEPTH MEASUREMENT	LEAVES SITE DUE TO	ODD SHAPE.
LOT 2 DEPTH MEASUREMENT	LEAVES SITE DUE TO	ODD SHAPE.
LOT 1 FRONTAGE 100'	51.92'	48.18'

State of New York)

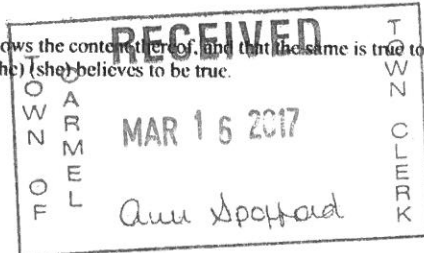
ss:

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the 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 (he) (she) believes to be true.

Sworn to before me this 8th day of March, 2017

Notary Public



Denise Nizolek
Notary Public, State of New York
Registration no. 01N16218997
Qualified in Putnam County
Commission Expires March 15, 2018

Petitioner: Jodie Pine Date: 3/8/17



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

Santana

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/28, 20 17

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

Name of Property Owner: DAVID & EVELYN SANTANA Address: 467 Buillet Hole Rd Mahopac NY

Mailing Address: Same Phone Number(s): _____

Zoning District: R-120 Tax Map: 64.6 - 1 - 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>10x16 shed</u>	
<u>1995</u>	<u>variance for pool & deck</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) Shed (10x16), 1 Family dwelling, 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: Photos + 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: Retain Shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>15' side</u>	<u>5</u>	<u>10'</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 5 day of April, 20 17

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 Evelyn Santana Date 4/5/2017



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

Gerstenson

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/28, 20 17

Application For: (circle applicable): Area Variance (150-15) Use Variance Interpretation 280A
Name of Property Owner: SANDRA GERSTENSON Address: 471 BULLET HOLE RD MAHOPAC NY
Mailing Address: SAME Phone Number(s): RU
Zoning District: R-120 Tax Map: 64.6 - 1 - 3
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: m

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
<u>1991</u>	<u>Variance for pool + deck - Sma</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, Photos

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: Retain Shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>3</u>	<u>7'</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 5 day of April 20 17

[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 Sandra Gerstenson Date 4/6/17



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

Girolamo

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/21, 20 17

Application For: (circle applicable): Area Variance (56-15) Use Variance Interpretation 280A

Name of Property Owner: Rosemary Girolamo Address: 25 West Branch Rd. Mahopac N.Y.

Mailing Address: Same Phone Number(s): _____

Zoning District: R-120 Tax Map: 75.73 - 1 - 17

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 appearance</u>	<u>(RT)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family house, 2 Sheds, 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, Photos

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: Retain Shed (O.K'd by Hwy Superintendent)

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>25' front</u>	<u>0</u>	<u>25'</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 21 day of March 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 Rosemary Girolamo Date 3/21/17



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

Vitello

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/15, 2017

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Thomas M Vitello Address: 192 W Lake Blvd Mahopac NY 10541
Mailing Address: 195 W Lake Blvd Mahopac NY Phone Number(s) _____
Zoning District: R-120 Tax Map: 64.19 - 1 - 78
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

List all improvements (1 family dwelling, pool, etc.) Lakefront Row Land

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: Plan, 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: Yes Lake Mahopac / West Lake Blvd

I, the applicant, am seeking permission to: Construct shed on lot w/out principal use.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>20' side</u>	<u>10'</u>	<u>10'</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 15th day of March 2017

Geraldine Finan
Notary Public

GERALDINE FINAN
Notary Public, State of New York
No. 4782222
Qualified in Putnam County
Commission Expires May 31, 2019

Petitioner

[Signature]

Date

3/15/17



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

LLUKA

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/28, 20 17

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

Name of Property Owner: Maria LLUKA Address: 263 Rockledge Rd Mahopac

Mailing Address: Same Phone Number(s): _____

Zoning District: R-120 Tax Map: 74.34 - 2 - 3

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>10/27/16</u>	<u>Variance for above ground pool</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling. Shed + 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: 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

I, the applicant, am seeking permission to: Retain Shed + Pool w/Deck.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>Shed 10' side</u>	<u>5'</u>	<u>5'</u>
<u>Shed 10' rear</u>	<u>6'</u>	<u>4'</u>
<u>Pool Deck 10'</u>	<u>3'</u>	<u>7'</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 29 day of March 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 Maria LLUKA Date 3-29-17



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Received by
23 Sept 3/30/17

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

IN THE MATTER OF THE APPEAL
OF

CARRICATO

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: FEB 19, 20 17

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

Name of Property Owner: JOSEPH CARRICATO Address: 97 LAKE DR MAHOPAC NY

Mailing Address: SAME Phone Number(s):

Zoning District: R-120 Tax Map: 65-14-2-50 - 68

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
JAN 2010	23A POOL HOUSE VARIANCE	(Signature)

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

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, Photos

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: Retain shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
10'	4.95'	5.05'

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 10 day of April 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 Laura Carricato Date 4/10/17



TOWN OF CARMEL
PUTNAM COUNTY

60 McAlpin Ave
Mahopac, NY 10541
(845) 628-1500

17C

IN THE MATTER OF THE APPEAL

PLANET FITNESS

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3-22-2017

Application Form (circle applicable): Area Variance (BXC) Use Variance Interpretation 289A
Name of Property Owner: MAHOPAC IMPROVEMENTS OWNER LLC
C/O DUC HUNG CORP Address: 135-183 RT. 6, MAHOPAC NY
Mailing Address: 580 WHITEPAINS RD, TOWN OF CARMEL NY 10541
Phone Number(s):
Zoning District: C Lay Map: 86-11 22

Application is (circle one): (Lessee) (Contract Vendor) (Attach deed, contract of sale or lease agreement)

E-Mail Address:

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
2016	Wall Sign Variance	Approved
2000	60 s.f. sign on the side elevation of A+P	Approved
1988	Extension Wall Mounted Signs	Approved

List all improvements (if family dwelling, pool, etc.):

Shopping Center

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:

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. 6

If the applicant, am seeking permission to:

Install Pylon Sign

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
75 s.f.	91 s.f.	16 s.f. (17%)

Notary Public, New York

County of Putnam

The undersigned, petitioner, being duly sworn, deposes and says that the facts herein stated are true to the best of his knowledge and belief, and that he is not a party to any fraud or other illegal transaction, and that he is not a party to any fraud or other illegal transaction, and that he is not a party to any fraud or other illegal transaction.

Subscribed and sworn to before me this 9th day of March, 2017.

Kelly M. Pantolis
Notary Public, State of New York
No. 01PA6285142
Qualified in Westchester County
Commission Expires July 1, 2017

Petitioner:

Date:

9/10/17



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

Tucci

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4/3, 2017

Application For: (circle applicable): Area Variance 156.15 Use Variance Interpretation 280A
Name of Property Owner: John Tucci Address: 268 Austin Rd Mahopac NY
Mailing Address: 268 Austin Rd, Mahopac NY Phone Number: _____
Zoning District: R-120 Tax Map: 64.13 - 1 - 34
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
	No previous board appearances	<u>RT</u>

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, Photo

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: Retain Shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10' Side</u>	<u>7.4</u>	<u>2.6</u>
<u>10' Rear</u>	<u>5.0</u>	<u>5.0</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 3 day of April 2017

Patricia R. Genna
Notary Public

PATRICIA R. GENNA
Notary Public, State of New York
No. 05GE6162305
Qualified in Putnam County
Commission Expires 3-12-2019

Petitioner

Date 4-3-17



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

MARGARET

DeLUCCIA

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4-11, 2017

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

Name of Property Owner: DeLUCCIA Address 21 CRESCENT RD

Mailing Address: SAME Phone Number(s):

Zoning District: R-120 Tax Map: 63.16 - 1 - 19

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
	No previous ZBA appearances	(Signature)

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, Steel

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: Construct Addition

I, the applicant, am seeking permission to:

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
40' REQ.	9.7'	30.3'

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 12th day of April 2017

(Signature)
Notary Public

MICHELE DeCOLA
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN PUTNAM COUNTY
NO. 4983779
COMMISSION EXPIRES JULY 8 2019

Petitioner Margaret DeLuccia Date 04/12/2017



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
Lynda & Joe Lincks & The
Colonial Park Association
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: April 10, 2017

Application For: (circle applicable): Area Variance(156.15) Use Variance Interpretation 280A
Name of Property Owner: Lynda & Joe Lincks & Colonial Park Assoc. Address: 771 South Lake Blvd. Mahopac, NY
(Address) (City) (State) 10541

Mailing Address: 3 Richard Rd, Mahopac, NY 10541 Phone Number(s):
(Address) (City) (State)

Zoning District: R-120 Tax Map: 75.42 - 1 - 46 & 47
(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 NONE

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) Decks & Docks

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: State highway 6N

I, the applicant, am seeking permission to: For a Lot Line Adjustment affecting over 20% lot area and necessary area variances

CODE REQUIRES	Lot 1	PROVIDED	Lot 2	Lot 1	VARIANCE REQUIRED	Lot 2
3000 sf Area	340		2503	2660		497
50' width	18.59		93.25	31.41		none
30' Depth	27.5		27.7	2.5		2.3
1 / 4 Parking Spaces	0		0	1 Space		4 spaces
25' Dock (max)	27'		115'	2'		90'
No more than 20% increase	29%		N/A	9%		N/A
in Lot area						

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 11 day of April 2017

Tina M. Zubradt
Notary Public

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

Petitioner

Joe Lincks

Date

4/11/17