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:

MAY 25, 2017 – 7:30 P.M.

To hear the following applications:

HELDOVER APPLICATIONS

1. Application of **SANDRA GERSHENSON** for a Variation of Section 156-15, seeking permission to retain existing sheds. 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
Shed 1: 10 ft. side	3 ft.	7 ft.
Shed 2: 10 ft. side	5 ft.	5 ft.

NEW APPLICATIONS

2. Application of **TABITHA GARCIA** for a Variation of Section 156-15, seeking permission to retain two existing sheds. The property is located at 318 Overlook Ct. Carmel NY 10512 and is known by Tax Map #77.18-1-12.

Code Requires	Provided	Variance Required
Shed 1: 10 ft. side	1 ft.	9 ft.
Shed 2: 10 ft. side	5 ft.	5 ft.

3. Application of **ALLEN HAND** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 12 Sheryl Lane, Mahopac NY 10541 and is known by Tax Map #65.15-2-42.

Code Requires	Provided	Variance Required
10 ft. side	3.5 ft.	6.5 ft.
10 ft. rear	5.5 ft.	4.5 ft.

4. Application of **BENNO FRANKFURTER JR.** for a Variation of Section 156-15, seeking permission to construct porch with ramp and stairs. The property is located at 23 Walnut Drive, Mahopac NY 10541 and is known by Tax Map #74.15-1-22.

Code Requires	Provided	Variance Required
40 ft.	30 ft.	10 ft.

5. Application of **DALE RIEHL & CATHY IZZO** for a Variation of Section 156-15, seeking permission to construct a garage. The property is located at 28 Lakeside Road, Mahopac NY 10541 and is known by Tax Map #64.18-2-63.

Code Requires	Provided	Variance Required
40 ft. front	7 ft.	33 ft.

6. Application of **JAN-EL PROPERTIES, INC.** for a Variation of Section 156-15, seeking permission to legalize 3 existing storage containers and add 3 more pre-fab storage units. The property is located at 7 Lupi Court, Mahopac NY 10541 and is known by Tax Map #86.7-1-24.

Code Requires	Provided	Variance Required
Min Lot Size 40,000 sf	24,800 sf	15,200 sf
Min Lot Depth 200 ft.	100 ft.	100 ft.
Min Front Yard SB 40 ft.	10 ft.	30 ft.
Min Floor Area 5,000 sf	960 sf	4,040 sf

MISCELLANEOUS

7. Minutes – March 23, 2017 & April 27, 2017

By Order of the Chairman,

John Maxwell

MR

ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

updated 5/3/17

IN THE MATTER OF THE APPEAL
OF
Gershenson
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/28, 2017

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

Name of Property Owner: SANDRA GORSHENSON Address: 471 BULLET HOLE RD (Address) MAHOPAC (City) NY (State)

Mailing Address: SAME (Address) (City) (State) Phone Number(s): _____

Zoning District: R-120 (R-120, Commercial, C/BP, or Conservation) Tax Map: 64.6 (section) - 1 (Block) - 3 (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
1991	Variance for pool + deck - Sma	

List all improvements (1 family dwelling, pool, etc.) 1 family dwelly, 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 (2 require Variances)

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Side 10' Shed 1	3	7'
Side 10' Shed 2	5	5'

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 5th day of April 2017

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 _____ Date 4/6/17

MC

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
Garcia

Application Date: March 30, 2017

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

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

Name of Property Owner: Tabitha Garcia Address: 315 overlook ct Carmel NY
(Address) (State)

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

Zoning District: R Tax Map: 77.18 - 1 - 12
(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
	No previous ZBA appearances	N/A

List all improvements (1 family dwelling, pool, etc.) 1 family dwelly, 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: Yes Clinton Falls Rd.

I, the applicant, am seeking permission to: Retain Two Sheds

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Shed 1 10' Side	1	9'
Shed 2 10' Side	5	5

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 30 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 Tabitha Garcia Date 3-30-17

MA

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
HAND

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4/21, 2017

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

Name of Property Owner: ALLEN HAND Address: 12 SHERYL LANE (Address) MAHOPAC (City) NY (State) 10541

Mailing Address: 12 SHERYL LANE (Address) MAHOPAC (City) NY (State) 10541 Phone Number(s):

Zoning District: R-120 (R-120, Commercial, C/BP, or Conservation) Tax Map: 65.15 (section) - 2 (Block) - 42 (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
	No previous board appearances	(RT)

List all improvements (1 family dwelling, pool, etc.) 1 FAMILY DWELLING AND 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
10' Side	3.5'	6.5'
10' Rear	5.5'	4.5'

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 24 day of April 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 Allen Hand Date 4/24/17

MC

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
Frank Furter
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4-26, 2017

Application For: (circle applicable): (Area Variance) 15.15 (CODE SECTION) Use Variance Interpretation 280A

Name of Property Owner: BENNO FRANKFURTER JR. Address: 23 WALNUT DRIVE (Address) MAHOPAC (City) N.Y. (State) 10541

Mailing Address: 23 WALNUT DRIVE (Address) MAHOPAC (City) N.Y. (State) 10541 Phone Number(s): _____

Zoning District: R-120 (R-120, Commercial, C/BP, or Conservation) Tax Map: 74.15 (section) - 1 (Block) - 22 (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
1998	Deck + Overhang	Approved

List all improvements (1 family dwelling, pool, etc.) 1 family dwelly, 3 Sheds

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: NO

I, the applicant, am seeking permission to: Construct Porch w/ Ramp + Stairs

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
50'	30'	10'

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 1 day of May 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 Benno Frankfurter Date 5-1-17

MC

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
1220 Riehl
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4/30, 2017

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

Name of Property Owner: Cathy Izzo + Dale Address: 28 Lakeside Rd Mahopac NY
(Address)
33 Lakeside Rd Riehl

Mailing Address: ~~Same~~ Mahopac NY Phone Number(s) ____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 64.18 - 2 - 63
(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: [redacted]

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	NO previous ZBA appearances	(None)

LS

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

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: Via Kent Lake.

OK

I, the applicant, am seeking permission to: build a garage

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
~~Fr~~ 40' Front	7'	33'

Make

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 2nd day of May 2017

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 Cathy Izzo Date 5/2/17

MC

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
Jan-El Properties Inc

Application Date: 5/8, 2017

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

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

Name of Property Owner: Jan-El Properties Inc Address: 7 Lupi Court Mahopac, NY 10541 (Address) (City) (State)

Mailing Address: 7 Lupi Court, Mahopac, NY 10541 (Address) (City) (State) Phone Number(s):

Zoning District: C (R-120, Commercial, C/BP, or Conservation) Tax Map: 86.7 (section) - 1 (Block) - 24 (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
NO previous ZBA appearances		DNA

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

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: Route 6 state Road

I, the applicant, am seeking permission to: Place 6 Pre Fab Storage Units

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Min. Lot Size 40,000sf	24,8000 sf	15,200 sf
Min. Lot Depth 200Ft	100Ft	100 ft
Min Front YD Setback 40ft	10 ft	30 ft
Min. Floor Area 5,000 sf	960 Sf	4040sf

RECEIVED
MAY 17 2017
TOWN OF CARMEL
Ann Sappard
TOWN CLERK

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 May 2017

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 Date 5/8/17