

APPROVED

JOHN MAXWELL
Chairman

PHILIP AGLIETTI
Vice-Chairman

TOWN OF CARMEL
ZONING BOARD OF APPEALS



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MICHAEL CARNAZZA
*Director of Code
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BOARD MEMBERS

ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO

ZONING BOARD OF APPEALS MINUTES

OCTOBER 25, 2018

PRESENT: **CHAIRMAN: JOHN MAXWELL, VICE-CHAIRMAN: PHILIP AGLIETTI**
SILVIO BALZANO, MARC DITOMASO, ROSE FABIANO & WILLIAM ROSSITER, JR.

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Audine Settgast	88.7-1-5	1- 2	Variance granted

MINUTES:

September 27, 2018

Approved as Written

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Dawn M. Andren

NEW APPLICATIONS

1. Application of **AUDINE SETTGAST** for a Variation of Section 156.15, seeking permission to retain existing shed. The property is located at 147 Stoneleigh Avenue, Carmel NY 10512 and is known by Tax Map 88.7-1-5.

Code Requires	Provided	Variance Required
10' – side	5'	5'

- Mrs. Audine Settcast of 31 Seven Oaks Lane – Brewster NY was sworn in.

Mrs. Settcast stated the shed had been there since 1982.

Chairman Maxwell said did you discuss this with your neighbors?

Mrs. Settcast replied not these neighbors but I did talk to the neighbor who is adjoining me. She said she had no problem with it.

Chairman Maxwell said its' been there so many years that your neighbors on either side don't have a problem with it?

Mrs. Settcast replied right. The lady that would have had a problem if she did said she can't even see it.

Chairman Maxwell said it's well screened so it's not an eyesore to anybody. If you had to relocate this, what would it cost approximately? \$1,000?

Mrs. Settcast responded I imagine more than that. I can't afford it. I'm a widow and I'm very sorry it's over the boundary.

Chairman Maxwell asked how did this come up.

Mr. Carnazza interjected she received a letter from Denis.

Chairman Maxwell polled the Board for any questions or concerns on this application and then opened it up to the public.

- Mr. John Williams of 33 Hemlock Terrace was sworn in.

Mr. Williams stated we have no problems. We just wanted to make sure that if it got rebuilt, it was moved away to where it was supposed to be but the existing shed is fine.

Mr. Carnazza interjected the variance runs with the property. If she gets a variance, she could put a shed back there unless they condition it otherwise. A variance allows them to put a shed, as long as it's the same size, in that same footprint. They cannot build bigger there.

Mr. Williams said okay; that's what our concern was; not necessarily Mrs. Settcast but if someone bought the property and wanted to put a big tractor shed there, etc..

Mr. Carnazza said they'd have to come through for a building permit and a variance.

Mr. Balzano asked where is your property located.

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Mr. Williams said it's oddly shaped – sort of a triangle – and it just hits where I believe her shed is.

Background discussion took place

Mr. Carnazza stated the fact that you received a letter means that you're within 500' of her property.

Mr. Williams said oh; that's all that means?

Mr. Balzano replied correct; you may not be directly adjoining.

Chairman Maxwell added every property within a 500' radius has to be notified. It's not that it's encroaching or anything. It's a courtesy.

Vice-Chairman Aglietti moved to close the public hearing; seconded by Mr. Balzano with all in favor.

DECISION OF BOARD:

Vice-Chairman Aglietti moved to grant the requested variance; seconded by Mr. Balzano with all in favor.

MISCELLANEOUS

Minutes: September 27, 2018:

Mr. Balzano moved to accept the minutes from September 27, 2018 as written; seconded by Mr. Rossiter with all in favor.

The meeting adjourned at 7:37 p.m.