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:

## August 24, 2017 - 7:30 P.M.

To hear the following applications:

### **NEW APPLICATIONS**

1. Application of **TERRENCE J KLUBER** for a Variation of Section 156-15, seeking permission to build front porch and replace side deck and stairs. The property is located at 45 Curry Road, Mahopac NY 10541 and is known by Tax Map 53.12-1-22.

Code Requires	Provided	Variance Required
10 ft. – side	5 ft.	5 ft.

- 2. Application of **LENA SMAJLAJ** for an Interpretation regarding existing fence was maintained and not replaced as per the Zoning Board of Appeals Decision & Order dated June 24, 2010. The property is located at 256 East Lake Blvd., Mahopac NY 10541 and is known by Tax Map 65.17-1-22.
- 3. Application of **ELVIS APONTE** for a Variation of Section 156-15, seeking permission to construct new deck. The property is located at 23 Fenwood Road, Mahopac NY 10541 and is known by Tax Map 76.18-2-48.

Code Requires	Provided	Variance Required
30 ft. – rear	25 ft.	5 ft.

4. Application of **RICHARD & JILL TALCOVITZ** for a Variation of Section 156-15, seeking permission to retain an existing shed. The property is located at 11 Aunt Patty's Lane, Mahopac NY 10541 and is known by Tax Map 76.11-1-54.

Code Requires	Provided	Variance Required
10 ft. – side	5 ft.	5 ft.

5. Minutes - July 27, 2017

By Order of the Chairman,

John Maxwell



Town of Carmel

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

IN THE MATTER OF TO THE ZONING BOAR	RD OF APPEAL	}	A	pplication Date: _	7/18	
OF THE TOWN OF  Application For: (circle application for: (circle application for: (circle application for: 1)	cable): Area V					101/ 1054
Name of Property Owner: 7  Mailing Address: 31/6-1// (Address)  Zoning District: (R-120, Commercial (R-120,	y he weden (City )  Al O (City )  al, C/BP, or Conservation)	System	(Address)  / ///// Phone Number  Tax Map: 53 (section	umber(s):	***	
Applicant is: (circle one)	wner (Less	see) (Contrac	ct Vendee) [A	ttach deed, contr	act of sale or le	ase agreement]
E-Mail Address:	_ 8	*				
Previous Appeals regarding to	he subject prem		EOLIEGT		DEG	SULTS
DATE		K	EQUEST		RE	SULIS
2003	Deck	Constru	cture on from	t of house	(Fin	a)
List all improvements (1 fam:  The owner shall submit with diagrams, neighborhood land understand the request. List a  Is any portion of the property Explain:  I, the applicant, am seeking p	this application use maps, propettachments here within 500 ft. o	supporting mater erty survey, phot : ) (	rials including plans, e ographs of property an	nd any other mater	ials that will ass	ist the Board to
CODE REQUIRI	ES	I	PROVÍDED	V	ARIANCE REC	OURFD
10' 510	e		5		5	YORLD
State of New York )  SS: County of Putnam ) Supplies The undersigned petitioner, being du (his) (her) knowledge except as to the Sworn to before me this Notary Public	ly sworn, deposes at a matters therein start ay of July 20	ted to be on informat	JEANINE M. HOLI Notary Public, State of I Qualified in Suffolk ( Commission Expires Ma	AND New York 13 County 10	ntent thereof, and the	at the same is true to



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

IN THE MATTER OF T	THE APPEAL				
OF		}			1.00
Smaj La TO THE ZONING BOAL	1		Application	Date: _	6/9,20/7
OF THE TOWN OF		LS			
Application For: (circle appli	cable): Area V	Variance()	Use Variance In	nterpreta	tion 280A
Name of Property Owner:	ENA SMA	ATLAT Address:	256 EAST	- 40-1	(City) (State)
Mailing Address: 277	I EAST	LAKE BLUD	_ Phone Number(s):_		
Zoning District: R-120, Commercia	ial, C/BP, or Conservation)	Tax Map:	(section) -	(Bl	- <u>22</u> (Lot)
Applicant is: (circle one)	(Less				act of sale or lease agreement]
E-Mail Address:					NA 1800 - AAA
Previous Appeals regarding t	he subject premi	ises			
DATE		REQUEST			RESULTS
3.51.5	5)				
2010	Jence				Granted W Condition
	C				to conform to code.
				1	When regered
			X	0	replacement -
			(1)		maintenance is
	this application use maps, prop	supporting materials includerty survey, photographs of			ping diagrams, traffic circulation ials that will assist the Board to
Is any portion of the property Explain:	within 500 ft. o	of any state or county highw			
I, the applicant, am seeking r	ermission to:	Interpretation 4	it pense	lns	Meinterne and
CODE REQUIR	ES	PROVIDE	D	V	ARIANCE REQUIRED
				d	
State of New York ) ss: County of Putnam )		*			
The undersigned petitioner, being d (his) (her) knowledge except as to t	he matters therein st	and says that (ne) (sne) has read the tated to be on information and beli-	ef, and as to those matters (	(he) (she) b	ontent thereof, and that the same is true to believes to be true.
Sworn to before the this	day of June 20	Notary	ALICE DALY Public, State of New Y No. 01DA6345218		
Notary Public	My		ified in Putnam Count sion Expires July 25, 2		

Petitioner Leval mafle Date 6/16/17





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

IN THE MATTER OF T	THE APPEAL				
APO	Jte	}	Application Date:	7/31 ,20/7	
TO THE ZONING BOAR OF THE TOWN OF		LS		,20,	
Application For: (circle applie	cable): Area V	griance (156-15) Use Va	ariance Interpreta	ation 280A	
Name of Property Owner:	=(vis K	Porte Address: 23	Fenwood Rd.	Mahopiae, Ny.	
Mailing Address:S		y) (State) Phone		(Cify) →(State)	
Zoning District: (Address)  (R-120, Commercia			6.18 - (B	2 - 48 lock) - (19)	
Applicant is: (circle one)			[Attach deed, contra	act of sale or lease agreement]	
E-Mail Address:					
Previous Appeals regarding the	ne subject premi	ses			
DATE		REQUEST		RESULTS	
		/ ~			
	5	House Plana lan	\	Sma	
		VOIS TOUNG (BOX)	<del>/</del>	- CVI (CC	
The owner shall submit with t	his application s	supporting materials including plan erty survey, photographs of property	s, elevations, landscar	ping diagrams, traffic circulation	
understand the request. List at	tachments here:	Survey, plan	3		
Is any portion of the property, Explain:	within 500 ft. of	fanv state and the highway town	i boundary, parkway o	or public lands? YES NO	
I, the applicant, am seeking pe	ermission to:	Construct Ne	w Deck		
CODE REQUIRE	S	PROVIDED		ADJANGE DEGLEDE	
30/ 3	O lear	PROVIDED 25	V	VARIANCE REQUIRED	
7.0				J	
State of New York ) ss:					
County of Putnam ) The undersigned petitioner, being duly this) (her) knowledge except as to the	y sworn, deposes an	d says that (he) (she) has read the foregoing	petition and knows the con	tent thereof, and that the same is true to	
ins) (ner) knowledge except as to the	y of Aug. 20_	ALICE DA	those matters (he) (she) be	lieves to be true.	
Notary Public	oly	Notary Public, State No. 01DA63 Qualified in Putna Commission Expires	45218	ù.	
	,	,	, , 2020		

Petitioner Date 8-2-17



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

IN THE MATTER OF TO THE ZONING BOAR OF THE TOWN OF	RD OF APPEALS				, 20
Application For: (circle application For: (circle application For: (circle application For:	able): Area Variance 15	Use V  QUESECTION  1 2 Address: 11  (State)  Use V  (A)  (State)	rariance Induction August 100 decreases Induction Induct	terpretation	ane Mahgac M
Zoning District: R-120, Commercia		ntract Vendee)			(Lot) sale or lease agreement]
Applicant is: (circle one) (O E-Mail Address:		mraci vendee)	[Attach deed	, commune or	and or reuse agreement,
Previous Appeals regarding th		_			
DATE		REQUEST			RESULTS
	100 100	1700 2	340 pm	50,000	(A)na)
	700 /		- 11		
The owner shall submit with diagrams, neighborhood land understand the request. List a list any portion of the property Explain:  I, the applicant, am seeking p	within 500 ft. of any state of	photographs of prope	rty and any othe	er materials tha	at will assist the Board to
CODE REQUIR	ES	PROVIDED		VARIA	NCE REQUIRED
10'5, Je		5'		5'	
State of New York ) ss: County of Putnam ) The undersigned petitioner, being de (his) (her) knowledge except as to the sworm to before this	uly sworn, deposes and says that (he matters therein stated to be on in day of August20_17	e) (she) has read the forego formation and belief, and a ALICE I Notary Public, Sta No. 01DA6 Qualified in Pu Commission Expir	s to those matters (IDALY ate of New York 6345218 tham County	ne) (she) believes	ereof, and that the same is true to to be true.

Petitioner All B. Tallow Ith Date 8/4/17