

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:

**December 14, 2017 – 7:30 P.M.**

To hear the following applications:

**HOLDOVER APPLICATIONS**

1. Application of **LENA SMAJLAJ** for a Variation of Section 156-15 & 156-10, seeking an area variance and use variance to retain existing shed on lot without principal dwelling. The property is located at 256 East Lake Blvd., Mahopac NY 10541 and is known by Tax Map 65.17-1-22.

| Code Requires    | Provided | Variance Required |
|------------------|----------|-------------------|
| Shed: 10' - side | 1.8 ft   | 8.2 ft            |

2. Application of **SHOPRITE CARMEL** for a Variation of Section 156-42B, 156-41C(2) & 156-41C(4), seeking to construct additions to the existing ShopRite Supermarket associated with site improvements. The property is located at 184 Route 52, Carmel NY 10512 and is known by Tax Map 44.9-1-9.

| Code Requires                     | Provided                               | Variance Required                          |
|-----------------------------------|--|--|
| 885 Parking Stalls                | 680 Parking Stalls                     | 205 Stalls (23.2%)                         |
| 10' x 20' Parking Stalls          | 9' x 18' Parking Stalls                | 38 sq. ft. reduction in parking stall area |
| 1 Wall Sign per Tenant            | 8 Wall Signs                           | Additional 7 Wall Signs                    |
| 40 sq. ft. maximum Sign Face area | 473.6 sq.ft. Total Wall Sign Face Area | Additional 433.6 sq. ft. of Wall Sign Area |

## NEW APPLICATIONS

3. Application of **THOMAS MORRIS** for a Variation of Section 156-15, seeking an area variance to construct new garage within side lot setback. The property is located at 18 Collier Drive W., Carmel NY 10512 and is known by Tax Map 44.13-1-33.

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

4. Application of **LONG GUO & LI CHI WONG** seeking an Interpretation that a 3 family dwelling has existed prior to 1955, contrary to Town of Carmel records. The property is located at 133 Route 6N, Mahopac NY 10541 and is known by Tax Map 85.12-1-20.

Minutes – October 26, 2017

By Order of the Chairman,

John Maxwell

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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  
Morris  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 10/31, 20 17

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: Thomas D Morris Address: 18 Collier Drive West Carmel, NY 10512  
Mailing Address: 18 Collier Drive West Carmel, NY 10512 Phone Number(s):  
Zoning District: R-120 Tax Map: 44.13 - 1 - 33  
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 appearances for ZBA</u> | <u>Deny</u> |

List all improvements (1 family dwelling, pool, etc.) Kitchen Remodel, Residing  
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: Construction Documents, Plans, Survey, Elevations.

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO NO  
Explain:  
I, the applicant, am seeking permission to: BUILD 2 CAR GARAGE

| CODE REQUIRES              | PROVIDED   | VARIANCE REQUIRED |
|----------------------------|------------|-------------------|
| <u>15' SIDELOT SETBACK</u> | <u>10'</u> | <u>5'</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 July 20 17  
[Signature]  
Notary Public

AMY GREEN  
Notary Public - State of New York  
NO. 01GR6323610  
Qualified in Westchester County  
My Commission Expires Apr 20, 2019

Petitioner [Signature] Date 7-21-17



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*ME*

IN THE MATTER OF THE APPEAL  
OF

Guo + Wong

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 11/27, 2017

Application For: (circle applicable): Area Variance( ) Use Variance Interpretation 280A  
CODE SECTION  
 Name of Property Owner: Long Guo + Li Chi Wong Address: 133 Route 6N  
(Address) (City) (State)  
 Mailing Address: 168 East Lake Blvd, Mahopac Phone Number(s):  
(Address) (City) (State)  
 Zoning District: R-120 Tax Map: 85.12 - 1 - 20  
(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   |
|------|-------------------------------------|-----------|
|      | <u>No previous board appearance</u> | <u>RT</u> |
|      |                                     |           |
|      |                                     |           |
|      |                                     |           |
|      |                                     |           |
|      |                                     |           |

List all improvements (1 family dwelling, pool, etc.) 1-3 Family dwellings

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, Sunkey

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 6N

I, the applicant, am seeking permission to: An Interpretation that the 3 family dwelling has existed prior to 1955, contrary to Town of Carmel records.

| CODE REQUIRES | PROVIDED | VARIANCE REQUIRED |
|---------------|----------|-------------------|
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|               |          |                   |
|               |          |                   |

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 27 day of Nov. 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, 2021

Petitioner - Date 11/27/17