

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:

March 22, 2018 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS

1. Application of **LONG GUO & LI CHI** seeking an Interpretation that a 3 family dwelling has existed prior to 1955, contrary to Town of Carmel records. Applicant requests an interpretation pursuant to §156-28 of the Carmel Town Code that the applicant has, as a matter of right, the ability to convert to a multi-family (3 family) dwelling in that all the conditions set forth in that section are applicable. The property is located at 133 Route 6N, Mahopac NY 10541 and is known by Tax Map 85.12-1-20.
2. Application of **GERARDA RELLA** seeking an “Interpretation that the placement of a family bonus room with ½ bathroom above a detached garage does not require the application of use variance standards in that the use is residential in nature” or in the alternative, “applicant requests a use variance to permit the placement of a bonus room and ½ bath above the detached garage.” The property is located at 37 Hillside Trail, Mahopac NY 10541 and is known by Tax Map 76.11-1-86.2.

NEW APPLICATIONS

3. Application of **NINFA G VILLA** for a Variation of Section 156-15, seeking an Area Variance in order to legalize an already existing shed. The property is located at 18 Sunset Place Street, Mahopac NY 10541 and is known by Tax Map 75.10-2-11.

Code Requires	Provided	Variance Required
40' front	11'	29'

4. Application of **MICHAEL & AMANDA MANGANIELLO** for a Variation of Section 156-15, seeking an Area Variance for an addition and a deck. The property is located at 91 Lakeside Road, Mahopac NY 10541 and is known by Tax Map 64.18-2-85.

Code Requires	Provided	Variance Required
15' side	11' 6"	3' 6"

5. Application of **PAUL & LAURA ANGIOLINO** for a Variation of Section 156-15, seeking an Area Variance to rebuild and extend deck. The property is located at 84 Wayacross Road, Mahopac NY 10541 and is known by Tax Map 74.20-1-68.

Code Requires	Provided	Variance Required
30' rear	15' 6"	14' 6"

6. Application of **31 TAMARACK ROAD LLC** for a Variation of Section 156.27 seeking an Area Variance to enlarge existing boathouse 6' x 12' = 72'. The property is located at 31 Tamarack Road, Mahopac NY 10541 and is known by Tax Map 75.8-2-14.

Code Requires	Provided	Variance Required
25' over water (boathouse)	30' 3"	5' 3"
15' side yard (boathouse)	0'	15'
25' over water (dock)	30' 2"	5' 2"

7. Application of **BRIAN & JENNIFER HAMILTON** for a Variation of Section 156-15, seeking a Use Variance to construct playroom over free standing garage. The property is located at 62 Sycamore Road, Mahopac NY 10541 and is known by Tax Map 65.17-1-1.

Code Requires	Provided	Variance Required
Detached garage for storage of vehicles only	Playroom over garage	Use variance required

MISCELLANEOUS

Minutes: **January 25, 2018**

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

ORIGINAL

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
Name of Property Owner: Long Guo + Li Chi Wong Address: 133 Route 6N
Mailing Address: 168 East Lake Blvd, Mahopac Phone Number(s): _____
Zoning District: R-120 Tax Map: 85.12 - 1 - 20

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, 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: 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

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
[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, 2021

Petitioner [Signature] - Date 11/27/17



MC

ORIGINAL

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

Application Date: 1/29, 2018

Application For: (circle applicable): Area Variance 157.15 Use Variance Interpretation 280A
Name of Property Owner: Carolina Rella Address: 37 Hillside Trail Mahopac, NY
Mailing Address: 16 New Broadway Steep Hills, NY 10581 Phone Number(s):
Zoning District: _____ Tax Map: 76.11 - 1 - 86.2
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>None</u>	<u>Identified for ZBA</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.): 1 family house, pool, cabana, GARAGE

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 NO
Explain: _____

I, the applicant, am seeking permission to: OBTAIN CU FOR DETACHED GARAGE w/ Finished Lot/Rec Rm and 1/2 bath

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED

"Applicant requests an interpretation that the placement of a family bonus room with 1/2 bathroom above a detached garage does not require the application of use variance standards in that the use is residential in nature or" in the alternative "Applicant requests a use variance to permit the placement of a bonus room and 1/2 bath above the detached garage".

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 29th day of Jan 2018

[Signature]
Petitioner

RAPAL ANKIER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 12/27/2020
NO 02AN6352564

[Signature] Date _____



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

02-01-2018

IN THE MATTER OF THE APPEAL

OF
Villa

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____

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

Name of Property Owner: *Ninfa G Villa* Address: *18 Sunset pl Mahopac Falls NY 10542*

Mailing Address: *PO Box 22 Mahopac Falls NY 10542* Phone Number(s): _____

Zoning District: *R-120* Tax Map: *75.10* - *2* - *11*

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
	<i>NO previous ZBA appearances</i>	<i>(Dna)</i>

List all improvements (1 family dwelling, pool, etc.) *1 family, 2 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: *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 RT 6N + Myrtle Ave*

I, the applicant, am seeking permission to: *Retain 2 Sheds.*

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<i>40' Front (Shed)</i>	<i>11</i>	<i>29'</i>

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 *8th* 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 *2-8-18*



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

1/18

IN THE MATTER OF THE APPEAL
OF

Manganello

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: *2/21*, 20 *18*

Application For: (circle applicable): Area Variance (*156.15*)
CODE SECTION Use Variance Interpretation 280A
 Name of Property Owner: *Michael and Amanda Manganello* Address: *91 Lakeside Rd Mahopac NY*
(Address) (City) (State)
 Mailing Address: *91 Lakeside Rd Mahopac NY* Phone Number(s):
(Address) (City) (State)
 Zoning District: *R-120* Tax Map: *64.18 - 2 - 85*
(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
	<i>NO previous appearances</i>	<i>Deny</i>

List all improvements (1 family dwelling, pool, etc.) *One family Dwelling, Slab*

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: *deed, directions to property, 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 Kirk Lake*

I, the applicant, am seeking permission to: *seek a variance ~~for~~ for Addition + Deck*

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<i>15' side</i>	<i>11'6"</i>	<i>3'6"</i>

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 *21st* day of *Feb.* 20 *18*
Alice Daly
 Notary Public

ALICE DALY
 Notary Public, State of New York
 No. 01DA6345218
 Qualified in Putnam County
 Commission Expires July 25, 2020

Petitioner *Amanda Manganello* Date *2/21/18*



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

Angiolino Deck

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: MARCH 5, 2018

Application For: (circle applicable): Area Variance (R-120) Use Variance Interpretation 280A
 Name of Property Owner: PAUL & LAURA ANGIOLINO Address: 84 WAYACROSS RD MAHOPAC NY
 Mailing Address: 84 WAYACROSS RD Phone Number(s): _____
 Zoning District: R-120 Tax Map: 74.20 - 1 - 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

DATE	REQUEST	RESULTS
	<u>NO previous appearance</u>	<u>Same</u>

List all improvements (1 family dwelling, pool, etc.) N/A

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: NONE

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: REBUILD + EXTEND MY DECK

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>30' Rear</u>	<u>15.6'</u>	<u>14.6'</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 6 day of March 2018

Alice Daly
 Notary Public

Alice Daly
 Notary Public, State of New York
 No. 01DA6345218
 Qualified in Putnam County
 Commission Expires July 25, 2020

Paul Angiolino Date 3/6/18
 Petitioner



IN THE MATTER OF THE APPEAL
OF
31 Tamarack Road LLC
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20__

Application For: (circle applicable): Area Variance (156.27) Use Variance _____ Interpretation 280A
Name of Property Owner: 31 Tamarack Road LLC Address: 31 Tamarack Rd, Mahopac, NY
Mailing Address: 31 Tamarack Rd Mahopac, NY Phone Number(s): 201-123-2000
Zoning District: Res Tax Map: 75.8 - 2 - 14
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
	Matter is pending before the Planning Board	

List all improvements (1 family dwelling, pool, etc.) 1 1/2 story frame dwelling w/ 2 decks, frame boat house plus one story frame garage & one story frame guest house
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: Property fronts on Lake Mahopac 17,059 sq. ft.

I, the applicant, am seeking permission to: Enlarge existing boathouse 6' x 12' = 72'

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
25' over water (boat house)	30' 3"	5' 3"
15' side yard (boat house)	0	15'
25' over water (dock)	30' 2"	5' 2"

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 9th day of March 2018
Margaret Ferreri Buechel
Notary Public

MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 2022

Petitioner [Signature] Date _____



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

ORIGINAL

IN THE MATTER OF THE APPEAL
OF

Hamilton

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: March 5, 2018

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Jennifer & Brian Hamilton Address: 62 Sycamore Rd. Mahopac NY
(Address) (City) (State)

Mailing Address: 327 W 84th Street 1st Flr. New York, NY 10024 Phone Number(s): 202-200-0000
(Address) (City) (State)

Zoning District: R-120 Tax Map: 65.17 - 1 - 1
(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>n/a</u>	<u>Sho</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling & Pool House

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, Floor Plan & 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: Lake Mahopac

I, the applicant, am seeking permission to: Construct a Playroom over a free standing Garage.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Detached garage for storage of vehicles only	Playroom over garage	Variance Required

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 March 2018

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 Brian Hamilton Date 3/5/18