JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

6
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 <u>use</u> 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'

 Application of <u>MICHAEL & AMANDA MANGANIELLO</u> 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	Playroom over	Use variance required
storage of vehicles only	garage	

MISCELLANEOUS

Minutes: January 25, 2018

By Order of the Chairman,

John Maxwell



IN THE MATTER OF TO OF OF OF TO THE ZONING BOAR OF THE TOWN OF Application For: (circle applic Name of Property Owner: Lo Mailing Address: Mos Eas (Address) Zoning District: R-16 (R-120, Commercia	DNG DOF APPEALS CARMEL cable): Area Var NG GUD + Li st Lake BN (City)	riance (CODE SECTION Add Add MAKO)	Use Valdress: 133 (Add Phone (Map: 85	riance Rou- ress) e Number(s	Interpretation Le GN s):	280A (City) (State) - 20 (Lot)
(R-120, Commercia						of sale or lease agreement]
E-Mail Address:						
Previous Appeals regarding th	ne subject premise					
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List all improvements (1 fami	ily dwelling, pool	, etc.) 1-3 FA	mily di	wellin	ÍG-S	
	this application su	apporting materials	including plar	ns, elevations and	ns, landscapin	ng diagrams, traffic circulation s that will assist the Board to
Is any portion of the property	within 500 ft of	any state or county	highway tow	m houndars	v narkway or	public lands? YEMNO
Explain:	oute 6N	any state of county	mgnway, to w		,, paramay or	
I, the applicant, am seeking p	ermission to: A	VINTERPRI	etatio	N +h	at the	3 family dwells
CODE REQUIRI	ES	PRC	VIDED		, VAI	RIANCE REQUIRED
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Notary Public	ay of 100.20					
No. 0* Qualified in Certificate Files	HUNT BOURGES c, State of New York 1BO4798459 n Putnam County d in New York Count expires July 31, 2021	Petitioner_	<u>()</u>	}	3	Date 11/27/17

RM and CODE REQUIRES PROVIDED VARIANCE REQUIRED "Applicant requests 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

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/100

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day of Jan 20 16

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g plans, elevations, landscaping diagrams, traffic circulation openy and any other materials that will assist the Board to



Town of Carmel

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

IN THE MATTER OF T	HE APPEAL			02-01-2018
Viller		\ / A	pplication Date:	
TO THE ZONING BOAL			pphoanon Dute	
Application For: (circle appli	cable): Area Varia	use Varia	nce Interpreta	tion 280A
Name of Property Owner:	linfa G V	Address: 18 S	unset pl	Nahopac Falls NY1054
Mailing Address: POBC (Address)	x 22 Mahoy	Address: 18 S (Address) (Address) (Address) (Address) (Address)	umber(s):,	(trity) (State)
Zoning District: R-120, Commercia	al, C/BP, or Conservation)	Tax Map: 15.1 (section	O - 2 (BI	ock) - (Lot)
Applicant is: (circle one) (O	wner) (Lessee)	(Contract Vendee) [A	ttach deed, contra	act of sale or lease agreement]
E-Mail Address		<u>r</u>	<u>)</u>	
Previous Appeals regarding t	he subject premises			
DATE		REQUEST		RESULTS
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List all improvements (1 fam	ily dwelling, pool, et	tc.) I famly, 2 5	Less.	
diagrams, neighborhood land	use maps, property	survey, photographs of property and		
Is any portion of the property Explain:		y state or county highway, town bo	oundary, parkway (or public lands? YES/NO
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CODE REQUIR	((),())	PROVIDED		ARIANCE REQUIRED
10 1700) red of			×. <i>1</i>
State of New York) ss:				
County of Putnam) The undersigned petitioner, being du	ily sworn, deposes and sa	ys that (he) (she) has read the foregoing per	tition and knows the con	ntent thereof, and that the same is true to
(his) (her) knowledge except as to the	e matters therein stated to	be on information and belief, and as to the	ose matters (he) (she) be	elieves to be true.
Sworn to before me thisd	ay of <u>Feb.</u> 20 17	Notary Public, State of Ne No. 01DA6345218		
Notary Public	Jaly	Qualified in Putnam Co Commission Expires July 2	unit/	
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Petitioner_



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IN THE MATTER OF TO	HE APPEAL			ì	
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TO THE ZONING BOAL OF THE TOWN OF	RD OF APPEAL	S			
		156.15	TI Vilone In	terpretation 280A	
Application For: (circle appli	cable): Area V	ariance CODE SECTION	Ose variance in	os ala Ol Mahama N	1
Name of Property Owner:	chael and	Address	(Address)	(City) (State)	_ /
Mailing Address: 1 Louis	eside Rd	Muhopac Ny	Phone Number(s).		
Zoning District: (R-120, Commercial	ial, C/BP, or Conservation)	Tax Maj	o: 6 (section)	2 - 85 (Block) - (Lot)	
Applicant is: (circle one)	wner (Less	see) (Contract Vendee	e) [Attach deed	, contract of sale or lease agreement]	
E-Mail Address:					
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List all improvements (1 fam	nily dwelling, po	ol, etc.) One far	rly Duelly, S	Lad	_
The owner shall submit with diagrams, neighborhood land understand the request. List	d use maps, prop	enty survey, photographs	of property and any other	landscaping diagrams, traffic circulation or materials that will assist the Board to Survey Plans	n -
Is any portion of the property	within 500 ft. c	of any state or county high	way, town boundary, p	arkway or public lands? YESNO	_
I, the applicant, am seeking p	permission to:	seek a va	riance 🚭	for addition + Dec	ek -
CODE REQUIR	UES	PROVID	ED	VARIANCE REQUIRED	
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15 5101					
State of New York)					
SS: County of Putnam) The undersigned petitioner, being (his) (her) knowledge except as to	duly sworn, deposes	and says that (he) (she) has read	the foregoing petition and kn	ows the content thereof, and that the same is true	to
- 61	day of Feb. 2		ALICE BALV		
Sworn to before me this	day of 1-00. 2	A.	ublic, State of New Yar		
Notary Public	n Waly	Qualifi	o. UTDA6345218 ed in Putnam County on Expires July 25, 2021		
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/	IN THE MATTER OF THE APPEAL		
	Angiolino Deck	Applicat	ion Date:
	TO THE ZONING BOARD OF APPEAL OF THE TOWN OF CARMEL		
/	Application For: (circle applicable): Area V	ariance Use Variance	Interpretation 280A
	Name of Property Owner: PAUL & JAI	Z'ACIOGIO (neAddress: 84 WAYA	CROSS KD MAHOPAZ NY
\	Mailing Address: 84 WAYAC 205	-100	(city)
	Zoning District: (R-120, Commercial, C/BP, or Conservation)	Tax Map:) - (Block) - (Lot)
	Applicant is: (circle one Owner) (Less	see) (Contract Vendee) [Attach o	deed, contract of sale or lease agreement]
	E-Mail Address:		
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	DATE	REQUEST	RESULTS
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(List all improvements (1 family dwelling, po		
8	The owner shall submit with this application	supporting materials including plans, elevation erty survey, photographs of property and any	ons, landscaping diagrams, traffic circulation
(understand the request. List attachments here	e: \$10NE	Olici Indicado that will dolot do Doub to
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(Is any portion of the property within 500 ft.	of any state or county highway, town boundar	ry, parkway or public lands? YES NO
	Explain:		
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	State of New York)		
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	Sworn to before methis and day of March	20_18	
	Notary Public	//_^	1
	ALICE DALY		Al / 1
	Notary Public, State of No. 01DA6345218	ew York	
	Qualified in Putnam Co	ounty /	Than 141 - 31118
	Commission Expires July	25, 2020 Petitioner /	Date / D

	District: (R-120, Commercial.	C/BP, or Conservation)	Tax Map:	(section) - (I	Ollock) - (Lot)	
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IN THE MATTER OF THE APPEAL		ORIGINA	L		
OF	}			March 5	o 18
Hamilton		Application	on Date:	March 5 _{,2}	0 10
TO THE ZONING BOARD OF APPEAL OF THE TOWN OF CARMEL					
pplication For: (circle applicable): Area V	ariance S6-15 (se Variance	Interpretation		NY
ame of Property Owner: Jennifer & Brian	Hamilton Address: 6	2 Sycamore Ro	l.	Mahopac (City)	(State)
227 IN 94th Street 1st	Fir. New York, NY 10024	Phone Number(s)	-030-	
(City	(State)				
oning District: R-120 (R-120, Commercial, C/BP, or Conservation)	_ Tax Map: _	65.17 (section)			
Applicant is: (circle one) Owner (Less	see) (Contract Vendee)	Attach d	eed, contrac	ct of sale or lease a	igreement
-Mail Address:					
revious Appeals regarding the subject premi				n n n n n	ma
DATE	REQUEST			RESUL	TS
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List all improvements (1 family dwelling, po	ool, etc.) 1 Family Dwelling	& Pool House			
Is any portion of the property within 500 ft. Explain: Lake Mahopac I, the applicant, am seeking permission to:					SNO
t, the applicant, and seeking permission to.					
CODE REQUIRES	PROVIDED)	V	ARIANCE REQU	IRED
Detached garage for storage of vehicles	Playroom over garage		Variance F		
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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 ar	nd knows the co	entent thereof, and that t	he same is true
(his) (her) knowledge except as to the matters therein s		f, and as to those mate	ters (he) (she) b	elieves to be true.	
Sworn to before me this day of March?	20 18				
Sina m nubracht					
Notary Public TINA M. ZUBRADT					
Notary Public, State of New York	\bigcap	//	/		1 1
Qualified in Dutchess County Commission Expires January 5, 2008	Petitioner /	- Her	1/4	Date 3/	5/18