JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

CARME

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:

April 26, 2018 - 7:30 P.M.

To hear the following applications:

## HOLDOVER APPLICATIONS

 Application of <u>NINFA G VILLA</u> 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'

2. Application of **ANGELO A. SENNO TRUST** seeking an Interpretation that the conversion of a commercial store front with 2 residential units (mixed use) to a 4 family was a more restrictive use OR, in the alternative, a Use Variance to permit a 4 family dwelling in a commercial zone. The property is located at 19 Fowler Avenue, Carmel NY 10512 and is known by Tax Map 44.13-2-2.

Code Requires	Provided	Variance Required
Lot Area = 40,000 sf	5,648 sf	34,352 sf
Lot width = 200 ft	50.11 ft	149.89 ft
Lot depth = 200 ft	112.3 ft	87.7 ft
Front yard = 40 ft	10.3 ft	29.7 ft
Side yard = 25 ft	9.3 ft & 10.3 ft	15.7 ft & 14.7 ft
Parking = 2/unit - 8	0 spaces	8 spaces
Side yard shed = 25 ft	4 ft	21 ft

### **NEW APPLICATIONS**

3. Application of **THOMAS DONOVAN** for a Variation of Section 156-15, seeking an Area Variance to construct a front covered porch. The property is located at 12 Weber Hill Road, Mahopac NY 10541 and is known by Tax Map 65.19-1-39.

Code Requires	Provided	Variance Required
40'	26.4'	15.6'

4. Application of **GRACE BOCCHINO** for a Variation of Section 156-15, seeking an Area Variance to erect an addition to existing rear side of house. The property is located at 22 Cornish Road, Mahopac NY 10541 and is known by Tax Map 54.8-1-12.2.

Code Requires	Provided	Variance Required
front yard - 40'	13'	27'
shed side yard - 20'	6'	14'

5. Application of **FRANK BURGHARDT III** for a Variation of Section 156-15, seeking an Area Variance to retain already existing shed. The property is located at 1 Fawn Lane, Mahopac NY 10541 and is known by Tax Map 75.9-2-6.

Code Requires	Provided	Variance Required
20' - rear yard	18.6'	1.4'

6. Application of **MARIE BLUM** for a Variation of Section 156-15, seeking an Area Variance to retain 2 existing sheds. The property is located at 266 West Lovell Street, Mahopac NY 10541 and is known by Tax Map 87.6-2-58.

Code Requires	Provided	Variance Required
10' side	8'	2'
10' side	8'	2'

7. Application of **ZUHAIR QUWAIDER** for a Variation of Section 156-15, seeking an Area Variance to retain existing side deck. The property is located at 57 Lakeside Road, Mahopac NY 10541 and is known by Tax Map 64.18-2-67.

Code Requires	Provided	Variance Required
10'	5'	5'

# **MISCELLANEOUS**

Minutes: February 22, 2018

By Order of the Chairman,

John Maxwell



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

IN THE MATTER OF TO OF	RD OF APPEALS F CARMEL cable): Area Van (City)  Area Van (City)	riance CODE SECTION Addre	Use Variance ss: 18 Suns ( Address) Phone Number(sap: 75-10 (section)	Interpretati	on 280A Jahona C	20 17 1031 215 17 6 (State)
E-Mail Address			_			
Previous Appeals regarding t	he subject premise	es				
DATE		REQUES	T		RESUL	TS
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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:	this application su use maps, propert ttachments here:	pporting materials included survey, photographs	uding plans, elevation of property and any of	ns, landscapi other materia	ls that will assist t	he Board to
CODE REQUIRI	ES	PROVID	ED	VA	RIANCE REQUI	RED
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State of New York ) ss: County of Putnam ) The undersigned petitioner, being du (his) (her) knowledge except as to th  Sworn to before one this	ly sworn, deposes and e matters therein stated ay of Feb. 201	to be on information and be Al Notary Publ No. ( Qualified	the foregoing petition and slief, and as to those matter LICE DALY ic, State of New York 11DA6345218 in Putnam County Expires July 25, 2020	rs (he) (she) beli	ent thereof, and that the eves to be true.	



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

OLDOVER IN THE MATTER OF THE APPEAL Senno Trust Angelo A Application Date: THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable): Area Variance( Use Variance Interpretation Name of Property Owner: Angelo A. Senna Trust Address: 3960 Route 52 Holmes Mailing Address: 19 Phone Number(s) Zoning District: Commercial CBP, or Commercial CBP, or Commercial CBP, or Commercial CBP, or Cartes and CBP, Tax Map: 4 Applicant is: (circle one) (Owner) (Contract Vendee) [Attach deed, contract of sale or lease agreement] E-Mail Address: Previous Appeals regarding the subject premises DATE REQUEST RESULTS Plan approval 1BA 2017-2018 Dite sent to Variana List all improvements (1 family dwelling, pool, etc.) dwellen Story 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: Follier HVLN UL IS a tourn road the conversion of a commercial storefront of family was a more restrictive use or in a 4 family divelling in a commercial zone. I, the applicant, am speking permission to Interpretation that with 2 residential units (mixed use) to a the alternative a use variance to permit CODE REQUIRES PROVIDED VARIANCE REQUIRED 40,000 5,1 5648 Lot area 200 to 50.11 depth tront yd 40 10 05. OL 10 d parking Spaces paro side yord shed 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 day of the content thereof 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. day of April 2018 Margaret Ferre MARGARET FERRERI BUECHEL Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 20 law Kaplan Date 4/11/19



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

TO THE ZONING BOAR OF THE TOWN OF	RD OF APPEAL		lication Date: Much	19,20_18_
Application For: (circle applie	cable): Area V	fariance (56.15) Use Variance	Interpretation 280A	A
Name of Property Owner:	Themas Do	Address: 12 We (Address)	Wer Hill Rd Mahi	opac Ny
Mailing Address: 12 W	eler Hill R	Rd Mahopue NY Phone Num	aber(s):_	(51110)
Zoning District:  (Address)  (R-120, Commercia	(City	Tax Map: Coccion)  Phone Num  (State)  Tax Map: (section)	(Block)	3 9 (Lot)
Applicant is: (circle one)	wner) (Less	see) (Contract Vendee) [Att	ch deed, contract of sale or	lease agreement]
E-Mail Address:				
Previous Appeals regarding the	ne subject premi	ses		
DATE	ì	REQUEST	R)	ESULTS
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	No	Previous 2004	A. C.	may_
List all improvements (1 fami	ily dwelling, poo	ol, etc.) I family duel	ling I garage 1	Shed
The owner shall submit with diagrams, neighborhood land understand the request. List a	this application s use maps, prope ttachments here:	supporting materials including plans, electry survey, photographs of property and Property Survey  f any state or county highway, town bou	vations, landscaping diagrams, any other materials that will a	, traffic circulation ssist the Board to
Explain:		1 2- 0 A / /	7 1 1	
I, the applicant, am seeking p	ermission to:	Constact from G	ulud Park	
		V		
CODE REQUIRE	ES	PROVIDED	VARIANCE RI	EQUIRED
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State of New York ) ss: County of Putnam ) The undersigned petitioner, being du (his) (her) knowledge except as to th Sworn to before me this	e matters therein sta	nd says that (he) (she) has read the foregoing petitited to be on information and belief, and as to those ALICE DALY Notary Public, State of	matters (he) (she) believes to be true.	that the same is true to
Notary Public	Daly	No. 01DA6345; Qualified in Putnam Commission Expires Ju	118 County	



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

TO THE ZONING BOAR OF THE TOWN OF Application For: (circle applic	DOF APPEALS CARMEL cable): Area Va	ariance 156.15	Use Variance Interpreta	4/10 , 20 18 ation 280A
Name of Property Owner: GF	RACEMARY B	OCCHINO Address:	22 CORNISH ROAD, MA	HOPAC, NY 10541
Mailing Address: 21 Col	RNISH Rd	Carmel Ny	Phone Number(s):	
Name of Property Owner: GF  Mailing Address: Z   Color (Address)  Zoning District: R-120  (R-120, Commercia	al, C/BP, or Conservation)	Тах Мар	: 54.8 - 1 (section) (B	- 12-2 (Lot)
Applicant is: (circle one) (O				act of sale or lease agreement]
E-Mail Address:	200		-	
Previous Appeals regarding the	ne subject premis	ses		
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List all improvements (1 fam:	ily dwelling noc	al etc.) HOURE	SHED , DOLLVEL	JAY.
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Shed Side Ya	rd 20'	6'		141
(his) (her) knowledge except as to the	ally sworm, deposes at the matters therein startly all and the startly all all all all all all all all all a	ALICE Notary Public, S No. 01DA	EDALY State of New York A6345218 utnam County ires July 25, 2026	
		Petitioner Ille	Weum Bishas	Date 4/10/18



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

BURCHARTT TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL  Application For: (circle applicable): Area Variance   15 (	IN THE MATTER OF T	HE APPEAL			1 1
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL  Application For: (circle applicable): Area Variance   15	OF OF	7-T	}		
OF THE TOWN OF CARMEL  Application For (circle applicable):			J A	pplication Date:	4/1//,2018
Name of Property Owner: FRANK BURGH KEDT Address: FANN TAR MANDER Of Common Mailing Address: FANN TAR MANDER Of Common Mailing Address: FANN TRE MANDER Of Common Mailing Address: FANN TRE MANDER Of Common Mailing Address: FANN TRE MANDER Of Common Mailing Address: Tax Map: 75 9 2 2 (16-10)  Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lense agreement]  E-Mail Address:  Previous Appeals regarding the subject premises  DATE REQUEST RESULTS  List all improvements (I family dwelling, pool, etc.) HOUSE AND STORAGE GARAGE (SHED)  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: SURJEY & 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: JO  I, the applicant, am seeking permission to: RETAIN EXISTING STORAGE GARAGE (SHED)  CODE REQUIRES PROVIDED VARIANCE REQUIRED  REARL YARD MOOD OF THE ADDRESS OF THE ADDRE	OF THE TOWN OF	CARMEL			
Mailing Address: FAND PR MANDOAT NY Phone Number(s):    Coning District   Color   Control (Obs)   Control (Obs)     Color   Control (Obs)   Control (Obs)     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color     Color   Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color     Color   Color   Color   Color   Color     Color   Color   Color   Color   Color     Color   Color   Color   Color   Color     Color   Color   Color   Color   Color   Color     Color   Color   Color   Color   Color   Color     Color   Color   Color   Color   Color   Color   Color     Color					-
Zoning District: Projections of the property within 500 ft. of any state or country highway, town boundary, parkway or public lands? YES/NO Explain: 100 Explain:					AHOPAC N 7 (City) (State)
Zoning District: Projections of the property within 500 ft. of any state or country highway, town boundary, parkway or public lands? YES/NO Explain: 100 Explain:	Mailing Address: FAW (Address)	U DR MA	HOPAC N Phone No	umber(s):	
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Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO Explain: NO  I, the applicant, am seeking permission to: RETAIN EXISTING STORAGE GARAGE (SHED)  CODE REQUIRES  PROVIDED  VARIANCE REQUIRED  REAR YARD  State of New York)  SS:  County of Putnam  The undersigned petitioner, being duly swom, 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.	The owner shall submit with	this application su	pporting materials including plans,	elevations, landscap	oing diagrams, traffic circulation
I, the applicant, am seeking permission to: RETAIN EXISTING STORAGE GARAGE (SHED)  CODE REQUIRES  PROVIDED  VARIANCE REQUIRED  State of New York  Scounty of Putnam  The undersigned petitioner, being duly sworm, 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.				ind any other mater	iais that will assist the board to
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Sworn to before me this \ \ day of \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		$L = L_{\rm i}$	& ALICE DALY		
Notary Public, State of New York No. 01DA6345218	(00000	DOM	No. 01DA6345218		
Notary Public Qualified in Putnam County  Commission Expires July 25, 2020	Notary Public		Commission Expires July 2	unty 25, 2020	
wally 20, 2020				a	



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

IN THE MATTER OF T	HE APPEAL		
OF		>	7
BLUN		) A	Application Date: 2/1, 20 1 &
TO THE ZONING BOAF OF THE TOWN OF			
Application For: (circle applie	cable): Area Varianc	e(156,15) Use Varia	* · · · · · · · · · · · · · · · · · · ·
Name of Property Owner:	PAKIE STU	Address: 266 (Address)	West Lovell St Mahmonall
Mailing Address: 266 (Address)	West Love (City) M	Ahr (State) Tax Map: ST	umber(s):
Zoning District: (R-120, Commercia	al, C/BP, or Conservation)	Tax Map:(section	) a (0 - 2 - 58 (Lot)
Applicant is: (circle one) (O	wner (Lessee)	(Contract Vendee) [A	attach deed, contract of sale or lease agreement]
E-Mail Address: '		m	
Previous Appeals regarding the	he subject premises		
DATE		REQUEST	RESULTS
1000		1 - 1 - 1	
1991	an ada	lition toupstav	is-granted ona)
			-
List all improvements (1 fam	ily dwelling, pool, etc.	additional room	on top floor; pool; I Famy
accessed 401			
			elevations, landscaping diagrams, traffic circulation nd any other materials that will assist the Board to
understand the request. List a	ttachments here:	scievey, photographs of property as	nd any other materials that will assist the Board to
		3,1	
	within 500 ft. of any s	state or county highway, town bo	oundary, parkway or public lands? YES/NO
Explain: /U/		1	
I, the applicant, am seeking p	permission to: Rek	an 2 Shelp	
CODE REQUIRI	ES	PROVIDED	VARIANCE REQUIRED
10' 5 rds	2	8	2
10 Side		81	2'
- 1			
	-		
*			
:			
State of New York )			
County of Putnam PK Wester	ester		
The undersigned petitioner, being du	ily sworn, deposes and says t		etition and knows the content thereof, and that the same is true to lose matters (he) (she) believes to be true.
Sworn to before me thisd	lay of February 20 19	_	
1 4.0	2		
Notary Public	***************************************	-	
DATRICIA W	AL DA		
PATRICIA KA Notary Public, State No. 01KA608	of New York	<i>(</i> .	
Qualified in Westche My Commission Expires	ster County 8 Sept. 9, 20	Petitioner Marie	Slum Date 2/9/18



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

Date 4 9 18

IN THE MATTER OF THE APPEAL OF ORIGINAL		
Quwaider Application Date: 4/9, 20/18		
TO THE ZONING BOARD OF APPEALS  OF THE TOWN OF CARMEL		
Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A		
CODE SECTION		
Name of Property Owner: Zuhair Quwaider Address: 57 La Meside rd Mahopac Wing (State)		
Mailing Address: 11 Robinson lane wappingers Falls wy Phone Number(s):  (Address) (City) (State)		
Zoning District: $\frac{R-120}{\text{(R-120, Commercial, C/BP, or Conservation)}}$ Tax Map: $\frac{64.18}{\text{(section)}}$ - $\frac{2}{\text{(Block)}}$ - $\frac{67}{\text{(Lot)}}$		
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
No previous board appearance (F)		
List all improvements (1 family dwelling, pool, etc.) fanly Dwelly		
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:		
0		
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: Relan Side De Dock		
1, the applicant, and seeking permission to.		
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
10'	5	5
)		
	7	
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		
Notary Public, State of New York  No. 01DA6345218		
Qualified in Putnam County Commission Expires July 25, 2020		

Petitioner\_