

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:

**April 26, 2018 – 7:30 P.M.**

To hear the following applications:

**HOLDOVER APPLICATIONS**

1. 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'

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

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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

*mc*

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

**ORIGINAL** 02-01-2018  
Application Date: ~~08-25~~, 2017

Application For: (circle applicable) Area Variance (CODE SECTION) Use Variance Interpretation 280A NY 10541  
Name of Property Owner: Ninfa G Villa Address: 18 Sunset pl Mahopac Falls NY 10541  
Mailing Address: PO Box 22 Mahopac Falls NY 10542 Phone Number(s): ( )  
Zoning District: R-120 Tax Map: 75-10 - 2 - 11  
(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 ZBA appearances</u>	<u>Done</u>

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 60 + Myrtle Ave

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

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>40' Front (Shed)</u>	<u>11</u>	<u>29'</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 8<sup>th</sup> 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, 2025

Petitioner *(Signature)* Date 2-8-18



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL  
OF  
Angelo A. Senno Trust  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

*HOLDOVER*

Application Date: 4/11, 20 18

*me*

Application For: (circle applicable): Area Variance( ) Use Variance Interpretation 280A  
Name of Property Owner: Angelo A. Senno Trust Address: 3960 Route 52, Holmes, NY 12531  
Mailing Address: 19 Fowler Ave, Carmel, NY Phone Number(s): \_\_\_\_\_  
Zoning District: Commercial Tax Map: 44.13 - 2 - 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
2017-2018	Site Plan approval	Sent to ZBA for variance

List all improvements (1 family dwelling, pool, etc.) 2 1/2 story dwelling

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: Photos, Floor Plans, Site Plan

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO  
Explain: Fowler Avenue is a town road

I, the applicant, am seeking permission to interpretation that the conversion of a commercial storefront 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.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
lot area 40,000 s.f.	56,48 s.f.	34,352 s.f.
width 200 ft.	50.11 ft.	149.89 ft.
depth 200 ft.	112.3 ft.	87.7 ft.
front yd 40 ft.	10.3 ft.	29.7 ft.
side yd 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.	4.0 ft.	21 ft.

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 11<sup>th</sup> day of April, 20 18

*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 Sara Kaplan Date 4/11/18



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

Town Hall, Town of Carmel  
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MC

IN THE MATTER OF THE APPEAL  
OF

Donovan

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: March 19, 20 18

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
CODE SECTION

Name of Property Owner: Thomas Donovan Address: 12 Weber Hill Rd Mahopac NY  
(Address) (City) (State)

Mailing Address: 12 Weber Hill Rd Mahopac NY Phone Number(s): \_\_\_\_\_  
(Address) (City) (State)

Zoning District: R120 Tax Map: 65.19 - 1 - 39  
(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 28A</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, 1 garage, 1 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: Property survey, deck and roof 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: NO

I, the applicant, am seeking permission to: Construct front Curved Porch

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>40'</u>	<u>26.4'</u>	<u>13.6'</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 27 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

Petitioner [Signature] Date 3/27/18



ZONING BOARD OF APPEALS  
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Town Hall, Town of Carmel  
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(845)628-1500

IN THE MATTER OF THE APPEAL

OF

Bocchino

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 4/10/18, 2018

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A

Name of Property Owner: GRACEMARY BOCCHINO Address: 22 CORNISH ROAD, MAHOPAC, NY 10541

Mailing Address: 21 CORNISH Rd Carmel, NY Phone Number(s): \_\_\_\_\_

Zoning District: R-120 Tax Map: 54.8 - 1 - 12.2

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>ZBA</u>	
	<u>NO previous appearances</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) HOUSE, SHED, DRIVEWAY.

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 AND BUILDING 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, WEST BRANCH RESEVOIR

I, the applicant, am seeking permission to: ERECT AN ADDITION TO EXISTING REAR SIDE OF HOUSE

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>FRONT YRD 40'</u>	<u>13'</u>	<u>27'</u>
<u>Shed Side Yard 20'</u>	<u>6'</u>	<u>14'</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 10 day of April 2018

Alice Daly  
Notary Public

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

Petitioner William Busharat Date 4/10/18



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*M*

IN THE MATTER OF THE APPEAL  
OF  
**BURGHARDT**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 4/11/2018

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: FRANK BURGHARDT Address: 1 FAWN DR MAHOPAC NY  
Mailing Address: 1 FAWN DR MAHOPAC NY Phone Number(s):  
Zoning District: R-120 Tax Map: 75.9 - 2 - C  
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 ZBA appearances</u>	<u>Dma</u>

List all improvements (1 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: 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: NO

I, the applicant, am seeking permission to: RETAIN EXISTING STORAGE GARAGE (SHED)

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>REAR YARD 40' 20" min</u>	<u>18.6'</u>	<u><del>25'</del> 1.4' min</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 11 day of April 2018  
Alice Daly  
Notary Public

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

Petitioner William Behard Date 4/11/18





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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IN THE MATTER OF THE APPEAL  
OF

BLUM

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 2/1, 2018

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: MAKIE Blum Address: 266 West Lovell St Mahopac NY  
Mailing Address: 266 West Lovell St Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 87.6 - 2 - 58  
(R-120, Commercial, C/BP, or Conservation) (Address) (City) (State) (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>1997</u>	<u>an addition to upstairs - granted</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) additional room on top floor; pool; 1 Family w Accessory Apt  
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: NO

I, the applicant, am seeking permission to: Relax 2 sheds

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10' Side</u>	<u>8'</u>	<u>2'</u>
<u>10' Side</u>	<u>8'</u>	<u>2'</u>

State of New York )  
County of Putnam Westchester  
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 9 day of February 2018  
Patricia Kalba  
Notary Public

PATRICIA KALBA  
Notary Public, State of New York  
No. 01KA6080158  
Qualified in Westchester County  
My Commission Expires Sept. 9, 2018

Petitioner Makie Blum Date 2/9/18



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*Mc*

IN THE MATTER OF THE APPEAL  
OF

Quwaidar

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL



ORIGINAL

Application Date: 4/9, 2018

Application For: (circle applicable): Area Variance (156.15)  
Use Variance Interpretation 280A  
Name of Property Owner: Zohair Quwaidar Address: 57 Lakeside rd Mahopac NY  
(Address) (City) (State)  
Mailing Address: 11 Robinson lane Wappingers Falls NY Phone Number(s):  
(Address) (City) (State)  
Zoning District: R-120 Tax Map: 64.18 - 2 - 67  
(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
	No previous board appearance (RT)	

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

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 + Sketches.

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: Retain Side Deck

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>5'</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 9 day of April 2018

Alice Daly  
Notary Public

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

Petitioner  Date 4/9/18