

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:

May 24, 2018 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS

1. 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 23 Cornish Road, Carmel NY 10512 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'

NEW APPLICATIONS

2. Application of **JOHN HENNING** for a Variation of Section 156-15, seeking an Area Variance to retain already existing shed. The property is located at 3 Colton Road, Mahopac NY 10541 and is known by Tax Map 85.12-1-6.

Code Requires	Provided	Variance Required
10' – rear	4'	6'

3. Application of **DYNAMITE PROPERTIES** for a Variation of Section 156-15, seeking an Interpretation that a three family dwelling is more restrictive than a pre-existing, non-conforming mixed use (store, office & apartment) or a use variance to use premises as a three family. The property is located at 65 Secor Road, Mahopac NY 10541 and is known by Tax Map 74.11-1-11.

4. Application of **DANIEL IVEZAJ** for a Variation of Section 156-49A, seeking a Variance to rebuild demolished structurally unsound barns. The property is located at 559 Route 6N Mahopac Falls, NY 10542 and is known by Tax Map 75.6-1-67.

Code Requires	Provided	Variance Required
Rebuild within 1 year	Demolished 7/17	Rebuild in same location

MISCELLANEOUS

MINUTES:

- **January 25, 2018 (held over from March 2018 meeting)**
- **March 22, 2018**
- **April 26, 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

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
(CODE SECTION)
Name of Property Owner: GRACEMARY BOCCHINO Address: 32 CORNISH ROAD, MAHOPAC, NY 10541
(Address) (City) (State)
Mailing Address: 32 CORNISH Rd Carmel, NY Phone Number(s):
(Address) (City) (State)
Zoning District: R-120 Tax Map: 54-8 - 1 - 12-2
(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>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

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60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

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IN THE MATTER OF THE APPEAL
OF

Henning

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: *APRIL-10*, 20 *18*

Application For: (circle applicable): Area Variance *156-15* Use Variance Interpretation 280A
Name of Property Owner: *JOHN HENNING* Address: *3 COLTON RD* *MAHOPAC NY 10541*

Mailing Address: *3 COLTON RD* *MAHOPAC NY 10541* Phone Number(s):

X Zoning District: _____
(R-120, Commercial, C/BP, or Conservation)

Tax Map: *85.12* - *1* - *6*
(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</i>	<i>previous ZBA appearances</i>	<i>Dma</i>

List all improvements (1 family dwelling, pool, etc.) *NONE*

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*

X 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*

X I, the applicant, am seeking permission to: *Retain Sheel*

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<i>10' Rear</i>	<i>4</i>	<i>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 *16* day of *April* 20 *18*
Barbara Robinson
Notary Public

BARBARA ROBINSON
Notary Public, State of NY
No. 01WE497789
Qualified in West. County
Term Expires Feb. 11, 20 *19*

Petitioner *[Signature]* Date *4/16/18*



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
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Mahopac, N.Y. 10541
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IN THE MATTER OF THE APPEAL
OF
Dynamite Properties
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

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

Name of Property Owner: **Dynamite Properties** Address: **65 Secor Rd., Mahopac, NY**

Mailing Address: **56 Papania Dr. Mahopac, NY** Phone Number(s): _____

Zoning District: **Residential** Tax Map: **74.11 - 1 - 11**

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
2013	An application seeking permission to retain 2 additional apartments which were once 1 apartment + 1 store	The matter was withdrawn

List all improvements (1 family dwelling, pool, etc.) **Two story structure with attached one 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: **Survey, floor plans (to follow)**

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? **(YES) NO**
Explain: **Secor Rd**

I, the applicant, am seeking permission to: **see attached**

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 **9th** day of **May**, 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 *[Signature]* Date **5-9-18**

I, the applicant, am seeking an interpretation that a three family dwelling is more restrictive than a pre-existing, non-conforming mixed use (store, office & apartment) or a use variance to use premises as a three family



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PUTNAM COUNTY

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IN THE MATTER OF THE APPEAL
NORA & OF

Daniel Ivezaj

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: May 8, 2018

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

Name of Property Owner: Daniel Ivezaj Address: 559 Route 6 N Mahopac Falls, NY 10542

Mailing Address: 25 Provost Pl. Mahopac, NY 10541 Phone Number(s): _____

Zoning District: C Tax Map: 75.6 - 1 - 67

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
12/2013	Area Variance for Animal Hospital	Dismissed without Prejudice

List all improvements (1 family dwelling, pool, etc.) Retail Stores, Offices, & 2 Apartments

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 & 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: N. Y. S. Route 6 N

I, the applicant, am seeking permission to: Rebuild demolished structurally unsound barns

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Rebuild within a year	Demolished 7/17	Rebuild in same location

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 day of May 2018

Tina M. Zubradt
Notary Public

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County 20
Commission Expires January 5, 2020

Petitioner [Signature] Date 5-8-18