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 187 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:

June 28, 2018 - 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS

1. Application of **NUNO REIS** for a Variation of Section 156-15, seeking an Area Variance to build/install in-ground concrete pool. The property is located at 11 Gleneida Blvd., Mahopac NY 10541 and is known by Tax Map 75.65-1-7.

Code Requires	Provided	Variance Required		
40' – front	10'	30'		

2. Application of EDWARD & DONNA GEISS for a Variation of Section 156-15, seeking an Area Variance to add a second story addition; bring gas line to the house, fix and repair existing deck. The property is located at 32 Lindy Drive, Carmel NY 10512 and is known by Tax Map 55.13-1-2.

Code Requires	Provided	Variance Required		
20' – side	18.3' & 18.9'	1.7' & 1.1'		

3. Application of HINKLEY HOLDINGS LLC - HAROLD LEPLER (ALEXANDRION GROUP) for a Variation of Section 152-42A(7), seeking Area Variances to allow insufficient parking according to Town Code as the number of existing parking spaces will be insufficient for the property's new intended use. Utilize adjacent property's parking to provide additional space for site needs. The property is located at 39 Seminary Hill Road, Carmel NY 10512 and is known by Tax Map **55.10-1-1**.

Code Requires	Provided	Variance Required	
327 parking spaces	238 parking spaces	89 parking spaces	
Spaces on parcel	Spaces on adjacent parcel	To allow a portion of spaces on adjacent parcel	

 Application of <u>D & L FORD</u>, <u>INC.</u> for a Variation of Section 156-15, seeking an Area Variance to expand existing Day Care. The property is located at 854 Route 6, Mahopac, NY 10541 and is known by Tax Map **65.13-1-52**.

Code Requires	Provided	Variance Required
Side Yard – 25 ft.	3 ft.	22 ft.
ZBA D&O 7/24/03	Day Care on 2 nd flr.	Amend D&O dtd 7/24/03
No Day Care 2nd flr.		

MISCELLANEOUS

MINUTES:

May 24, 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

IN THE MATTER OF THE	APPEAL			
OF OF		}		-7- ,20 18
TO THE ZONING BOARD O	F APPEALS	J		
OF THE TOWN OF CA	RMEL	1215		
Application For: (circle applicable	e): Area Variano	Use	Variance Interpretat	ion 280A
Name of Property Owner: NO	o Reis	Address: //	Gleneida	BIVE-Mangae
TO THE ZONING BOARD OF THE TOWN OF CAL Application For: (circle applicable Name of Property Owner: Wo Mailing Address: 1 Gold (Address)	wide Bl	V- Mahamar NY	(Address)	(City) (State)
Mailing Address: (Address)	(City)	(State)	One Number(s)i	7
Zoning District: $ \rightarrow $ (R-120, Commercial, C/Bi	, or Conservation)	Tax Map:	(section) (Bl	ock) (Lot)
Applicant is: (circle one) (Owner	r) (Lessee)	(Contract Vendee)	Attach deed, contra	act of sale or lease agreement]
E-Mail Address:	_			
Previous Appeals regarding the su	bject premises			
DATE		REQUEST		RESULTS
NO pr	evrono	appearance)	(ma)
List all improvements (1 family d	welling, pool, etc	c.)		
The owner shall submit with this diagrams, neighborhood land use understand the request. List attack	maps, property si	orting materials including purvey, photographs of prop	plans, elevations, landscaperty and any other mater	oing diagrams, traffic circulation ials that will assist the Board to
Is any portion of the property with Explain:	nin 500 ft. of any	state or county highway, to	own boundary, parkway	or public lands? YES/NO
I, the applicant, am seeking permi	ission to:	wild an in	ground co	ncrete Pool
CODE REQUIRES		PROVIDED	V	ARIANCE REQUIRED
40 trans	-	/0		50'
State of New York)				
ss: County of Putnam)				
The undersigned petitioner, being duly sw (his) (her) knowledge except as to the mar	orn, deposes and says	s that (he) (she) has read the foreg be on information and belief, and	going petition and knows the co	ntent thereof, and that the same is true to elieves to be true.
	May 2018	Notary Public, Stat	e of New York	
(Voice)		No. 01DA63 Qualified in Putr	nam County	
Notary Public	7	Commission Expire	s July 25, 2020	

Petitioner New Reis Date 05/23/18



ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

me

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

IN THE MATTER OF THE OF THE TOWN OF	D OF APPEALS	Ap	oplication Date:	5/24/18_,20_18_
Application For: (circle applic	able); Area Varian	ice 156.15 Use Varian	ce Interpretat	ion 280A
Name of Property Owner: Ed	WARITY DOWNA G	E155 Address: 32 1/	NAYDR. C	ARME! NY
26.35 - 1.11 20.4 - 12.5	in Connel	Alex Yapk Phone Nu	imber(s):	((()))
(Address)	(City)	NEW YORK Phone Nu (State) Tax Map: (Section	= 13	# 62
Zoning District: R-126 (R-120, Commercial	I, C/BP, or Conservation)	Tax Map: (section	- 47 (Bk	(Lot)
Applicant is: (circle one)	wne) (Lessee)	(Contract Vendee) [At	ttach deed, contra	act of sale or lease agreement]
E-Mail Address:_				
Previous Appeals regarding th	e subject premises			
DATE		REQUEST		RESULTS
	110 21 41	200 1.200)6	() hia
	No pron	IN ZBA appeal	unces	() ma
List all improvements (1 fami	ly dwelling, pool, et	c.) I formely Dull	ly.	
The owner shall submit with t diagrams, neighborhood land understand the request. List at	use maps, property s	orting materials including plans, esurvey, photographs of property and well, from	levations, landscap and any other materi	oing diagrams, traffic circulation ials that will assist the Board to
Is any portion of the property Explain:	within 500 ft. of any	state or county highway, town bo	oundary, parkway (or public lands? YES NO
I, the applicant, am seeking pe	ermission to: ADD FIX AND REPAR	A SELOND STORY ADD EXISTING DECK	ITTION, BRING	A GAS LINE
CODE REQUIRE	es .	PROVIDED	· v	ARIANCE REQUIRED
20' Side	-	18.3 +18,9	1,	7' and 1,1'
20 3/64				
State of New York) ss:				
County of Putnam)	ly sworn, deposes and sage matters therein stated to	ys that (he) (she) has read the foregoing pet be on information and belief, and as to the	ose matters (he) (she) b	intent thereof, and that the same is true to elieves to be true.
Sworn to before prethis 24 d	ay of May 20 18	Notary Public, State of	of New York	
Sworn to before pre-this 34 d. Notary Public	ly	No. 01DA6345 Qualified in Putnan Commission Expires Ju	n County	
	3			



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)		
Alexandrion Group TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL	Applicati	ion Date: June 12th, 2018	alliantesian allementes vivi al
Application For: (circle applicable): Area Variance	152-42A(7) Use Variance	Interpretation 280A	
Name of Property Owner: Hinkley Holdings LLC, Harold L	7×33 (C)1×3×	Road, Carmel, New York	itude)
Mailing Address: 322 Clock Tower Commons, Brewster	, NY Phone Number(s	energy y	
Zoning District: C/BP & Commercial (R-120, Commercial, C-BP, or Conservation)	Tax Map: 55.10	- 1 1 Lots	
Applicant is: (circle one) (Owner) (Lessee)	(Contract Vendee) [Attach d	leed, contract of sale or lease agre	ement
E-Mail Address:			
Previous Appeals regarding the subject premises			
DATE	REQUEST	RESULTS	
april 1988 Relocate Tre	rok Encloure - appr	ored Sma)	
List all improvements (1 family dwelling, pool, etc.)	Pretreatment Facility, Grain Silos, Tai	nk Farm, Draff Tank, Cooling Systen	15
The owner shall submit with this application supporting diagrams, neighborhood land use maps, property survunderstand the request. List attachments here: Ongin Utility Plan, erosion control plan, building elevations, and art	ey, photographs of property and any all Topography. Location map, easement of ists rendering.	other materials that will assist the B exhibit, site plan, paving plan, truck mane	oard to
Is any portion of the property within 500 ft. of any state Explain: Yes, the eastern diveway and its associated property borders US-6	ite or county highway, town boundary	y, parkway or public lands? YES No)
l, the applicant, am seeking permission to: allow insuff for the propentes new intended use. Utilize adjacent property's parking		s the number of parking spaces will be	sufficent
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED)
327 parking spaces	238 parking spaces	89 parking spaces	
Spaces on parcel 5	paces on adjacent	of spaces on a	rtem
State of New York) ss: County of Putnam) The undersigned petitioner, being duly sworn, deposes and says th (his) (her) knowledge except as to the matters therein stated to be a Sworn to before me this 12th day of June 20 18			ic is true

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 05/04/2021

Petitioner_

Date 06/12/2018



ZONING BOARD OF APPEALS TOWN OF CARMEL

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

PUTNAM COUNTY

IN THE MATTER OF T	HE APPEAL					
D&L Ford, Inc TO THE ZONING BOAR	D OF APPEALS		Application	on Date: Ma	ıy 7	, 20_18
OF THE TOWN OF		V) III	as Varianas	Interpretatio	on 280A	
Application For: (circle applic		CODE SECTION		-		
Name of Property Owner: D	&L Ford, Inc	Address: 8	54 Route 6	, Mariopa	(City)	(State)
Mailing Address: Same	(City)	(State)	Phone Number(s):_		
Zoning District: C	al, C/BP, or Conservation)	Tax Map:	(section)	_ 1	_ 52	(Lot)
Applicant is: (circle one)		(Contract Vendee)	[Attach de	eed, contrac	t of sale or le	ease agreement]
E-Mail Address:						
Previous Appeals regarding the	he subject premises	SEE ATTACHE) /			
DATE		REQUEST			RE	ESULTS
12/22/1997	Playground				Approve	ed
8/29/2002	Area Varia	nce & Use 2nd	Floor		enied	
7/24/2003	Area Varia	nces & Use 2nd	Floor	A 2	V-Appro	ved _{en j} ed
6/24/2004	Area Varia	nces for Playgr	ound		Approved	
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: Yes, Route 6, a State Ro I, the applicant, am seeking p	this application sup t use maps, property attachments here: Si	oporting materials including survey, photographs of ple Plan & Floor Plan	g plans, elevation roperty and any o	other materia	ls that will as	ssist the Board to
CODE REQUIR	ES	PROVIDED		VA	RIANCE RE	EQUIRED
Side Yard - 25	5 ft	3 ft			22 ft	
ZBA D & O Jı	aly 24,03	Day Care on 2nd	Floor	Amend	D & O Date	ed July 24,03_
No Day Care 2nd	Fl.					
State of New York) ss: County of Putnam) The undersigned petitioner, being d (his) (her) knowledge except as to the	uly swom, deposes and he matters therein stated day of June 20 18	to be on information and belief,	oregoing petition and and as to those matte	1 knows the cont ars (he) (she) bel	tent thereof, and ieves to be true.	that the same is true to

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County
Commission Expires January 5, 2008

Petitioner_