

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

4. Application of **D & L FORD, INC.** 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 2 nd 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

MLK

IN THE MATTER OF THE APPEAL
OF

Reis

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: *5-7-*, 20 *18*

Application For: (circle applicable): Area Variance *150-15* Use Variance Interpretation 280A
Name of Property Owner: *Nuno Reis* Address: *11 Gleneida Blvd - Mahopac NY*
Mailing Address: *11 Gleneida Blv - Mahopac NY* Phone Number(s):
Zoning District: *R-120* Tax Map: *75.65* - *1* - *7*

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 previous appearances</i>		<i>Dma</i>

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

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: _____

I, the applicant, am seeking permission to: *build an inground concrete pool*

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<i>40' front</i>	<i>10'</i>	<i>30'</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 *23* day of *May* 20 *18*

Alice Daly
Notary Public

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

Petitioner *Nuno Reis* Date *05/23/18*



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

ME

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

Application Date: 5/24/18, 2018

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

Name of Property Owner: EDWARD & DONNA GEISS Address: 32 LINDY DR. CARMEL NY
(Address) (City) (State)

Mailing Address: 32 LINDY DR. CARMEL NEW YORK Phone Number(s):
(Address) (City) (State)

Zoning District: R-120 Tax Map: 55.13 - 1# - 52
(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>Dma</u>

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, 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: _____

I, the applicant, am seeking permission to: ADD A SECOND STORY ADDITION, BRING A GAS LINE TO THE HOUSE, FIX AND REPAIR EXISTING DECK

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>20' Side</u>	<u>18.3 + 18.9</u>	<u>1.7' and 1.1'</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 24 day of May 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 Geoff Geiss Date 5/24/18



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL
OF

D&L Ford, Inc
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: May 7, 2018

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

Name of Property Owner: D&L Ford, Inc Address: 854 Route 6, Mahopac, NY 10541
(Address) (City) (State)

Mailing Address: Same Phone Number(s):
(Address) (City) (State)

Zoning District: C Tax Map: 65.13 - 1 - 52
(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 **SEE ATTACHED**

DATE	REQUEST	RESULTS
12/22/1997	Playground	Approved
8/29/2002	Area Variance & Use 2nd Floor	Denied
7/24/2003	Area Variances & Use 2nd Floor	AV-Approved 2nd Fl Denied
6/24/2004	Area Variances for Playground	Approved

List all improvements (1 family dwelling, pool, etc.) Building with Day Care & Office

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: Site Plan & Floor 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: Yes, Route 6, a State Road

I, the applicant, am seeking permission to: Expand Day Care

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Side Yard - 25 ft	3 ft	22 ft
ZBA D & O July 24, 03	Day Care on 2nd Floor	Amend D & O Dated July 24, 03
No Day Care 2nd Fl.		

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 June 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 6/11/18