JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

OARD OF

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
JOHN STARACE

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:

November 29, 2018 - 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS:

 Application of <u>ESTATE of CASSE</u>, <u>KELLY RUSSO</u>, <u>EXEC</u>. for a Variation of Section 156.15, seeking permission to retain existing deck. The property is located at 1363 Route 6, Carmel NY 10512 and is known by Tax Map 54.15-1-23.

Code Requires	Provided	Variance Required
30' – rear	5'	25'

2. Application of **ROLAND & BONNIE COLASANTE** for a Variation of Section 156.15, seeking permission to construct 2nd floor addition and rebuild garage. The property is located at 36 Dixon Lake Drive, Mahopac NY 10541 and is known by Tax Map 54.5-1-65.

Code Requires	Provided	Variance Required
40' - front	32.5'	7.5' to house
40' – front	27'	13' to porch

3. Application of **JAMES DeTOMA/MELANIA NAITO.** for a Variation of Section 156.15, seeking permission to retain existing wood storage shed. The property is located at 225 Forest Road, Mahopac NY 10541 and is known by Tax Map 74.26-2-3.

Code Requires	Provided	Variance Required
10' – rear	5' 6"	4' 6"

- 4. Application of **IMPERIAL VAPE & SMOKE SHOP, INC.** seeking an Interpretation that applicant's rights to open and conduct a vape/smoke shop have vested due to substantial expenditures made, or, in the alternative, a Use Variance to conduct a vape/smoke shop notwithstanding the moratorium enacted which forbids the opening of the same. The property is located at 441 Route 6, Mahopac NY 10541 and is known by Tax Map 75.16-1-18.
- 5. Application of **JOSEPH DUANE** for a Variation of Section 156.15, seeking permission to add second floor and front porch. The property is located at 22 Dixon Lake Drive, Mahopac NY 10541 and is known by Tax Map 54.5-1-68.

Code Requires	Provided	Variance Required
40 ft. – front yard	28 ft.	12 ft.

MISCELLANEOUS:

MINUTES:

October 25, 2018

By Order of the Chairman,

John Maxwell

me



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 T	HE APPEAL			
OF	0	}		10/0 10
Estate of	~	_J	Application Date: _	10/9 ,20 18
TO THE ZONING BOAR OF THE TOWN OF	CARMEL			
Application For: (circle application For:)	cable): Area Variance	e(156.15) Use V	Variance Interpreta	ation 280A
Name of Property Owner:	Janeta GARY	USSL Address: 131	o3 Route 6	CCU Me I (State)
Name of Property Owner: Mailing Address: 5 0 2 (Address)	woodRd, Ma	hopac, NY 1050 Photostate	ne Number(s):	
Zoning District: (R-120, Commerci	al, C/BP, or Conservation)	Tax Map:	(section) - (E	1 Glock) - 23 (Lot)
Applicant is: (circle one)	wner) (Lessee)	(Contract Vendee)	[Attach deed, contr	act of sale or lease agreement]
E-Mail Address:	10*0	_		
Previous Appeals regarding t	he subject premises			
DATE		REQUEST		RESULTS
	No privile	us board ag	planances	F
	-	/	,	
List all improvements (1 fam	ily dwelling, pool, etc.	1 Family D	well	
The owner shall submit with	this application suppor l use maps, property su	ting materials including player, photographs of prope	ans, elevations, landsca city and any other mate	aping diagrams, traffic circulation rials that will assist the Board to
Is any portion of the property	within 500 ft. of any s	state or county highway, to	wn boundary, parkway	or public lands? YES/NO
Explain: Yes Kt	0	A . N M		
I, the applicant, am seeking p	permission to: <u>Kel</u>	lair Deck		
CODE REQUIR	ES	PROVIDED	,	VARIANCE REQUIRED
30' Rea	1	5'		151
(his) (her) knowledge except as to the		e on information and belief, and a		content thereof, and that the same is true to believes to be true.
Juhn Motary Public		-		
•				

John G. Gianos
Notary Public State of New York
No.01Gl6208846
Qualified in Rockland County
Commission Expires July 13, 20

Petitioner Kelly Mfern, Me Date 10/19/18



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 COCCUSANTE Application Date: 10/11, 20/8 TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL
Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A Name of Property Owner: Colasante, Address: 36 Dixon Lake Dr. Mahopac, Name of Property Owner: (City) (Stale)
Mailing Address: 30 DIXON Lake Dr Mahoparhone Number(s): Zoning District: R-120, Commercial, C/BP, or Conservation) Tax Map: 54.5 - 1 - 65 (R-120, Commercial, C/BP, or Conservation)
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 RESULTS RESULTS
No Preview Board appearance RT
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: Construct 2nd fl addition, and Rebuild
CODE REQUIRES PROVIDED VARIANCE REQUIRED
40' Front 32.5 7.5 40 homes
40' Frent 27 13' 70 porch
State of New York)
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. Sworn to before me this

MERYL J. COOKE

Notary Public, State of New York

No. 01C05054759

Qualified in Putnam County
Commission Expires January 22, 2022

Petitioner Koland a Colasante Date 30 Oct 201:



WC

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 TO OF TO THE ZONING BOAR OF THE TOWN OF	Na i to		pplication Date:(Oct 26, 20 18
Application For: (circle applic	able): Area Vari	iande (156.15) Use Varian	nce Interpretat	ion 280A
		lelaina Naito Address: 225 For (Address)	rest Rd, M	ahopac, My (Stylie)
Mailing Address: 225 For	1	11	umber(s).	
Zoning District:	al, C/BP, or Conservation)	Tax Map: 74.2 (section	- <u>O</u>	(Lot)
Applicant is: (circle one)	wner) (Lessee	e) (Contract Vendee) [A	ttach deed, contra	act of sale or lease agreement]
E-Mail Address.			-	
Previous Appeals regarding t	he subject premise	S		
DATE		REQUEST		RESULTS
1998	Variance	e to return to 6	nigmal	Denied
	1 ot le	Nes	<u> </u>	
	L	, etc.) 2 Famly duelly,	2010	
Is any portion of the property Explain:	within 500 ft. of	any state or county highway, town to Current wood Structure	boundary, parkway	survey
i, the applicant, am seeking	porimission to. Ke	zp correin wood an	O Share	
CODE REQUIR	LES	PROVIDED	. ,	ARIANCE REQUIRED
10' Ro	an -	56"		4'6"
	41			
State of New York) ss: County of Putnam)	dish awar dances an	nd says that (he) (she) has read the foregoing	petition and knows the	content thereof, and that the same is true to
The undersigned petitioner, being (his) (her) knowledge except as to Sworn to before methis Notary Public	duly sworn, deposes and the matters therein state day of Nov. 20	ed to be on information and belief, and as to ALICE Notary Public, S No. 01DA	those matters (he) (she) EDALY tate of New York A6345218	believes to be true.

Petitioner Melaina Oux Date 11/5/18



ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

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

	BOARD OF APPEA WN OF CARMEL	LS		-	, 20
	, Smoke 3h	ine and Add	Use Variance Iress: 44 Rot Phone Numb	ete le,	Mahopac, M
Zoning District: (R-120) Applicant is: (circle of	D. Commercial. C'BP, or Conservation one) (Owner) (Les	(Contract Ver	Map: 5 (section)	h deed, contra	(Lni) act of sale or lease agree
E-Mail Address:		diane	^ -		
DATE	arding the subject prem	nses REQU	EST		RESULTS
1977	Imarone	cinstallation	0		Denud
1985	Pide	THE GOOD TO	1 11	ends	Approved
1991	Frontto	11 11 0	Standing &		Approved
2008	Build a	gabion well	for parker	A	Approved
		V		-	
The owner shall submidiagrams, neighborho understand the reques	uit with this application od land use maps, prop t. List attachments here	e: Uase,	ncluding plans, elevenths of property and a	ntions, landscap	ping diagrams, traffic circ ials that will assist the Bo Floor public lands? YES/NO
The owner shall submidiagrams, neighborho understand the reques the following standard from the following standard	it with this application od land use maps, prop to List attachments here to the comparison of the comp	supporting materials in perty survey, photographe:	ncluding plans, elevings of property and a	ntions, landscap	ping diagrams, traffic circ ials that will assist the Bo. FLOOF p.f. or public lands? YES/NO
The owner shall submidiagrams, neighborho understand the reques Mem 6 Is any portion of the particle of the p	it with this application od land use maps, prop to List attachments here to the comparison of the comp	osupporting materials is poerty, survey, photograp e: Ua Se) of any state or county by Sele at the selection of the selecti	ncluding plans, elevings of property and a	ations, landscap ny other mater dary, parkway o	Floor pl
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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

OF	HE APPEAL			
Duane Residen	ice	Applic	eation Date: 11/13	, 20 18
TO THE ZONING BOARI OF THE TOWN OF		Прупо	Auton Dute.	Notopar 1054
Application For: (circle applica	able): Area Variance(15	DDF SECTED	Interpretation	280A 1054
Name of Property Owner: Jose	eph Duane	Address: 22 Dixon Lake	e Drive,	
Mailing Address: Sam	ne (City)	Phone Nur		
Zoning District: R-120	, CBP, or Conservation)	Tax Map: 54.5	- 1 (Block)	- 68
Applicant is: (circle one) Ov	wner (Lessee) (Cor	ntract Vendee) [Attach	deed, contract of	sale or lease agreement]
E-Mail Address				
Previous Appeals regarding the	e subject premises			
DATE		REQUEST		RESULTS
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The owner shall submit with the	his application supporting muse maps, property survey, p	aterials including plans, elevat hotographs of property and an Survey, Site Plan, Pla	y other materials th	at will assist the Board to
The owner shall submit with the diagrams, neighborhood land understand the request. List attended to the property of the prope	his application supporting muse maps, property survey, ptachments here:	aterials including plans, elevat	y other materials th ns, and Elevati	at will assist the Board to
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The owner shall submit with the diagrams, neighborhood land wanderstand the request. List attended in the property of the prop	his application supporting muse maps, property survey, p tachments here: within 500 ft. of any state or No ermission to: S t y sworn, deposes and says that (he) ermatters therein stated to be on info	aterials including plans, elevat hotographs of property and an Survey, Site Plan, Pla county highway, town bounds Add Second Floor and PROVIDED 28ft	ny other materials the ns, and Elevation ary, parkway or publicand Front Porce VARIA	at will assist the Board to ons lic lands? YES/NO th NCE REQUIRED 12ft

NOTARY PUBLIC-STATE OF NEW YORK No. 010L6174337

Qualified in Putnam County My Commission Expires September 17, 2019 Petitioner 11-14-2018