

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:

August 23, 2018 – 7:30 P.M.

To hear the following applications:

HELD OVER APPLICATIONS:

1. Application of **EILEEN GUITANO** for a Variation of Section 156-15, seeking permission to retain existing deck and pergola. The property is located at 242 Crane Road, Carmel NY 10512 and is known by Tax Map 54.10-1-10.

Code Requires	Provided	Variance Required
Rear Yard – 40 ft.	36.8 ft.	3.4 ft.

NEW APPLICATIONS:

2. Application of **JOSEPH KOKASKO** for a Variation of Section 156-15, seeking permission to retain existing above-ground pool with deck. The property is located at 198 Route 6N, Mahopac NY 10541 and is known by Tax Map 86.5-1-51.

Code Requires	Provided	Variance Required
15 ft. – Side	10 ft.	5 ft.
15 ft. – Rear	8 ft.	7 ft.

3. Application of **ROLF & RENATE SCHMIDT** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 79 Breckenridge Road, Mahopac NY 10541 and is known by Tax Map 74.16-1-21.

Code Requires	Provided	Variance Required
15 ft. – Side	11.8 ft.	3.2 ft.
15 ft. – Rear	4.7 ft.	10.3 ft.

4. Application of **FRANCIS DAUSILIO** for a Variation of Section 156-15, seeking permission to retain existing deck. The property is located at 6 Highland View Road, Mahopac NY 10541 and is known by Tax Map 75.7-2-12.

Code Requires	Provided	Variance Required
Side Yard – 10 ft.	9 ft.	1 ft.

5. Application of **MICHAEL NASTASI** for a Variation of Section 156-15, seeking permission to construct an addition. The property is located at 251 Bullet Hole Road, Mahopac NY 10541 and is known by Tax Map 63.12-1-40.

Code Requires	Provided	Variance Required
40 ft. – Rear	30 ft.	10 ft.

6. Application of **VINCENT SCARFONE & ELISABETH SABATINI** for a Variation of Section 156-15, seeking permission to adjust variance of 2015 to 7ft. – rear. The property is located at 799 South Lake Blvd., Mahopac NY 10541 and is known by Tax Map 75.43-1-17.

Code Requires	Provided	Variance Required
15 ft. – Rear Yard	8 ft.	7 ft.
Lot Coverage – 15%	46.20 existing 46.211 proposed	31.211%

MISCELLANEOUS:

MINUTES:

- July 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

ME

IN THE MATTER OF THE APPEAL
OF
Eileen Guitano
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: July, 20 18

Application For: (circle applicable): Area Variance 15015 Use Variance Interpretation 280A
Name of Property Owner: Eileen Guitano Address: 242 Crane Road, Carmel, NY
Mailing Address: 242 Crane Rd, Carmel NY Phone Number(s): 914-302-2385
Zoning District: Residential Tax Map: 54.10 - 1 - 10
Applicant is: (circle one) Owner (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: esquitano@gmail.com

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	N/A	

List all improvements (1 family dwelling, pool, etc.) 2 story dwelling, wood deck, pool & pergola

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

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, Crane Road

I, the applicant, am seeking permission to: retain deck & pergola

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Rear yard 40 deck & pergola	36.8	3.4

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 8th day of July, 20 18
Margaret Ferreri Buechel
Notary Public

RECEIVED
TOWN OF CARMEL
JUL 18 2018
Ann Spofford
TOWN CLERK

MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 2022

Petitioner: [Signature] Date: 7-8-18



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
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(845)628-1500

MC

IN THE MATTER OF THE APPEAL
OF

Kokasko

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 7/13, 2018

Application For: (circle applicable): Area Variance ¹⁵⁶⁻¹⁵ Use Variance Interpretation 280A
Name of Property Owner: JOSEPH KOKASKO Address: 198 RTE 6N MAHOPAC NY
Mailing Address: 198 RTE 6N MAHOPAC NY Phone Number(s): _____
Zoning District: R-120 Tax Map: 865 - 1 - 51

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
1994-95	Fence + altered front entrance - approved	<i>(Signature)</i>
2005	Addition to house - approved	

List all improvements (1 family dwelling, pool, etc.) 3 SHEEDS, POOL DECK

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: PROPERTY IS LOCATED ON RTE 6N

I, the applicant, am seeking permission to: RETAIN EXISTING ABOVE GROUND POOL w/ Deck

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
15' Side	10	5'
15' Rear	8	7'

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 17 day of July 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 7/17/18



ZONING BOARD OF APPEALS
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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

Schmidt

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

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

Name of Property Owner: SCHMIDT, ROLF + RENATE Address: _____
(Address) (City) (State)

Mailing Address: 79 BRECKENRIDGE RD - Mahopac N.Y. Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 74.16 - 1 - 21
(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 ZBA appearances		<i>(Signature)</i>

List all improvements (1 family dwelling, pool, etc.) 1 FAM. DWELLING + 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 Shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
15' Side	11.8 ft	3.2
15' Rear	4.7 ft	10.3

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 31 day of July, 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 Rolf Schmidt Date 7-31-2018
Renate Schmidt



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
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(845)628-1500

M

IN THE MATTER OF THE APPEAL
OF
Francis Dansilio
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
 Name of Property Owner: Francis Dansilio res: 6 Highland View Rd, Mahopac NY
 Mailing Address: 6 Highland View Rd, Mahopac, NY Phone Number(s): _____
 Zoning District: Residential Tax Map: 75.7 - 2 - 12
 (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
	N/A	

List all improvements (1 family dwelling, pool, etc.) 1 story frame dwelling w/ deck & garage
 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

Is any portion of the property within 100 ft. of any state or county highway, town boundary, parkway or public lands? (YES) NO
 Explain: Highland View Rd. WEST LAKE BLVD.
 I, the applicant, am seeking permission to: retain existing deck

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>Deck-side yard 25' 10'</u>	<u>13' 9'</u>	<u>12' 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 8th day of August 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, 2023

Petitioner *[Signature]* Date _____



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Mo

IN THE MATTER OF THE APPEAL
OF

Nastasi

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: August 7, 2018

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: Michael Nastasi Address: 251 Bullet Hole Rd, Mahopac, NY 10541
(Address) (City) (State)

Mailing Address: same as above Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 63.12 - 1 - 40
(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>NONE</u>		<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) (1) Family House, 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 + 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: NO

I, the applicant, am seeking permission to: Construct an addition

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Rear yard 40 ft	30 ft	10 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 7th day of August 2018

Sena M. Zubradt
Notary Public

Petitioner Michael Nastasi Date 8/7/18



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
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(845)628-1500

CVH

IN THE MATTER OF THE APPEAL
OF
Vincent Scarfone & Elisabeth Sabatini
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: July 23, 2018

Application For: (circle applicable): Area Variance(156-15) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: Scarfone & Sabatini Address: 799 S. Lake B'Blvd, Mahopac, NY 10541
(Address) (City) (State)

Mailing Address: 240 1st Ave. Apt. 3H New York, NY 10009 Phone Number(s): - - - - - -
(Address) (City) (State)

Zoning District: R-120 Tax Map: 75.43 - 1 - 17
(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
1995	Addition	Approved
2015	Addition & Deck	Approved

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

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: NYS Route 6N

I, the applicant, am seeking permission to: Adjust Variance from 2015 To 7ft. Rear.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Rear Yard - 15 ft	8 ft	7 ft
Lot Coverage - 15%	46.20 Existing	31.211%
	46.211 Proposed	

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 7 day of August 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, 2008

Petitioner Elisabeth Sabatini Date 8/7/18