

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

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:

September 27, 2018 – 7:30 P.M.

To hear the following applications:

HELD OVER APPLICATIONS:

1. 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.

2. Application of **FRANCIS DAUSILIO** for a Variation of Section 156-15, seeking permission to retain existing deck and existing shed. 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
Deck: Side Yard – 10 ft.	9 ft.	1 ft.
Shed: Side Yard – 10 ft.	6 in.	9’ 6”
Shed: Rear Yard – 15 ft.	6 in.	14’ 6”

NEW APPLICATIONS:

3. Application of **RICHARD E. WEST** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 4 Lake Gilead Road, Carmel NY 10512 and is known by Tax Map 55.19-1-2.

Code Requires	Provided	Variance Required
40 ft. – front	17 ft.	23 ft.

4. Application of **THOMAS FISHER, INC./CARGAIN FUNERAL HOME** for a Variation of Section 156.42A(1), seeking permission to change to 9' x 18' parking spaces at funeral home. The property is located at 418 Route 6, Mahopac NY 10541 and is known by Tax Map 75.15-1-6.

Code Requires	Provided	Variance Required
10' x 20' parking spaces	9' x 18'	1' x 2'

5. Application of **CARL FANELLI** for a Variation of Section 156.15, seeking permission to construct a garage. The property is located at 11 Rose Drive, Mahopac NY 10541 and is known by Tax Map 86.5-1-49.

Code Requires	Provided	Variance Required
15' – side	11'	4'

6. Application of **CHRISTOPHER CREEGAN** for a Variation of Section 156.15, seeking permission to legalize existing fence. The property is located at 33 Barrett Hill Road, Mahopac NY 10541 and is known by Tax Map 64.5-1-27.

Code Requires	Provided	Variance Required
4' – front yard	7'	3'
6' – rear yard	7'	1'

7. Application of **GREG RICCIARDI** for a Variation of Section 156.15, seeking permission to legalize existing carport. The property is located at 65 Ellen Avenue, Mahopac NY 10541 and is known by Tax Map 75.59-1-7.

Code Requires	Provided	Variance Required
10' – side yard	8'	2'

MISCELLANEOUS:

MINUTES:

- August 23, 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

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: 86.5 - 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
<u>1994-95</u>	<u>Fence + altered front entrance - approved</u>	
<u>2005</u>	<u>Addition to house - approved</u>	<u>(ma)</u>

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

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

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>15' side</u>	<u>10</u>	<u>5'</u>
<u>15' Rear</u>	<u>8</u>	<u>7'</u>

State of New York)
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
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
160 McAlpin Ave.
Mahopac, NY 10541
(845) 628-1500

Mr.
As Comptroller
9/10/18

IN THE MATTER OF THE APPEAL
OF
Francis Dausilio
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: **Francis Dausilio** 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**
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. Just back Blvd**

I, the applicant, am seeking permission to: **retain existing deck & existing shed**

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Deck - side yard 10'	9' 6"	1' 6"
Shed - side yard 10'	6"	9' 6"
rear yard 15'	6"	14' 6"

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, 20**23**

Petitioner: _____ Date: _____



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

West

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/14, 2018

Application For: (circle applicable): Area Variance(156-15) Use Variance Interpretation 280A
Name of Property Owner: RICHARD E. WEST Address: 4 LAKE GILEAD ROAD CARMEL N.Y. 10512
(Address) (City) (State)

Mailing Address: SAME AS ABOVE Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 55.19 - 1 - 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>No previous board appearances</u>	<u>KT</u>

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

I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>40' Front</u>	<u>17'</u>	<u>23'</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 14 day of Aug 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 Richard E. West Date 8/14/18

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
Thomas Fisher Inc /
CARMAIN Funeral Home

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/28, 2018

Application For: (circle applicable): Area Variance(156.42A(1)) Use Variance Interpretation 280A
Name of Property Owner: Thomas Fisher Inc Address: 418 RT 6 Mahopac
(Address) (City) (State)

Mailing Address: 418 Route 6, Mahopac Phone Number(s):
(Address) (City) (State)

Zoning District: C-Commercial Tax Map: 75.15 - 1 - 6
(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>1998</u>	<u>Addition Variance Granted</u>	<u>Approved</u>
<u>2016</u>	<u>Lot Line Adjustment</u>	<u>Approved</u>

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

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: 5 Site 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 RT 6

I, the applicant, am seeking permission to: Change to 9x18 parking spaces at Funeral Home

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10x20 parking spaces</u>	<u>9x18</u>	<u>1' x 2'</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 28th day of Aug, 2018

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2026

Petitioner [Signature] Date 8/28/18



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

IN THE MATTER OF THE APPEAL
OF

Fanelli

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 9/10, 20 18

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

Name of Property Owner: Carl Fanelli Address: 11 Rose Drive, Mahopac NY
(Address) (City) (State)

Mailing Address: 11 Rose Drive, Mahopac NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 86.5 - 1 - 49
(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 board appearances</u> <u>RT</u>	

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, Pool, 5 trees

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: Plans + 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 RT 6N (State Rd)

I, the applicant, am seeking permission to: Build a Garage

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>15' Side</u>	<u>11</u>	<u>4'</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 Sept. 20 18

Notary Public

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

Petitioner [Signature] Date 9/10/18



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

Creegan

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 9/11, 20 18

Application For: (circle applicable) Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Chris Creegan Address: 33 Barrett Hill Rd - Mahopac
Mailing Address: 33 Barrett Hill Rd Mahopac NY Phone Number(s): _____
Zoning District: R-120 Tax Map: 104.5 - 1 - 27
(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.) pool, shed, fences,

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 NO
Explain: _____

I, the applicant, am seeking permission to: legalize existing fence

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>4' Front Yd.</u>	<u>7'</u>	<u>3'</u>
<u>6' Rear Yd.</u>	<u>7'</u>	<u>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 11 day of Sept. 20 18

Notary Public

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

Petitioner Christopher Creegan Date 9-11-18



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

RICCIARDI

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: SEPTEMBER 5, 2018

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: GREGORY RICCIARDI Address: 65 ELLEN AVE. MAHOPAC NY
Mailing Address: 65 ELLEN AVE MAHOPAC NY Phone Number(s):
Zoning District: R-120 Tax Map: 75.59 - 1 - 7
(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
9/1997	REAR YARD VARIANCE OF 18.5'	GRANTED
9/1997	SIDE YARD VARIANCE OF 10'	GRANTED
9/1997	SIDE YARD VARIANCE OF 6'	GRANTED

List all improvements (1 family dwelling, pool, etc.) 1 FAMILY DWELLING, PATIO, DECK, FREESTANDING GARAGE, CARPORT

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, SECTION, AND ELEVATION

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

I, the applicant, am seeking permission to: LEGALIZE AN EXISTING CARPORT

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
SIDE YARD OF 10 FT.	8 FT.	2 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 5 day of September 2018

Tina M. Zubradt
Notary Public

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

Petitioner

Date

9-8-18