JOHN MAXWELL Chairman

PHILIP AGLIETTI
Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

MICHAEL CARNAZZA Director of Code Enforcement

60 McAlpin Avenue Mahopac, New York 10541 Tel. (845) 628-1500 – Ext 187

BOARD MEMBERS
ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO

LEGAL NOTICE

www.ci.carmel.ny.us

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



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

IN THE MATTER OF OF OFFICE OF TO THE ZONING BO	Ko	}	Application	Date: 7/	1 13,20 <u>18</u>
OF THE TOWN	OF CARMEL	(n)			
Application For: (circle ap	plicable): Area Var	iance /56-15	Use Variance Ir	nterpretation	280A
Name of Property Owner:	JOSEPH 12	LOKASILO Address:	198 RTE	50 MA	yorke N
Mailing Address: 198	RTO GN M	AMUPAL NY	Phone Number(s):_		
Zoning District: (R-120, Comm	- / D nercial. C/BP, or Conservation)		86.5 (section)		- <u>51</u>
Applicant is: (circle one)	(Owner) (Lessee)	(Contract Vendee)	[Attach deed	l, contract of sa	le or lease agreement
E-Mail Address:	/	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~			or rouse agreement
Previous Appeals regarding	g the subject premises		-		-
DATE		REQUEST			RESULTS
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1999-93	Jence +a	lterul front store e to house -	atrance - app	nned	1
2005		1 0			Muay
2005	addition	to kense -	approved	(fring
diagrams, neighborhood lan understand the request. List Is any portion of the propert Explain:	y within 500 ft. of any	state or county highway,	town boundary, parl	kway or public la	ands YES NO
I, the applicant, am seeking	permission to:	TAIN BXI	STING	Abort	- GRown
CODE, REQUIR	ES	PROVIDED			
15' Side		10		VARIANCE	EREQUIRED
15' Rear		8		-	
State of New York)					
Ss: County of Putnam) The undersigned petitioner, being dui (his) (her) knowledge except as to the	y sworn, deposes and says	that (he) (she) has read the foreg	oing petition and knows t	he content thereof, a	nd that the same is true to
100	y of July 20 18	AL Notary Publi No. 0 Qualified i	as to those matters (he) (s LICE DALY ic, State of New York 1DA6345218 in Putnam County Expires July 25, 2020	ne) believes to be tn	ie.
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	NTHE MATTER OF OF Francis Da	usilio	Appli	cation Date:20
	TO THE ZONING BOA OF THE TOWN O	rd of Appeat FCARMEL	5S	
	Application For (circle appli	cable); Area V	uriance) Use Variance	Interpretation 280A
	Name of Property Owner:	rancis 1	Dansilic ressile Highle	
	Mailing Address & Wigh	land View	(Addraw)	Titals. (Radies
	distribute (TCI(
	Zoning Districts Residue	CUP OF CURRENTINA)	Tax Map: 75	((Block) (Lia))
	Applicant is: (circle-one)	(Les	see) (Contract Vendee) [Attac	h deed, contract of sale or lease agreement)
	B-Mail Address!			
.,	Previous Appeals regarding t	he subject prem	ses	-
	DATE		REQUEST	RESULTS
	4		: IA	
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		7		The second secon
	List all improvements (1 fam	ilv dwelling no	office. 1 Story Frame due	lling wideck a garage
	diagrams, neighborhood land	mis application	supporting materials including plans, eleva erry survey, photographs of property and a	tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to
	understand the request. List a	ttachments here	Survey	
	Is any portion of the property	within \$00 ft. o	Lany state or county highway, town bound	ary, parkway or public lands? (XE) NO.
	Explain:	A View	JUST habe Blud	
	I, the applicant, am seeking p	ermission to:	retain existing de	le quisting shed
	CODE REQUIR	es 10	PROVIDED	VARIANCE REQUIRED
	Seck-side u	und 35'	0\)%'	1/2/
	V	/ \		
	Shed-Sidey	ard 10	<u> </u>	9'6"
	reary	ard 15	Lo "	14 6"
,	•			
	State of New York) ss:		g ^o ×	
	County of Pumam.)	ily swom, deposes a	nd says that (he) (sho) has read the foregoing netition	and knows the content thereof, and that the same is time to
	(his) (her) knowledge except as to the	io matters therein su	ted to be on information and belief, and as to those m	atters (lie) (she) believes to be true:
	Swom to before me this 8	my or Huguest	1.0.	
•	Margaret Te	nen Bu	echel	
MAR	GARET FERRERI BUE ary Public, State of Nev	CHEL v York		
	No. 4919619 ualified in Dutchess Co		Petitioner	Date
Commis	ssion Expires February	8,2022	1100	
			V	



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

IN THE MATTER OF TO	HE APPEAL			i	
TO THE ZONING BOAR OF THE TOWN OF			Application Date: _	8/14	_, 20. 18
		iance(Bu) Use	Variance Interpreta	tion 280A	
Application For: (circle appli		JEST Address: 4	1.7		N.Y. 1051)
	~				
(Address)	AS A (City)	(State)	one Number(s):)
Zoning District: (R-120, Commercial	ial, C/BP, or Conservation)	Tax Map: _5	5.19 - 1 (section) - (B	lock) – (L	ot)
Applicant is: (circle one)	(Lessee	(Contract Vendee)	[Attach deed, contra	act of sale or lea	ase agreement]
E-Mail Address:	v · ·				
Previous Appeals regarding t	he subject premises	s		_	
DATE		REQUEST		RES	SULTS
	No pres	vious broad.	applanances	(CT)	
			, ,		
		. ~ ^ ^	11: 0/ /		
List all improvements (1 fam	ily dwelling, pool,	etc.) 1 Fanh Dw	ic lling, Shoet		
diagrams, neighborhood land understand the request. List a	d use maps, propert attachments here:	pporting materials including p y survey, photographs of prop Survey, Photos	perty and any other mater	rials that will ass	sist the Board to
Is any portion of the property Explain:	within 500 ft. of a	any state or county highway, to	own boundary, parkway	or public lands?	YES/NO
I, the applicant, am seeking p	permission to:	Elain Shed			
					OLWAND
CODE REQUIR		PROVIDED		ARIANCE RE	QUIRED
90 11001		17		30	
				,	
State of New York) ss:					
County of Putnam) The undersigned petitioner, being of	luly sworn, deposes and	says that (he) (she) has read the fore	going petition and knows the c	ontent thereof, and t	hat the same is true to
1, 4	<u> </u>	d 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 120_20_	AL	ICE DALY		
Micho	lly	No. 0	ic, State of New York 01DA6345218		
Notary Public	/	Qualified Commission	in Putnam County		

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

IN THE MATTER OF THE APPEAL OF CARGAIN FUNERAL HE TO THE ZONING BOARD OF APPEA	Applicat	ion Date: 8 28 , 20 18
OF THE TOWN OF CARME!		·
Application For: (circle applicable): Area	Variance (156.42A(1)) Use Variance Fisher Inc. Address: 418 (Address)	Interpretation 280A
Name of Property Owner: Thomas	Fisher-Inc Address: 4/8	KT6 // Appal (State)
Mailing Address: 418 Koute (Tax Map: 75.15	(s):
Zoning District: (R-120, Commercial, C/BP, or Conservation	n) Tax Map: /// / / (section)	(Block) (Lot)
Applicant is: (circle one) (Owner) (Le	ssee) (Contract Vendee) [Attach of	deed, contract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject pren	nises	
DATE	REQUEST	RESULTS
1998 Uda	Lition Variance Chan. 4 Line adjustment	ted approved
2016 40	4 Line adjustment	affroned
	Y 0 11	
List all improvements (1 family dwelling, p	ool, etc.) ruled Hore	
The owner shall submit with this application diagrams, neighborhood land use maps, pro understand the request. List attachments her	n supporting materials including plans, elevation perty survey, photographs of property and any re:	ons, landscaping diagrams, traffic circulation other materials that will assist the Board to
Is any portion of the property within 500 ft. Explain:	of any state or county highway, town boundar	y, parkway or public lands? YES/NO
I, the applicant, am seeking permission to:	Change to 9x18 po	rkin Spaces at Fund Hon
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
10 V a) () Oughi Ca	9 × 18	1' x 2'
10 × 50 porteg 5/00	1 / 1/3	
State of New York)		
ss: County of Putnam)	es and says that (he) (she) has read the foregoing petition ar	nd 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 mat	tters (he) (she) believes to be true.
Sworn to before me this 38 day of Aug.	ALICE DALY Notary Public, State of New Y	est:
Alica Oals	No. 01DA6345218 Qualified in Putnam Count	
Notary Public	Commission Expires July 25,	y 2026

Petitioner Date 8/28/18





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

Date 9/10/18

IN THE MATTER OF TO	HE APPEAL		Application Date:	10 ,20 18
TO THE ZONING BOAR OF THE TOWN OF	CARMEL			
Application For: (circle applic	cable): Area Var	riance 156. 13 Use V	ariance Interpretation	280A
Name of Property Owner:	Carl fane	//, Address: //		
Mailing Address: // Rose	Drive Ma	hopac N.Y. Phor	ne Number(s):	
Zoning District: (R-120, Commercia	Oal, C/BP, or Conservation)	Tax Map:	(section) - (Block)	- <u>49</u>
Applicant is: (circle one)	wner) (Lessee	e) (Contract Vendee)	[Attach deed, contract	of sale or lease agreement]
E-Mail Address:			-	
Previous Appeals regarding the	ne subject premise	es		
DATE		REQUEST		RESULTS
	Nogen	ions broad agge	anances ET	
			00 0 0 0	A
List all improvements (1 fam	ily dwelling, pool	, etc.) 1 femly other	lly, Root, Show	19
The owner shall submit with	this application su use maps, proper	apporting materials including pla ty-survey, photographs of prope	ans, elevations, landscaping	g diagrams, traffic circulation
Is any portion of the property Explain:	within 500 ft. of	any state or county highway, to	wn boundary, parkway or p	oublic lands? YES/NO
I, the applicant, am seeking p	ermission to:	Build a Garage		
CODE DEGLEM	P.G.	PROVIDED	MAE	LIANCE REQUIRED
CODE REQUIR	-/ 0.1.	//	VAIN (J'
WO 13	5700			/
State of New York) ss: County of Putnam) The undersigned petitioner, being d	uly sworn, deposes an	d says that (he) (she) has read the forego	oing petition and knows the conte	nt thereof, and that the same is true to
(his) (her) knowledge except as to the	the matters therein state alay of Sept. 20	ed to be on information and belief, and a ALI Notary Public No. 01 Qualified in	as to those matters (he) (she) belie ICE DALY I, State of New York IDA6345218 In Putnam County Expires July 25, 2020	ves to be true.

Petitioner_



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

IN THE MATTER OF T	HE APPEAL			/				
OF OF		<u></u>						
('Yeea	20		Application Date:	9/// ,20/8				
TO THE ZONING BOAR OF THE TOWN OF				1				
OF THE TOWN OF	/	10-15)						
Application For: (circle applie	cable) Area Var	CODE SECTION	Variance Interpretar	tion 280A				
Name of Property Owner:	Mris Cre	Address: 3	15 Darrett	MILICO-Mahopac				
Mailing Address: 33	wrett Hi	182 Mahopac Ny Ph	one Number(s):					
(Address)	(City)	(State)	145	27				
Zoning District: (R-120, Commercia	al, C/BP, or Conservation)	Tax Map:((section) - (BI	ock) (Lot)				
Applicant is: (circle one) (O	wner) (Lesse	e) (Contract Vendee)	[Attach deed, contra	act of sale or lease agreement]				
E-Mail Address:) -							
	. ,	_						
Previous Appeals regarding to	ne subject premise							
DATE		REQUEST	RESULTS					
110 10	11 in 100 200 p. a. 28A G12022 D2 522							
NO PREVIOUS 254 Expensances				Carrey				
	L	211	1 (
List all improvements (1 fam	ily dwelling, pool	, etc.) <u>DOO</u> She	ic, lences,					
				ping diagrams, traffic circulation				
		ty survey, photographs of prop		ials that will assist the Board to				
	•••							
	within 500 ft. of	any state or county highway, to	own boundary, parkway	or public lands? YES(NO)				
Explain:		1						
I, the applicant, am seeking p	ermission to:	legalize exis	shing tence					
		<u> </u>						
CODE REQUIR	ES	PROVIDED	, v	ARIANCE REQUIRED				
H'Frant V	2 -	71		31				
6 Road V	d	71		1				
Y								
the state of the s								
State of New York) ss:								
County of Putnam)	uly sworn, denoses and	says that (he) (she) has read the fores	going netition and knows the co	ontent thereof, and that the same is true to				
		ed to be on information and belief, and	as to those matters (he) (she) b					
Sworn to before mothis // day of Sept. 20 18 Notary Public, State of New York								
No. 01DA6345218 Qualified in Putnam County								
Notary Public		Commiss	ion Expires July 25, 2020					



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

IN THE MATTER OF	THE APPEAL						
OF RICCIARI		>				. 10	
TO THE ZONING BOAL		J		Application Date:	DEPTEMBER 5,2	0 18	
OF THE TOWN O							
Application For: (circle appli	cable): Area Var	iance(156-15	Use Va	ariance Interpreta	ation 280A		
Name of Property Owner: 6		The same of the sa	dress: 65 E	LLEN AVE.	MAHOPAC (City)	NY (State)	
Mailing Address: 65 EUE	NAVE MAHOP			e Number(s):_		***************************************	
Zoning District: R-120			Map: 75.	59	- 7		
(R-120, Commerci	ial, C/BP, or Conservation)		(section) (B	lock) (Lot)		
Applicant is: (circle one))wner) (Lessee	(Contract Ve	ndee)	[Attach deed, contra	act of sale or lease a	greement]	
E-Mail Address:							
Previous Appeals regarding t	he subject premise	S					
DATE		REQU	EST		RESULT	rs	
9/1997	REAR YA	DYALLAN Q	OF 18.5	<u> </u>	GRANTED		
9/1997	SIDE YAR	LD VARIANC	E OF 10	<u>)</u>	GRANTED	PROVED TO A STATE OF THE STATE	
9/1997	SIDE YAR	LD VARIANCE	E OF E	;′	GRANTED		
			WIN				
					L		
Is any portion of the property Explain: YES I, the applicant, am seeking p	within 500 ft. of a	ny state or county l	nighway, town	n boundary, parkway	or public lands? YES		
	cimisoron to.		PAIDIN	or ord			
CORTANOVAN							
CODE REQUIR			/IDED	v	VARIANCE REQUIRED		
SIDE YARD OF IOFT.		8 FT.			ZFT.		
			NAME OF THE OWNER OWNER OF THE OWNER OWNE				

State of New York) ss: County of Putnam) The undersigned petitioner, being du (his) (her) knowledge except as to th Sworn to before me this	e matters therein stated	to be on information an	ead the foregoing d belief, and as to	g petition and knows the control those matters (he) (she) be	ntent thereof, and that the elieves to be true.	same is true to	
Sworn to before me this 5 d	erbradt						
Notary Public			MA	11			
			11/1	//			

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

Petitioner_

9-8-18