

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
JOHN STARACE
JULIE MCKEON

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:

OCTOBER 28, 2021 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **BINNS FAMILY TRUST** for a Variation of Section 156-15 seeking permission to construct new storage building and retain second dwelling unit in front house. The property is located at 5 Veschi Lane South, Mahopac NY and is known as Tax Map #75.20-2-2.

Code Requires/Allows	Provided	Variance Required
Rear Yard = 30 ft.	5 ft.	25 ft.
Lot Depth = 200 ft.	149 ft.	51 ft.
2 Family House – Not Permitted	2 Family House Exists	Use Variance

NEW APPLICATIONS:

2. Application of **DUSTIN TOMEO** for a Variation of Section 156-15 seeking permission to install inground pool; area setback variance required. The property is located at 38 North Ridge, Mahopac NY and is known as Tax Map #76.13-2-83.

Code Requires/Allows	Provided	Variance Required
25 ft.	16 ft.	9 ft.

3. Application of **VIKTOR & EVA SOLARIK** for a Use Variance seeking permission to install powder room in detached accessory structure. The property is located at 215 Daisy Lane, Carmel NY and is known as Tax Map #77.19-1-8.

Code Requires/Allows	Provided	Variance Required
Detached Storage Bldg.	Detached Storage Bldg. w/bathroom	Add bathroom

4. Application of **DONNA TORTORA** for a Variation of Section 156-15 seeking permission to retain 2 existing decks. The property is located at 29 Senior Avenue, Mahopac NY and is known as Tax Map #75.43-2-20.

Code Requires/Allows	Provided	Variance Required
15 ft. side	5.1 ft. (1) West	9.9 ft.
15 ft. side	6.8 ft. (2) East	8.2 ft.

5. Application of **SUEZ WATER NEW YORK INC** for an Interpretation to clarify that the applicant is a public utility.

MISCELLANEOUS:

MINUTES:

- August 26, 2021
- September 23, 2021

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

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IN THE MATTER OF THE APPEAL
OF

Binns Family Trust

Application Date: August 31, 2021

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
 Name of Property Owner: Binns Family Trust Address: 5 Veschi Lane South Mahopac, NY 10541
(Address) (City) (State)
 Mailing Address: 5 Veschi Lane South Mahopac, NY 10541 Phone Number(s): _____
(Address) (City) (State)
 Zoning District: C Tax Map: 75.20 - 2 - 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
June 2005	amend existing variance below to allow multi use in building 2	approved
June 1998	restricted to 1 Business + 1 sign to entire site	approved

List all improvements (1 family dwelling, pool, etc.) 2 family house with office, 2 story office building & 2 sheds

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 plans, floor plans & elevations

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
 Explain: Rt. 6 & a state highway

I, the applicant, am seeking permission to: New Storage Building

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Rear Yard- 30 FT	5 FT	25 FT
Lot Depth - 200 FT	149 FT	51 FT
2 Family House- Not permitted	2 Family House Exists	Use Variance

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 Aug 20 21

Catherine Shaffer
 Notary Public

CATHERINE SHAFFER
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01SH6382107
 Qualified in Putnam County
 My Commission Expires 10-15-2022

Petitioner [Signature] Date 8/31/21



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

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

Application Date: Sept 15, 2021

Application For (circle applicable): Area Variance (Use Variance Interpretation 280A)
Name of Property Owner: Dustin Tomeo Address: 356 North Ridge Mahopac NY
Mailing Address: 356 North Ridge Mahopac NY Phone Number(s): 1
Zoning District: Residential Tax Map: 76-13-2-83
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>NA</u>	<u>Area</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: Photos + Survey

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: install pool - in ground -
Area - setback VARIANCE Required

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25'</u>	<u>16 feet</u>	<u>9 Feet</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 14th day of Sept 2021
Kelly Puccio
Notary Public

KELLY PUCCIO
Notary Public, State of New York
No. 01PU6088070
Qualified in Putnam County
Commission Expires March 03, 2023

Petitioner: [Signature] Date: 9.14.21



AUTHORIZATION FORM

RE: Property of: Dustin Tomco (Owner)
Located at: 38 North Ridge RD, Mahopac NY 10541 (Address) (City, Town, Village)
Tax Map #: 76.13-2-83
In the matter of: Area Variances Setback (Variance Request)

To whom it may concern:

This letter is to authorize Chris Munch

a/an (check one) Attorney Engineer Architect Other (Contractor)

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: [Signature]
Chris Munch (Print Name)

Signed: [Signature]
D. Tomco (Print Name)

Mailing Address: _____

Mailing Address: D. Tomco
38 North Ridge Rd, Mahopac

State: _____ Zip: _____

State: NY Zip: 10541

Telephone # 914-490-6150

Telephone _____

Date: 9/1

E-mail: chris@graybarinc.com

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



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PUTNAM COUNTY

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

Application Date: 9/28, 20 21

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: VIKTOR&EVA SOLARIK Address: 215 DAISY LANE, CARMEL NY
(Address) (City) (State)

Mailing Address: 293 DAISY LANE, CARMEL NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: RESIDENTIAL Tax Map: 77.19 - 1 - 8
(R-120, Commercial, C-1P, 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.) _____

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: ± 299' TO STON

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: ± 299 FT. TO STONELEIGH AVENUE

I, the applicant, am seeking permission to: INSTALL POWDER ROOM IN DETACHED ACCESORY STRUCTURE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Detached Storage Bldg</u>	<u>Detached Storage Bldg w/ Bathroom</u>	<u>Add Bathroom</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 27 day of September, 20 21

Eva Solarik
Notary Public

Eva Solarik
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01S06032866
Qualified in Putnam County
Commission Expires November 8, 21

Petitioner [Signature] Date 9/27/21



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

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IN THE MATTER OF THE APPEAL
OF
Tortora Decks
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 7/20, 20 21

Application For (circle applicable): Area Variance 15275 Use Variance Interpretation 280A
Name of Property Owner: Donna Tortora Address: 29 Senior Ave Mahopac, NY
Mailing Address: 1248 Crestward Ave Shrub Oak Phone Number(s):
Zoning District: R-120 Tax Map: 75.43 - 2 - 20
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>[Signature]</u>

List all improvements (1 family dwelling, pool, etc.) 2 decks, 1 Family Dwelling w/accessory apt
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, Plans

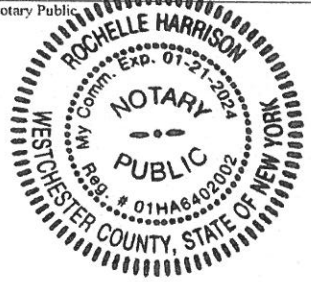
Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO Explain:

I, the applicant, am seeking permission to: retain 2 existing decks

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15' Side</u>	<u>5.1' (1) West</u>	<u>9.9'</u>
<u>15' Side</u>	<u>6.8' (2) East</u>	<u>8.2</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 10th day of August 20 21
[Signature]
Notary Public



Petitioner Donna Tortora Date 7/20/21



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

IN THE MATTER OF THE APPEAL
OF
SUEZ Water New York, Inc – Well Sites in Town of Carmel
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: October 8, 2021

Application For (circle applicable): Area Variance () Use Variance **Interpretation** 280A
 Name of Property Owner: SUEZ Water New York, Inc. Address: 162 Old Mill Road, West Nyack, NY 10944
(Address) (City) (State)
 Mailing Address: 162 Old Mill Road, West Nyack, NY 10944 Phone Number(s): 845-620-3319
(Address) (City) (State)
 Zoning District: NA Tax Map: NA - NA - NA
(R-130, Commercial, C BP or Conservation) (Block) (Lot)
 Applicant is: (circle one) **(Owner)** (Lessee) (Contract Vendee) **[Attach deed, contract of sale or lease agreement]**
 E-Mail Address: steven.garabed@suez.com
 Previous Appeals regarding the subject premises: NA

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) NA
 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: Narrative, Memo, PSC document

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
 Explain: NA

I, the applicant, am seeking ~~permission for~~ an interpretation to clarify that the applicant is a public utility

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
NA	NA	NA

State of New York)
 ss: ROCKLAND CNTY.
 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 13th day of Oct., 2021
Larisa Quinn
Notary Public

LARISA QUINN
 Notary Public, State of New York
 No. 01QU6382297
 Qualified in Rockland County
 Commission Expires October 22, 2022

Petitioner [Signature]

Date 10-13-21