

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  
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 14, 2019 – 7:30 P.M.**

To hear the following applications:

**NEW APPLICATIONS:**

1. Application of **ROSS FUMUSA** for a Variation of Section 156.15 seeking permission to retain existing 8' x 8' shed. The property is located at 261 Wixon Pond Road, Mahopac NY 10541 and is known by Tax Map 53.20-1-20.2.

Code Requires/Allows	Provided	Variance Required
10' - side	1'	9'

2. Application of **STACY HIRSCH** for a Use Variance seeking permission, pursuant to Town Law 267-b(2) to continue a dog boarding kennel in existence since 2004; violation served 12/31/18. The property is located at 311 Drewville Road, Carmel NY 10512 and is known by Tax Map 66.13-1-7.

3. Application of **WAYNE LUTZ** for a Variation of Section 156.15 seeking permission to retain existing gazebo. The property is located at 230 East Lake Blvd., Mahopac NY 10541 and is known by Tax Map 65.17-1-14.

Code Requires/Allows	Provided	Variance Required
Rear yard – 15 ft.	0 ft.	15 ft.

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  
Fumusa Shed  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 9/17, 2019

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A  
Name of Property Owner: Ross Fumusa Address: 261 Wixon Pond Rd. Mahopac, N.Y. 10541  
Mailing Address: 261 Wixon Pond Rd. Mahopac, N.Y. 10541 Phone Number(s): \_\_\_\_\_  
Zoning District: R-100 Tax Map: 53.20 - 1 - 20.2  
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 appearances</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) 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: photo, 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: \_\_\_\_\_

I, the applicant, am seeking permission to: retain existing 8x8 Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' <del>to</del> Side</u>	<u>1'</u>	<u>9'</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 Sept 2019

Alice Daly  
Notary Public

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

Petitioner Ross M. Fumusa Date 9/27/19



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*ML*

IN THE MATTER OF THE APPEAL  
OF  
Stacy Hirsch  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

ORIGINAL

Application Date: \_\_\_\_\_, 20\_\_

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
 Name of Property Owner: Stacy Hirsch Address: 311 Drewville Rd Carmel, NY  
 Mailing Address: 311 Drewville Rd Carmel, NY Phone Number(s): \_\_\_\_\_  
 Zoning District: residential Tax Map: 106-13-1-7  
 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
	None	

List all improvements (1 family dwelling, pool, etc.) 2 story frame residence, garage, patio

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, plot plan, affidavit of applicant  
memo of law

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

I, the applicant, am seeking permission to: pursuant to Town Law 267B(2) to continue a dog boarding kennel in existence since 2004 - violation served 12/31/18

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

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 30<sup>th</sup> day of Oct. 2019  
Margaret Ferreri Buechel  
 Notary Public

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

Petitioner Stacy Hirsch Date 10/30/19



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*



ORIGINAL

IN THE MATTER OF THE APPEAL  
OF  
Wayne Lutz

Application Date: October 28, 2019

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: Wayne Lutz Address: 230 East Lake Blvd, Mahopac, NY 10541  
Mailing Address: 77 Myrte Ave, Mahopac, NY 10541 Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 65.17 - 1 - 14

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
12/9/2010	25 ft Dock Length Allowed, 29 ft Proposed, 4 ft variance	Approved
12/9/2011	10 Parking Spaces Req'd, 6 Prov., 4 PS Variance	Approved

List all improvements (1 family dwelling, pool, etc.) Bath House, Gazebo, Deck & Dock and Parking

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 Plan, Gazebo 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: East Lake Blvd, A County Road

I, the applicant, am seeking permission to: Retain Existing Gazebo

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Rear Yard - 15 ft.	0 ft.	15 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 30 day of Oct 2019

*Sue Casale*  
Notary Public

SUE CASALE  
Notary Public State of New York  
Qualified in Westchester County  
Reg. No. 01CA6234199  
My Commission expires Jan. 18, 2023

Petitioner *Wayne Lutz* Date 10/30/19