

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:

March 28, 2019 – 7:30 P.M.

To hear the following applications:

HOLD OVER:

1. Application of **RONALD VANCE** for a Variation of Section 156.15 seeking permission to retain existing carport which encroaches on adjoiner's property pursuant to an easement agreement with neighbor. The property is located at 51 Old Bullet Hole Road, Mahopac NY 10541 and is known by Tax Map 63.-1-9.4.

Code Requires	Provided	Variance Required
25' - side	0'	25'

2. Application of **KAREEN SIMPSON** for a Variation of Section 156.15 seeking permission to retain portion of neighbor's existing carport within the easement granted, which is on the property line. The property is located at 53 Old Bullet Hole Road, Mahopac NY 10541 and is known by Tax Map 63.-1-9.3.

Code Requires	Provided	Variance Required
25' - side	0'	25'

NEW APPLICATIONS:

3. Application of **SANTURNINO "PETER" DeJESUS** for a Variation of Section 156.15 seeking permission to retain existing shed. The property is located at 129 Fairmont Rd, Mahopac NY 10541 and is known by Tax Map 65.14-1-31.

Code Requires	Provided	Variance Required
15' - side	0'	15'

4. Application of **JOHN ABATE** for a Variation of Section 156.15 seeking permission to build 2 car detached garage. The property is located at 18 Rose Drive, Mahopac NY 10541 and is known by Tax Map 86.5-1-41.

Code Requires	Provided	Variance Required
20' - side	5'	15'

5. Application of **JAMES LUKE** for a Variation of Section 156.15 seeking permission to construct deck and front steps. The property is located at 323 Forest Road, Mahopac NY 10541 and is known by Tax Map 74.26-1-46.

Code Requires	Provided	Variance Required
25' - front	19.1'	5.9'
10' - sides	7.9'	2.1'

6. Application of **HOLTON ROWER - YENOM STUDIO LLC** for a Variation of Section 156.20 seeking permission to install continuous 8' high deer fence; 40' from front property boundary, 20' from side and rear property boundaries. The property is located at 240 Washington Road, Carmel NY 10512 and is known by Tax Map 54.-1-26.

Code Requires	Provided	Variance Required
Max 4' height - front	8'	4' additional fence height
Max 6' height - side & rear	8'	4' additional fence height'

MISCELLANEOUS:

MINUTES:

- February 28, 2019

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
Ronald Vance
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: March 17, 2019

Application For: (circle applicable): Area Variance() Use Variance Interpretation 280A
Name of Property Owner: Ronald Vance Address: 51 Old Bullet Hole Rd, Mahopac, NY 10541
Mailing Address: 51 Old Bullet Hole Rd, Mahopac, NY Phone Number(s): _____
Zoning District: residential Tax Map: 63 - 1 - 9.4
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.): 1 story residence with deck, pool & 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, 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: Bullet Hole Rd

I, the applicant, am seeking permission to: Area variance to retain carport which encroaches on adjoining property pursuant to an easement agreement with neighbor

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>side yard 25'</u>	<u>0</u>	<u>25'</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 13th day of March, 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, 2023

Petitioner

Ronald Vance /s/ Date 3/13/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL
OF
Kareen Simpson
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 Kareen Simpson Address: 53 Old Bullet Hole Rd, Mahopac, NY 10541

Mailing Address: 53 Old Bullet Hole Rd Mahopac Phone Number(s): _____

Zoning District: Residential Tax Map: 63-1-9.3

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

List all improvements (1 family dwelling, pool, etc.) 1 story residence, sheds to be removed

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 portion tax map

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

I, the applicant, am seeking permission to: _____

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>side yard 25'</u>	<u>0</u>	<u>25'</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 13th day of March 2019

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, 2022

Petitioner Kareen Simpson (S) Date 3-13-19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MM

IN THE MATTER OF THE APPEAL
OF

SATURNINO DE JESUS

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: JAN. 15, 20 19

Application For: (circle applicable): Area Variance (056-15) Use Variance Interpretation 280A
CODE SECTION
 Name of Property Owner: SATURNINO DE JESUS Address: 129 FAIRMONT RD MAHOPAC
(Address) (City) (State)
 Mailing Address: S/A/A Phone Number(s): .
(Address) (City) (State)
 Zoning District: R-120 Tax Map: 65-14 - 1 - 31
(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 + 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 NO
 Explain: _____

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

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>15' Side</u>	<u>0'</u>	<u>15'</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 16th day of January 20 19

Mary Ann Portelli
 Notary Public

MARY ANN PORTELLI
 Notary Public, State of New York
 No. 01PO4276351
 Qualified in Putnam County
 Commission Expires Jan. 14, 2023

Petitioner Saturno De Jesus Date 1/16/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

Ma

IN THE MATTER OF THE APPEAL

OF

Abate

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/11/2019

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

Name of Property Owner: John Abate Address: 18 ROSE DR MAHOPAC 10541

Mailing Address: 18 ROSE DR MAHOPAC NY 10541 Phone Number(s):

Zoning District: R-120 Tax Map: 86.5 - 1 - 41

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>		

List all improvements (1 family dwelling, pool, etc.) HOUSE w/ DECK, Shed and driveway.

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, GARAGE PLANS AND DEED.

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 6N

I, the applicant, am seeking permission to: Build 2 car detached garage

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>SIDE YARD 20'</u>	<u>5'</u>	<u>15'</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 March 2019

[Signature]
Notary Public

DANIEL P. BROWN
NOTARY PUBLIC, NEW YORK STATE
NO. 04156077108
EXPIRES 12/31/2021
19

Petitioner *[Signature]* Date 3/11/19



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

NR

IN THE MATTER OF THE APPEAL
OF

Luke

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/11, 2019

Application For: (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A
Name of Property Owner: Luke, James Address: 323 Forest Rd, Mahopac, NY
Mailing Address: 323 Forest Rd, Mahopac, NY Phone Number(s) _____
Zoning District: R-120 Tax Map: 74.26 - 1 - 46

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 (RT)</u>	

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

I, the applicant, am seeking permission to: CONSTRUCT DECK & FRONT SET UP

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>25' Front</u>	<u>19.1</u>	<u>5.9' Variance</u>
<u>10' Sides</u>	<u>7.9</u>	<u>2.1' Variance</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 March 2019
Rita M. Van Cook
Notary Public

Rita M. Van Cook
Notary Public, State of New York
Registration no. 01VA6022432
Qualified in Dutchess County
Commission Expires March 29, 2019

Petitioner James Luke Date 3-11-19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

WV

IN THE MATTER OF THE APPEAL
OF

Rowe

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: *3.12*, 20*19*

Application For: (circle applicable): Area Variance (*156-20*) Use Variance Interpretation 280A
Name of Property Owner: *HOLTON ROWE* Address: *240 WASHINGTON RD. CARMEL TOWN, NY*
Mailing Address: *162 13th St BROOKLYN, NY 11215* Phone Number(s): _____
Zoning District: *R-120* Tax Map: *54* - *1* - *26*

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
<i>2000</i>	<i>ZBA - Variance granted w/ stipulations regarding horses</i>	<i>Deny</i>
<i>2005</i>	<i>ZBA - Variance granted to increase horses</i>	

List all improvements (1 family dwelling, pool, etc.) *1 Single Family Home, Riding Stable Barn, Inground pool & 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: _____

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: *install continuous, 8' high deer fence, 40' from front property boundary, 20' from side and rear property boundary*

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<i>Max 4' fence height, front</i>	<i>8' fence height, front</i>	<i>4' additional height, front</i>
<i>Max 6' fence height, side/rear</i>	<i>8' fence height, side/rear</i>	<i>2' additional height, side/rear</i>

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 *03* day of *12* 20*19*

S. Abrams
Notary Public

SONIA ABRAMS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AB6140890
Qualified in Orange County
My Commission Expires 02-13-2022

Petitioner *Thomas W. Guff* Date *3.12.19*