

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:

April 25, 2019 – 7:30 P.M.

To hear the following applications:

HOLD OVER:

1. 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’	2’ additional fence height’

NEW APPLICATIONS:

2. Application of **JAMES LAWLOR** for a Variation of Section 156.15 seeking permission to retain existing shed. The property is located at 132 MacGregor Drive, Mahopac NY 10541 and is known by Tax Map 64.13-1-70.

Code Requires/Allows	Provided	Variance Required
10’	3.2’	6.8’

3. Application of **WILLIAM REID** for a Variation of Section 156.15 seeking permission to construct addition of 2nd floor. The property is located at 274 East Lake Blvd., Mahopac NY 10541 and is known by Tax Map 65.13-1-2.

Code Requires	Provided	Variance Required
20' - side	19'2"	10"
40' - front	38'6"	1'6"

4. Application of **JAMES & TINA MILLICKER** for a Variation of Section 156.39.5 seeking permission to retain existing chicken coop and 5 chickens. The property is located at 8 Brook Street, Mahopac NY 10541 and is known by Tax Map 64.7-1-19.

Code Requires/Allows	Provided	Variance Required
40,000 sf	18,519 sf	21,481 sf
25' – front yard	20'	5'
6 chickens/40,000 sf	5 chickens/18,519 sf	Variance to allow 5 chickens

5. Application of **KARA HUBERTUS** for a Variation of Section 156.15 seeking permission to construct a two car attached garage with an exercise room above. The property is located at 15 Crosby Road, Carmel NY 10512 and is known by Tax Map 55.15-1-2.

Code Requires	Provided	Variance Required
40' – front yard	31'	9'

6. Application of **DANIEL IVEZAJ** for a Variation of Section 156.15 seeking permission to rebuild demolished structurally unsound barns; build 1 barn instead of 2. The property is located at 559 Route 6N, Mahopac Falls NY 10542 and is known by Tax Map 75.6-1-67.

Code Requires	Provided	Variance Required
40' – front	4'	36'
30' – rear	4'	26'

7. Application of **SCOTT LeBARON** for a Variation of Section 156.15 seeking permission to construct a freestanding 2 car garage. The property is located at 7 Curry Road, Mahopac NY 10541 and is known by Tax Map 53.12-1-4.

Code Requires	Provided	Variance Required
20' – side yard	15'	5'

MISCELLANEOUS:

MINUTES:

- March 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

IN THE MATTER OF THE APPEAL
OF

Rower

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3.12, 2019

Application For: (circle applicable): Area Variance (56-20) Use Variance Interpretation 280A
Name of Property Owner: HOLTON ROWER 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
2000	ZBA - Variance granted w/ stipulations regarding horses	<u>Deny</u>
2005	ZBA - Variance granted to increase horses	

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
max 4' fence height, front	8' fence height, front	4' additional height, front
max 6' fence height, side/rear	8' fence height, side/rear	2' additional height, side/rear

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 2019

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. Juff Date 3.12.19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

IN THE MATTER OF THE APPEAL

OF

LAWLOR SHED

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: MARCH 27, 20 19

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

Name of Property Owner: JAMES LAWLON Address: 132 MAC GREGOR DR. MAHOPAC, NY ¹⁰⁵⁴¹

Mailing Address: 132 MAC GREGOR DR MAHOPAC, NY Phone Number(s): _____

Zoning District: R-120 Tax Map: 64.13 - 1 - 70

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>Done</u>

DA

List all improvements (1 family dwelling, pool, etc.) NONE

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 existing shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>3.2'</u>	<u>6.8'</u>

MC

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 2ND day of April 20 19

Alice Daly
Notary Public

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

Petitioner: James Lawlor Date: 3-27-19
4-2-19



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
Reed

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/28, 20 19

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: William Reid Address: 274 East Lake Blvd Mahopac 10541
Mailing Address: 43 Galleria Dr, San Antonio TX Phone Number(s):
Zoning District: R-Residential Tax Map: 65.13 - 1 - 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>(Dra)</u>

List all improvements (1 family dwelling, pool, etc.) Addition/renovation to existing 1 story 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: Property survey, existing floor plans, proposed floor plans, proposed elevations, and 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:

I, the applicant, am seeking permission to: Construct Addition of 2nd floor.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>20' Side</u>	<u>19'2"</u>	<u>10"</u>
<u>40' Front</u>	<u>38'6"</u>	<u>1'6"</u>

James Copeland

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 28 day of March 20 19

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 3.28.19



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

IN THE MATTER OF THE APPEAL
OF

Millicker

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL



ORIGINAL

Application Date: *4/9*, 20 *19*

Application For: (circle applicable): Area Variance (*156.39.5*) Use Variance Interpretation 280A
Name of Property Owner: *Tina James & Millicker* Address: *8 Brook Street Mahopac NY*
Mailing Address: *8 Brook Street Mahopac NY* Phone Number(s):
Zoning District: *R-100* Tax Map: *64.7 - 1 - 19*

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>House addition & garage</i>	<i>Approved</i>
<i>2016</i>	<i>Renewal of D+O</i>	<i>Approved</i>

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: _____

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

I, the applicant, am seeking permission to: *Retain existing chicken coop + 5 chickens*

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
40,000 SF <i>40,000 SF</i>	18,579 sq ft <i>18,579 sq ft</i>	2,481 <i>2,481</i>
<i>25' Front Yd</i>	<i>20'</i>	<i>5'</i>
<i>6 chickens/Acre</i>	<i>5 chickens / in 1/2 acre</i>	<i>Variance to allow 5 chickens</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 *9th* day of *April* 20 *19*

Margaret E. Betancourt
Notary Public

MARGARET E. BETANCOURT
Notary Public - State of New York
No. 01BE6215600
Qualified in WESTCHESTER COUNTY
My Commission Expires March 30, 20 *22*

Petitioner *[Signature]* Date *4-9-19*



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

NR

IN THE MATTER OF THE APPEAL
OF

HUBERTUS

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/29, 20 19

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

Name of Property Owner: KARA HUBERTUS Address: 15 CROSBY ROAD, CARMEL, N.Y.
(Address) (City) (State)

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

Zoning District: R-120 Tax Map: 55.15 - 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
NO PREVIOUS APPEARANCES FOR ZBA		

List all improvements (1 family dwelling, pool, etc.) 2 CAR GARAGE WITH EXERCISE ROOM ABOVE

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, 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: _____

I, the applicant, am seeking permission to: CONSTRUCT A 2 CAR ATTACHED GARAGE WITH EXERCISE ROOM ABOVE.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>40' FRONT 40.</u>	<u>31'</u>	<u>9'</u>

State of New York)

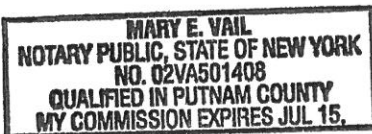
ss:

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 5ⁿ day of April 20 19

[Signature]
Notary Public



[Signature]
Petitioner RICHARDO VAIL, ARCHITECT Date 4-5-19

2019



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
NORA & OF

Daniel Ivezaj

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: APRIL 11, 2019

Application For: (circle applicable): Area Variance (156-15) COURT SECTION Use Variance Interpretation 280A

Name of Property Owner: Daniel Ivezaj Address: 559 Route 6 N Mahopac Falls, NY 10542
(Address) (City) (State)

Mailing Address: 25 Provost Pl. Mahopac, NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: C (R-120, Commercial, C/BP, or Conservation) Tax Map: 75.6 1 67
(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
12/2013	Area Variance for Animal Hospital	Dismissed without PREJ.
5/24/18	REBUILD BARN	GRANTED

List all improvements (1 family dwelling, pool, etc.) Retail Stores, Offices, & 2 Apartments CONC. SLAB REMAINS OF 2 BARN

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 & Building 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: N. Y. S. Route 6 N

I, the applicant, am seeking permission to: Rebuild demolished structurally unsound barns - BUILD (1) BARN INSTEAD OF 2

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
FRONT - 40'	EXISTS - 4'	36'
REAR - 30'	EXISTS - 4'	26'

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 8 day of APRIL 2019

Tina M. Zubradt
Notary Public

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County 20
Commission Expires January 5, 2028

[Signature]
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

me

IN THE MATTER OF THE APPEAL
OF
Scott Le Baron
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4/11, 2019

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Scott Le Baron Address: 7 Curry Road, Mahopac, NY 10541
Mailing Address: same Phone Number(s):
Zoning District: R-120 Tax Map: 53.12 - 1 - 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
	NONE	

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling with Apartment and Barn

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 and Garage 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: Yes. Long Pond Road, COUNTY ROAD

I, the applicant, am seeking permission to: Construct a free standing 2 car garage

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
side yard 20'	15'	5'

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 11 day of April, 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: Scott LeBaron Date 4/11/19