

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:

May 23, 2019 – 7:30 P.M.

To hear the following applications:

HOLD OVERS:

1. 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

2. 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'

NEW APPLICATIONS:

3. Application of **GAETANO BALZO** for a Variation of Section 156.15 seeking permission to retain existing shed. The property is located at 233 Dahlia Drive, Mahopac NY 10541 and is known by Tax Map 75.12-2-57.

Code Requires	Provided	Variance Required
40' – front yard	31'	9'
15' – side yard	2.7'	12.3'

4. Application of **ERIC & KIMBERLY HOROWITZ** for a Variation of Section 156.15 seeking permission to obtain variance from side yard setback for existing boathouse. The property is located at 156 West Lake Blvd., Mahopac NY 10541 and is known by Tax Map 64.19-1-84.

Code Requires	Provided	Variance Required
20'	5' 7"	14' 5"

5. Application of **RONI BESHEARS** for a Variation of Section 156.15 seeking permission to construct a free standing garage. The property is located at 537 Beach Road, Mahopac, NY 10541 and is known by Tax Map 64.12-1-11.

Code Requires	Provided	Variance Required
Garage – Front 25'	12' proposed	13'
Garage – Side 10'	5' proposed	5'

MISCELLANEOUS:

MINUTES:

- April 25, 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



ORIGINAL

Application Date: 4/9, 20 19

IN THE MATTER OF THE APPEAL
OF

Millicker

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For: (circle applicable): Area Variance 156-39.5 Use Variance Interpretation 280A
Name of Property Owner: James & Millicher Address: 8 Brook Street Mahopac NY
Mailing Address: 8 Brook Street Mahopac NY Phone Number(s):
Zoning District: R-120 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
2000	House addition & garage	Approved
2016	Renewal of D+O	Approved

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	18,579 sq ft	21,481 sq ft
25' Front Yd	20'	5'
6 chickens/Acre	5 chickens / 1/2 acre	Variance to allow 5 chickens

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
<u>NO PREVIOUS APPEARANCES FOR ZBA</u>		

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 5th day of April 20 19

[Signature]
Notary Public



Petitioner Riccardo 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

ME

IN THE MATTER OF THE APPEAL
OF

Balzo

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: April 18, 2019

Application For: (circle applicable): Area Variance ¹⁵⁶⁻¹⁵ ~~Use Variance~~ Interpretation 280A
Name of Property Owner: Gietano D. Balzo Address: 233 Dahlia Dr. Mahopac NY

Mailing Address: 233 Dahlia Dr. Mahopac Phone Number(s): _____

Zoning District: R-120 Tax Map: 75.12 - 2 - 57

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>NO previous appearances</i>		<i>Deny</i>

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: Property Survey + Photos of Shed

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: Request Variance on our shed.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<i>40' Front</i>	<i>31'</i>	<i>9'</i>
<i>15' Side</i>	<i>2.7'</i>	<i>12.3"</i>

State of New York)
Waldemar 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 21st day of May 2019

[Signature]
Notary Public

Petitioner *By Balzo* Date 5/2/19



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
**Eric & Kimberly
Horowitz**
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

Application For: (circle applicable): Area Variance *B-15* Use Variance Interpretation 280A
Name of Property Owner: **Eric Horowitz** Address: **156 West Lake Blvd, Carmel, NY**
Mailing Address: **20 Jean Way, Somers, NY** Phone Number(s): _____
Zoning District: **Residential** Tax Map: **64.19 - 1 - 84**
Applicant is: (circle one) Owner (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: **c/o Hogan and Rossi, jspillane@hoganandrossi.com**

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
2009	Retain shed on water front lot	Per phone conversation w/ Dawn Andren 5/7/19

List all improvements (1 family dwelling, pool, etc.) **Shed, Boathouse with deck**

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: **Subdivision Plat showing Lot Line Adjustment and photographs**

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

I, the applicant, am seeking permission to: **obtain variance from side yard setback for existing boathouse- See Attached**

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
20'	5'7"	14'5"

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 April 2019

Corina L. Dube
Notary Public

Petitioner *Eric Horowitz* Date 4/30/19

CORINA L. DUBE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DU6121175
Qualified In Westchester County
My Commission Expires 01-10-2021



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
RONI BESHEARS
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: MARCH 11, 2019

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: RONI BESHEARS Address 537 BEACH RD MAHOPAC, NY 10541
Mailing Address: SAME Phone Number(s): _____
Zoning District: R-120 Tax Map: 64.12 - 1 - 11
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 NONE

DATE	REQUEST	RESULTS

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: SITE PLAN, 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: NO

I, the applicant, am seeking permission to: FREESTANDING GARAGE

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>GARAGE - FRONT - 25'</u>	<u>12' PROPOSED -</u>	<u>13'</u>
<u>GARAGE - SIDE - 10'</u>	<u>5' PROPOSED -</u>	<u>5'</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 8 day of May, 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 Jill Forester Date 5/8/19