JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair TOWN OF CARMEL ZONING BOARD OF APPEALS

THE PARTY OF THE P

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



Town Hall, Town of Carmel

60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF THE APPEAL OF		INAL		
Milliakac		tion Date: 4/9, 20_19		
TO THE ZONING BOARD OF APPEALS	J Applica	tion Date: 4/9, 20_19		
OF THE TOWN OF CARMEL	-20			
Application For: (circle applicable): Area Variation Name of Property Owner: James of Million Color of March 1988 Application For: (circle applicable): Area Variation Application For: (circle applicable): A	nce (156.39) Use Variance	Interpretation 280A		
Name of Property Owner: James & Millich	Address: 8 Brook	Sheet Mahapaa NY		
Mailing Address: 8 Brank Street Mah	Phone Number	(s):		
Zoning District: (R-120, Commercial, C/BP, or Conservation)	Tax Map: 6 (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		
2000 house ada	etros + garage approve	d (Dna)		
2016 Senewal	of D+O approved	d (Dia)		
List all improvements (1 family dwelling, pool, et	tc.)			
The owner shall submit with this application supp	orting materials including plans, elevation	ons, landscaping diagrams, traffic circulation		
diagrams, neighborhood land use maps, property understand the request. List attachments here:	survey, photographs of property and any	other materials that will assist the Board to		
and the request Block attachments here.				
Is any portion of the property within 500 ft. of any	y state or county highway, town boundar	y, parkway or public lands? YES/NO		
Explain: KIRK LAKE				
I, the applicant, am seeking permission to:	etain existing Chicken	coop + 5 Chickens		
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED		
24 40000 St 100	18579mm	. 481 m		
pho				
25' Front Yd	20 '	5		
4	/ 1			
6 chickens / Acre	5 chirlen /is/dans	Vorone to allow 5 chickes		
,	/			
State of New York)				
Ss: County of Putnam)				
The undersigned petitioner, being duly sworn, deposes and sa	ys that (he) (she) has read the foregoing petition an	d 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 matt	ers (he) (she) believes to be true.		
Sworn to before me this 7 day of 1911 20 19	and the same of th			
Jargans C Dranceins				
Notary Public				
MARGARET E. BETANCOURT		1 1		
Notary Public - State of New York	Doubles of A	Date 4-9-19		
Qualified in WESTCHESTER COUNTY My Commission Expires March 39, 20	Petitioner	Date / / / /		
WA COHMHOSHOLL INCh.				



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541

IN THE MATTER OF THE APPEAL OF

HUBBRTUS

(845)628-1500

HUBBRTUS		A1: D	3/29 10
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL		Application Date:	, 20 19
Application For: (circle applicable): Area Va	ariance 156.15 Use	Variance Interpre	etation 280A
Name of Property Owner: KARA HUE	350705 Address: L	5 CROSBY (Address)	PORD, CARMEL, N.
Mailing Address: SAME (Address) (City)	Ph	none Number(s):	(City) (State)
Coning District: R-12-0	(State)		. 2
(R-120, Commercial, C/BP, or Conservation)	Tax Map:	(section)	(Block) (Lot)
Applicant is: (circle one) Owner (Lesse	ee) (Contract Vendee)	[Attach deed, cont	tract of sale or lease agreement]
E-Mail Address:			,
revious Appeals regarding the subject premis	es	_	
DATE	REQUEST		DEGIN MG
	TO COLOT		RESULTS
No previous Ap	PEDIDALIES	r. 0 7.00	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	PERTURNUES	1-512 UISH	
	. '		
ist all improvements (1 family dwelling, pool	,,	munce on	THE EXERCISE PLOO
he owner shall submit with this application suitagrams, neighborhood land use maps proper	apporting materials including p	lans, elevations, landsc	caping diagrams, traffic circulation
iagrams, neighborhood land use maps, proper nderstand the request. List attachments here:_	ty survey, photographs of prop	erty and any other mate	erials that will assist the Board to
	20100139, 120012	- PURNS, EL	EVATIONS
any portion of the property within 500 ft. of xplain:	any state or county highway, to	own boundary, parkway	y or public lands? YES NO
the applicant, am seeking permission to:	enstruct a 2	CAR GAR	heo age with
CODE REQUIRES	PROVIDED	· .	
	PROVIDED		VARIANCE REQUIRED
40 FRONT 40.	21		. 1
te of New York)	180		
ss: unty of Putnam)			
e undersigned petitioner being duly sworn denoces and	says that (he) (she) has read the forego	oing petition and knows the c	ontent thereof, and that the same is true to
n	and benefi, und a	s to those matters (he) (she) I	believes to be true.
form to before me this 5 day of April 201	4		
0) (According to the second se		
No ary Public			

MARY E. VAIL
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02VA501408
QUALIFIED IN PUTNAM COUNTY
MY COMMISSION EXPIRES JUL 15,

Petitioner Pichano VAIL

Date 4-5-19

2019



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

IN THE MATTER OF T	THE APPEAL)			
OF		}			A - 1 10/
1)ály	yÔ	J	Applica	tion Date:]	HPA 18, 20 19
TO THE ZONING BOAJ OF THE TOWN OF	ED OF APPEALS CARMEL	1-15 >			
Application For: (circle appli	cable): Area Variance	COME SECTION USE V	ariance	Interpreta	tion 280A
Name of Property Owner:	Zietano D. Balz	Address: 333	Dah	lia Dr.	Mahapee NY
Mailing Address: (Address)	Dehlie Do	(State) Phon	ne Number	(s):	(and)
	al, C/BP, or Conservation)	Tax Map: 75	5-17 (section)	- <u>Z</u>	lock) - 57
Applicant is: (circle one)	Owner) (Lessee) (Contract Vendee)	[Attach	deed, contra	act of sale or lease agreement]
E-Mail Address:		- 0	1		
Previous Appeals regarding the	he subject premises				
DATE		REQUEST			RESULTS
(1) (2)) , , , ,				
100 K	Mendis af	persances)		(Sma)
List all improvements (1 fami	ily dwelling, pool, etc.)	1 Fanh chel	ly +	5Leel	
The owner shall submit with diagrams, neighborhood land understand the request. List at	this application supporting use maps, property survey	materials including play y, photographs of proper	ns, elevations, elevations	ons, landscar	oing diagrams, traffic circulation als that will assist the Board to
	1.04	<u> </u>	1		Siece
Is any portion of the property Explain:	within 500 ft. of any state	or county highway, tow	n boundar	y, parkway o	or public lands? YES/NO
I, the applicant, am seeking pe	ermission to:	* Variance	on o	or 31	ecl-
CODE REQUIRES / AI	LLOWS	PROVIDED		V	ADIANCE DECLUDED
40 Fac 7	220 11 5	2/		V	ARIANCE REQUIRED
15' Cile		37			1121
1/)/000		X . J			12.9
State of New York) (New York)					
County of Putnam) The undersigned petitioner, being dul	y sworn, deposes and says that (he) (she) has read the foregoin	g netition and	knows the con	tent thereof, and that the same is true to
(ms) (not) knowledge except as to the	h .	nformation and belief, and as t	o those matte	rs (he) (she) be	lieves to be true.
Sworn to before me this da	y of May 2019				
Adva -) '				
Notary Public					
1					
		J.	, 0	or a	
	Pe	etitioner /	B	LE	Date_5/2/19



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

DITUTAL ATTENDED OF				(043)0	328-1300
IN THE MATTER OF OF					
Eric & Kir	_				
TO THE ZONING BOA OF THE TOWN O		LS Mals	Application Date:	, 20	
Application For: (circle appli	icable): Area V	/ariance(Use)	/ariance Interpret	ation 280A	
		OWitz Address: 15	3.53	ke Blvd, Ca	armel, NY
		, Somers, NY		1	(State)
Zoning District: Resid	dential	Tax Map: 64	1.19 - 1 (section) - (I	- 84 (Loi)	_
Applicant is: (circle one) (d	(Les	see) (Contract Vendee)	[Attach deed, contr	act of sale or lease agr	eement]
E-Mail Address: C/O]	Hogan a:	nd Rossi, jspil	Llane@hoga	nandrossi.	com
Previous Appeals regarding t	the subject premi	ises			
DATE		REQUEST		RESULTS	
2008	Retain sh	ed in waterfront i	u t	Per phone	
				W Pawn And	dien 5/7/1
List all improvements (1 fam	nily dwelling no	ol, etc.) Shed, Boatl	nouse with	deck	
		-			
diagrams, neighborhood land	use maps, prop	supporting materials including placety survey, photographs of prope	ins, elevations, landsca rty and any other mate	ping diagrams, traffic ci rials that will a <u>s</u> sist the I	irculation Board to
Adjustment	and pho	erty survey, photographs of prope : Subdivision P. tographs	Lat showin	g Lot Line	
Is any portion of the property Explain: NO	within 500 ft. o	of any state or county highway, to	vn boundary, parkway	or public lands? YES/N	О
	permission to:	obtain variance - See Attached	e from sid	e yard set	back for
CODE REQUIR	ES	PROVIDED		ARIANCE REQUIRE	D
20'	-	5'7"		14'5"	

State of New York) ss:					
County of Putnam) The undersigned petitioner, being de (his) (her) knowledge except as to the	aly swom, deposes a ne matters therein sta	nd says that (he) (she) has read the forego ned to be on information and belief, and a	ing petition and knows the co	ontent thereof, and that the sar	ne is true to
3.0	lax of April 20				
(Charles)	-),00				
Notary Public	june	-			
			11		£
RINA L. DUBE		5. 7	1/4	Date 4/	//.
BLIC-STATE OF NEW YO	ORK	Petitioner 7	Y V	Date 4/	30/19

CO NOTARY PUB No. 01DU6121175

Qualified In Westchester County My Commission Expires 01-10-2021



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

IN THE MATTER OF THE APPEA OF COLL BESHER TO THE ZONING BOARD OF APPE OF THE TOWN OF CARMEL	RS }	Application Date: MARCH II. 2019
Application For: (circle applicable): An	rea Variance (156-15) Us	se Variance Interpretation 280A
Name of Property Owner: RONL B	DESHEARS Address 53	1 BEACH RD MAHOPAC, NY 10541
Mailing Address: SGME	(City) (State)	Phone Number(s):
Mailing Address: GAME (Address) Zoning District: R - 1/20 (R-120, Commercial, C-BP, or Consection)	Tax Map:((5 4, 12 - 1 (1.et) (1.et)
Applicant is: (circle one) (Owner)	(Lessee) (Contract Vendee)	[Attach deed, contract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject p	remises - NONE	
DATE	REQUEST	RESULTS
		
List all improvements (1 family dwelling	, pool, etc.)	
diagrams, neighborhood land use maps, r	roperty survey, photographs of pro	plans, elevations, landscaping diagrams, traffic circulation perty and any other materials that will assist the Board to LOOZ PLAUS & ELEVATIONS
Is any portion of the property within 500 Explain:	ft. of any state or county highway,	town boundary, parkway or public lands? YES/NO
I. the applicant, am seeking permission to	ŭ_	FREESTANDING
		G4296E
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
GARAGE FRONT 25'	101 PPOPOSED.	124
GARAGE - SIDE - 10	12' PROPOSED -	E,1
31.7,00		2

State of New York)

County of Putnam)

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 the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

SUE CASALE
Notary Public State of New York
Qualified in Westchester County
Reg. No. 01CA6234199
My Commission expires Jan. 18, 20

Petitioner