

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
JOHN STARACE
JULIE MCKEON

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:

JUNE 24, 2021 – 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS:

1. Application of **JENNIFER COTTLE** for a Variation of Section 156-15 seeking permission to retain deck. The property is located at 11 Boniello Drive, Mahopac NY and is known as Tax Map #85.12-2-11.

Code Requires/Allows	Provided	Variance Required
30' Rear	5.4'	24.6'

2. Application of **CHRISTINA CAPIZOLA** for a Variation of Section 156-15 seeking permission to retain front entry porch. The property is located at 280 Topland Road, Mahopac NY and is known as Tax Map #63.82-1-7.

Code Requires/Allows	Provided	Variance Required
25' Front	13' to deck; 8' to stairs	12' & 17'

3. Application of **CHARLES HARMON** for a Variation of Section 156-15 seeking permission to retain existing shed 8 feet from side yard (required 20') and 15 feet from rear property line (required 20'). The property is located at 51 Fenwood Road, Mahopac NY and is known as Tax Map #76.18-2-55.

Code Requires/Allows	Provided	Variance Required
(20) twenty feet	(8) eight feet from side yard	(12) twelve feet
(20) twenty feet	(15) fifteen feet from rear property	(5) five feet

4. Application of **COLLIN HANLON** for a Variation of Section 156-15 seeking permission to retain existing deck. The property is located at 46 Longwood Road, Mahopac NY and is known as Tax Map #64.11-1-29.

Code Requires/Allows	Provided	Variance Required
15'	0'	15'

5. Application of **ELSIE RUSSELL & BRETT BROWN** for a Variation of Section 156-15 seeking permission to remove garage and add larger garage for boats & cars. The property is located at 161 West Lake Blvd., Mahopac NY and is known as Tax Map #64.19-1-44.

Code Requires/Allows	Provided	Variance Required
15' Rear	11'	4'
40' Front	32'	8'

6. Application of **VITO TORCHIA** for a Variation of Section 156-15 seeking permission to legalize existing shed. The property is located at 33 Cook Drive, Mahopac NY and is known as Tax Map #65.5-1-55.

Code Requires/Allows	Provided	Variance Required
Shed: front yard – 40 ft.	15 ft.	25 ft.

7. Application of **LAURA RUDOVIC** for a Variation of Section 156-42. ZBA approved a variance of 4 car spaces on 10/22/20. Due to field conditions, an additional variance of one parking space is required. The property is located at 1707 Route 6, Carmel NY and is known as Tax Map #55.6-1-12.

Code Requires/Allows	Provided	Variance Required
18 parking spaces	13 parking spaces	1 parking space (additional)
	As per 4 PS variance from ZBA on 10/22/20. Therefore, an additional variance of 1 PS is required.	(4 spaces granted 10/22/20)

MISCELLANEOUS:

Minutes: May 27, 2021

IMPORTANT NOTE:

All persons in attendance of the ZBA Meetings MUST adhere to the CDC guidelines for social distancing while in the meeting rooms. The wearing of face coverings are required if maintaining the 6 ft. social distancing cannot be achieved; no exceptions!!

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

Handwritten initials

IN THE MATTER OF THE APPEAL
OF

Cottle

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 5/17, 2021

Application For (circle applicable): Area Variance (156.15)
Use Variance Interpretation 280A
Name of Property Owner: Jennifer A. Cottle Address: 11 Boniello Dr., Mahopac, NY 10541
Mailing Address: 11 Boniello Dr., Mahopac, NY 10541 Phone Number(s): 786-690-3176
Zoning District: R-120 Tax Map: 85.12 - 2 - 11

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: jennifercottle@gmail.com

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<i>No previous board appearances</i>	<u>(RT)</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling

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: Sketches + 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 Deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>30' Rear</u>	<u>5.4'</u>	<u>24.6</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 17th day of May 2021
Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner Jennifer Cottle Date 05/17/21



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

Capizola

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date *October 15, 20 20*

Application For: (circle applicable): Area Variance (*156.15*) Use Variance Interpretation 280A
CODE SECTION
 Name of Property Owner: *Christina Capizola* Address: *200 Topland Rd Mahopac NY 10541*
(Address) (City) (State)
 Mailing Address: *200 Topland Rd Mahopac NY 10541* Phone Number(s): *845-628-9184*
(Address) (City) (State)
 Zoning District: *R-120* Tax Map: *63.82 - 1 - 7*
(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: *TrCap17@gmail.com*

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
<i>9/2009</i>	<i>Construct Attached Garage</i>	<i>Granted</i>
<i>12/1982</i>	<i>Front + side variance to Construct House</i>	<i>Granted</i>

List all improvements (1 family dwelling, pool, etc.) *1 family dwelling*

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: *Town of Putnam Valley*

I, the applicant, am seeking permission to: *Retain Front Entry Porch*

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<i>25' Front</i>	<i>13' to deck 8' to Stems</i>	<i>12' + 17'</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 *24* day of *May* 20 *21*

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner *Christina Capizola* Date *5-24-21*



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
HARMON^{OF} SHED

Application Date: May 24, 2021

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (130-15) Use Variance Interpretation 280A
Name of Property Owner: Charles Harmon Address: 51 fenwood Road Mahopac NY
(Address) (City) (State)
Mailing Address: 51 Fenwood Road Mahopac NY Phone Number(s): 845-621-1980
(Address) (City) (State)
Zoning District: R-120 Tax Map: 76.18 - 2 - 55
(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: harmonc1975@yahoo.com
Previous Appeals regarding the subject premises: None

DATE	REQUEST	RESULTS
<u>July 1979</u>	<u>25' lot width @ building line variance -</u>	<u>granted</u> <u>Dna</u>

List all improvements (1 family dwelling, pool, etc.) One family dwelling, one 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, and 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: No

I, the applicant, am seeking permission to: (1) existing Shed (8) feet from side yard, (required 20 feet) and (15) feet from rear property line (required 20)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>(20) twenty feet</u>	<u>(8) eight feet from side yard</u>	<u>(12) twelve feet</u>
<u>(20) twenty feet</u>	<u>(15) feet from rear property</u>	<u>(5) five feet</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 26th day of May, 2021

Anna Pasquerello
Notary Public

Anna Pasquerello
Notary Public, State of New York
Qualified in Westchester County
No. 01PA6345328
Commission Expires July 25, 2020 ²⁴
Certificate Filed in Putnam County

Petitioner: [Signature] Date: 5/20/21



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
Hanlon
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: June 4, 2021

Application For (circle applicable): Area Variance (150.15)
Use Variance Interpretation 280A
Name of Property Owner: Collin Hanlon Address: 46 Longwood Rd Mahopac NY
(Address) (City) (State)
Mailing Address: 46 Longwood Rd Mahopac NY Phone Number(s): 718-608-5790
(Address) (City) (State)
Zoning District: R-120 Tax Map: 64.11 - 1 - 29
(R-120, Commercial, C BP, or Conservation) (section) (Block) (Lot)
Applicant is: (circle one) Owner ~~Lessee~~ ~~Contract Vendor~~ [Attach deed, contract of sale or lease agreement]
E-Mail Address: handline59@yahoo.com

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<i>No previous appearances</i>		<i>DM</i>

List all improvements (1 family dwelling, pool, etc.) deck, 1 Family dwelly,
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, Sketches, 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: No

I, the applicant, am seeking permission to: Retain existing deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15'</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 7 day of June 20 21

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner [Signature] Date 6/7/21

ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL
OF
Russell + Brown
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 6/1, 2021

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

Name of Property Owner: Elsie Russell + Brett Brown Address: 161 W Lake Blvd Mahopac, NY 10541

Mailing Address: 161 W Lake Blvd Mahopac, NY 10541 Phone Number(s): (207) 228-4188

Zoning District: R Tax Map: 64.19 - 1 - 44

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: Russee2@gmail.com & Brett.R.Brown@gmail.com

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>Per Dawn Andren Andren 6/1/21</u>	<u>no previous ZBA appearances</u>	

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, garage

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, sketches

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, W Lake Blvd

I, the applicant, am seeking permission to: remove garage, & add larger garage for boats, cars

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15' Rear</u>	<u>11'</u>	<u>4'</u>
<u>40' Front</u>	<u>32</u>	<u>8'</u>

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 8th day of June 20 21

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner [Signature] Date 6/18/21



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
Torchia

Application Date: June 2, 2021

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

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

Name of Property Owner: Vito Torchia Address: 33 Cook Drive Mahopac NY 10541
(Address) (City) (State)

Mailing Address: 33 Cook Drive Mahopac NY 10549 Phone Number(s): 845-628-4009
(Address) (City) (State)

Zoning District: R-120 Tax Map: 65.5 - 1 - 55
(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: None

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) One Family Dwelling & One 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
Explain: _____

I, the applicant, am seeking permission to: Legalize Existing Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Shed- Front yard 40 FT	15 FT	25 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 3 day of June 2021

Alpa Pandya
Notary Public

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PAG397542
Qualified in Westchester County
Commission Expires 09/09/2023

Petitioner Joe Greenberg Date 6/3/2021



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

Rudovic

Application Date: June 2, 2021

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156-42) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: Luara Rudovic Address: 1707 Route 6 Carmel NY 10512
(Address) (City) (State)

Mailing Address: 299 Route 52 Carmel NY 10512 Phone Number(s): 914-998-5407
(Address) (City) (State)

Zoning District: C Tax Map: 55.6 - 1 - 12
(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: See attached

DATE	REQUEST	RESULTS
Oct. 22, 2020	See Attached	Approved

List all improvements (1 family dwelling, pool, etc.) Commercial Building

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 & 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: Route 6- State Road

I, the applicant, am seeking permission to: ZBA approved a variance of 4 cars on 10/22/20. Due to field conditions an additional variance of one parking space is required.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
18 Spaces	13 PS	One PS <i>(Additional)</i>
	As per 4 ps variance from ZBA on 10-22-20	<i>(4 Spaces granted 10/22/2021)</i>
	Therefore, an additional variance of 1 ps is 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 4 day of JUNE 2021

Nicole Gallagher
Notary Public



NICOLE GALLAGHER
Notary Public-State of New York
Qualified in Putnam County
#01GA6376900
Commission Expires 06/10/2022

Petitioner Joel Greenberg Date 6/4/2021

Town of Carmel Zoning Requirements

Basic Data: Owner: Rudovic
 Address: 1707 Route 6, Carmel, NY 10512
 TM #: 55.6 -1-12
 Zoning District: Proposed Use: Bridal Shop

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	40,000 SF	8,426 SF (EXIST)	31,574 SF
Lot Width:	200FT.	78 FT. (EXIST)	122 FT
Lot Depth:	200 FT.	110 FT. (EXIST)	90 FT.
Front Yard:	40 FT.		
South:		0 FT. (EXIST)	40 FT.
East:		0 FT. (EXIST)	40 FT.
West:		8 FT. (EXIST)	32 FT.
Lot Coverage:	30%	48% Exist. -43.4% Prop.	13.4 %
P.S. Retail: 3,200 SF / 200 =16	18	14 (EXIST)	4PS
P.S. Storage: 1,344 SF /1,000 =2			
All P.S.	10' x 20'	9' x 18' Proposed	1FT. Width 2" Depth
Loading Space	1	0	1
All variances granted by The Zoning Board of Appeals on October 22, 2020			

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 Board
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