

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:

June 27, 2019 – 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS:

1. Application of **FRANK NAGEL** for a Variation of Section 156.15 seeking permission to retain existing shed. The property is located at 10 Kyle Court, Carmel NY 10512 and is known by Tax Map 44.14-1-67.

Code Requires/Allows	Provided	Variance Required
10' – side	3'	7'

2. Application of **RAUL ORSINI** for a Variation of Section 156.15 seeking permission to retain existing freestanding deck. The property is located at 49 Ivy Hill Road, Mahopac NY 10541 and is known by Tax Map 74.43-1-6.

Code Requires/Allows	Provided	Variance Required
10' – side	8'	2'

3. Application of **MARIA DIMAS** for a Variation of Section 156.15 seeking permission to construct a deck around above-ground pool. The property is located at 63 Waring Drive, Carmel NY 10512 and is known by Tax Map 44.14-1-95.

Code Requires/Allows	Provided	Variance Required
10' – side	5'	5'
10' – rear	5'	5'

4. Application of **KEVIN FAHEY** for a Variation of Section 156.15 seeking permission to allow carport & sheds to exist less than the required side yard setbacks. The property is located at 54 Brookdale Road, Mahopac NY 10541 and is known by Tax Map 74.16-2-46.

Code Requires/Allows	Provided	Variance Required
Shed 1; 10' – side	2.4'	7.8'
Shed 2: 10' – side	4.3'	5.7'
Carport: 25' – side	5.7'	19.3'

5. Application of **ROBERT DICKSON** for a Variation of Section 156-15 seeking permission to construct attached garage. The property is located at 1 Highridge Road, Mahopac, NY 10541 and is known by Tax Map 76.9-2-27.1.

Code Requires/Allows	Provided	Variance Required
25' Front	14'	11'
15' Rear	3'	12'

6. Application of **MARIO ALMEIDA** for a Variation of Section 156.15 seeking permission to retain existing freestanding 1 car garage and existing freestanding deck. The property is located at 41 Steiner Drive, Mahopac NY 10541 and is known by Tax Map 64.9-1-4.

Code Requires/Allows	Provided	Variance Required
20' – side	5' - side	15'
40' – front	39' – front	1'

7. Application of **JERRY & JENNIFER TESLER** for a Variation of Section 156.15 seeking permission to construct attached garage & mud room. The property is located at 26 Dixon Lake Drive, Mahopac NY 10541 and is known by Tax Map 54.5-1-67.

Code Requires/Allows	Provided	Variance Required
Side Yard – 20 ft.	13 ft.	7 ft.
Front Yard – 40 ft.	31 ft.	9 ft.

MISCELLANEOUS:

MINUTES: May 23, 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

VVC

IN THE MATTER OF THE APPEAL

OF
Nage 1

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 5-13, 2019

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Frank NAGE 1 Address: 10 Kyle Ct Carmel NY 10512
Mailing Address: 10 Kyle Ct Carmel NY Phone Number(s):
Zoning District: R-120 Tax Map: 44.14 - 1 - 67

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>1996</u>	<u>Pool with deck encroaches on back yard set back</u>	<u>GRANTED</u> <u>(Per Dma)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwl, shed + Pool w/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: Survey + Brochure

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 Fan St

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

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>3'</u>	<u>7'</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 May 2019

Notary Public
ROBERT BOYER JR.
NOTARY PUBLIC, State of New York
0-4809745
Qualified in Westchester County
Commission Expires Aug. 31, 2020

Petitioner [Signature] Date 5-13-19
MACH# 879 519 789



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

Orsini

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 5/15, 20 19

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Raul Orsini Address: 49 Ivy Hill Rd. Mahopac NY. 10541

Mailing Address: SAME Phone Number(s): _____

Zoning District: R-120 Tax Map: 74.43 - 1 - 6

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>	

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: No

I, the applicant, am seeking permission to: Retain Free standing Deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>8'</u>	<u>2'</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 15th day of May 2019
[Signature]
Notary Public

GERALDINE FINAN
Notary Public, State of New York
No. 4782222
Qualified in Putnam County
Commission Expires May 31, 2023

Petitioner [Signature] Date 5/15/19



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

Dimas

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 5/24, 2019

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

Name of Property Owner: Maria Dimas Address: 63 Waring Drive, Carmel, NY
(Address) (City) (State)

Mailing Address: 63 Waring Drive, Carmel, NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 44.14 - 1 - 95
(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</u>	<u>Dimas</u>

List all improvements (1 family dwelling, pool, etc.) above-ground pool, 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 NO
Explain: NO.

I, the applicant, am seeking permission to: build a deck around an above-ground pool.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Side</u>	<u>5'</u>	<u>5'</u>
<u>10' Rear</u>	<u>5'</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 24 day of MAY 2019

Thomas M O'Leary
Notary Public

THOMAS M OLEARY
NOTARY PUBLIC-STATE OF NEW YORK
No. 0106174337
Qualified in Putnam County
My Commission Expires September 17, 2019

Petitioner Maria Dimas Date 5/24/19



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

FAHEY

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 6-10-2019

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

Name of Property Owner: KEVIN E. FAHEY Address: 54 BROOKDALE ROAD MAHOPAC NY 10541
(Address) (City) (State)

Mailing Address: 54 BROOKDALE RD MAHOPAC NY 10541 Phone Number(s) _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 74.16 - 2 - 46
(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>N/A</u>	

List all improvements (1 family dwelling, pool, etc.) 1 Family House, SHEDS AND 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: PLANS, SURVEY, PICTURES

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: ALLOW CARPORT AND SHEDS TO EXIST LESS THAN THE REQUIRED SIDE YARD SETBACKS.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>① SHED SIDE 10'</u>	<u>2.4'</u>	<u>7.8'</u>
<u>② SHED SIDE 10'</u>	<u>4.3'</u>	<u>5.7'</u>
<u>CARPORT SIDE 25'</u>	<u>5.7'</u>	<u>19.3'</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 24th day of May 2019

Kelly Puccio
Notary Public

KELLY PUCCIO
Notary Public, State of New York
No. 01PU6088070
Qualified in Putnam County
Commission Expires March 03, 2023

Petitioner Kevin E. Fahey Date 5/24/19



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

Dickson

Application Date: 5/2, 20 19

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: Robert Dickson Address: 1 HighRidge Rd, Mahopac NY
(Address) (City) (State)

Mailing Address: 1 HighRidge Rd Mahopac NY Phone Number(s):
(Address) (City) (State)

Zoning District: R-120 Tax Map: 76.9 - 2 - 27.1
(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
<i>no previous appearances zba</i>		<i>[Signature]</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: Survey + 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: NO

I, the applicant, am seeking permission to: Construct Garage (attached)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25 Front</u>	<u>14</u>	<u>11'</u>
<u>15 Rear</u>	<u>3</u>	<u>12'</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 12 day of June 2019
Alice Daly
Notary Public

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

Petitioner Robert Dickson Date 6/12/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

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IN THE MATTER OF THE APPEAL
OF

Almeida

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 5-10, 20 19

Application For: (circle applicable): Area Variance() Use Variance Interpretation 280A
Name of Property Owner: Mario Almeida Address: 41 Steiner drive Mahopac N.Y.

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

Zoning District: R-120 Tax Map: 64.9 - 1 - 4
(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
	<i>No previous appearances 280A</i>	<i>Dma</i>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, 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: 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: NO

I, the applicant, am seeking permission to: legalize preexisting 1 car garage & free standing deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20 Side</u>	<u>Side 5'</u>	<u>15'</u>
<u>40 Front</u>	<u>Front 3'</u>	<u>1</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 10th day of May 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, 2022

Petitioner [Signature] Date 5/10/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-4500

Handwritten initials

IN THE MATTER OF THE APPEAL
OF
Tesler

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: June 10, 2019

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

Name of Property Owner: Jen & Jerry Tesler Address: 26 Dixon Lake Dr. Mahopac, NY 10541

Mailing Address: same Phone Number(s):

Zoning District: R-120 Tax Map: 54.5 - 1 - 67

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.) 1 Family Residence & Above Ground Pool

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, & Elevation & 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: DIXON LAKE

I, the applicant, am seeking permission to: Construct Attached Garage & Mud Room

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Side yard 20 feet	13 feet	7 feet
Front Yard-40ft.	31ft.	9ft.

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 17 day of June 20 19

Susan Musumeci
Notary Public

Susan Musumeci
Notary Public, State of New York
Registration no. 01MU6072775
Qualified in Putnam County
Commission Expires April 15, 20 22

Petitioner: *Joel Greenberg* Date: 6/10/19