

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:

July 25, 2019 – 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS:

1. Application of **CATHERINE VESCHI** for a Variation of Section 156.15 seeking permission to retain existing shed. The property is located at 62 Buckshollow Road, Mahopac NY 10541 and is known by Tax Map 75.20-1-47.

Code Requires/Allows	Provided	Variance Required
10' – Side	4 ft.	6 ft.

2. Application of **KENNETH KRAEMER** for a Variation of Section 156.15 seeking permission to construct second floor addition to existing dwelling. The property is located at 22 Fini Drive, Carmel NY 10512 and is known by Tax Map 54.14-1-31.

Code Requires/Allows	Provided	Variance Required
30' – Rear	8.2 ft.	21.8 ft.

3. Application of **GUISEPPE GIAMMO** for a Variation of Section 156.15 seeking permission to retain existing shed closer than allowed to side yard. The property is located at 11 Timber Trail, Carmel NY 10512 and is known by Tax Map 77.13-2-12.

Code Requires/Allows	Provided	Variance Required
10' side yard	1.5'	8.5'

4. Application of **WILLOW WOOD COUNTRY CLUB, INC.** for a Variation of Section 156-24.D, 156-42.A(1), 156-42.D, & 156-42.A(3) seeking permission to obtain a variance from the below parking/access drive dimensions/requirements for the existing parking lot in association with an amended site application pending before the Planning Board. The property is located at 551 Union Valley Road, Carmel NY 10512 and is known by Tax Map 87.7-1-6, 7, 11.

Code Requires/Allows	Provided	Variance Required
502 Parking Spaces	80 Parking Spaces	422 Parking Spaces
10'(w) x 20'(l) min per parking space	9'(w) x 18'(l) per parking space	1'(w) x 2'(l) per parking space
24'(w) min. access drive	20'(w) access drive	4'(w) access drive
Off-street parking permanently improved	Gravel off-street parking area	Off-street parking w/o permanent improvement

MISCELLANEOUS:

MINUTES: June 27, 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

AW

IN THE MATTER OF THE APPEAL
OF

Veschi

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 6/20, 20 19

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

Name of Property Owner: Catherine E. Veschi Address: 62 Bush Hollow Rd Mahopac, NY
(Address) (City) (State)

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

Zoning District: R-120 Tax Map: 7520 - 1 - 47
(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>Deny</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelly w/ accessory apt, 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: RT6

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

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>4'</u>	<u>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 20 day of June 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 Catherine E. Veschi Date 6/20/19



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

Kraemer

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 6/19, 2019

Application For: (circle applicable): Area Variance (150-15) Use Variance Interpretation 280A
Name of Property Owner: Kenneth Kraemer Address: 22 Fini Dr Carmel Ny 10512

Mailing Address: Same Phone Number(s) _____

Zoning District: R-120 Tax Map: 57.14 - 1 - 31

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>April 2008</u>	<u>construct 2nd floor addition - no change to footprint - approved</u>	<u>Denial</u>

List all improvements (1 family dwelling, pool, etc.) 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: Survey, photos, 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: CRANE ROAD

I, the applicant, am seeking permission to: construct 2nd floor addition to existing dwelling

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>30' Rear</u>	<u>8.2'</u>	<u>21.8'</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 19 day of June 2019

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA8348218
Qualified in Putnam County
Commission Expires July 25, 2020

Petitioner *[Signature]* Date 6/19/19

MC



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

Giammo

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 7/5, 2019

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

Name of Property Owner: Cruisepp Giammo Address: 11 Timber Trail Carmel NY

Mailing Address: 11 Timber Trail Carmel Phone Number(s):

Zoning District: R-120 Tax Map: 77.13 - 2 - 12

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: N/A.

DATE	REQUEST	RESULTS
	<u>No previous board appearances RD</u>	

List all improvements (1 family dwelling, pool, etc.) House, Shed, Pool, fence, driveway

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 photo

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 Shed closer than allowed to side yard.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>SHED SIDE YARD 10'</u>	<u>1.5'</u>	<u>8.5'</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 11 day of July, 2019

[Signature]
Notary Public

BETH ANN LEWIS
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
NO. 01LE5028314
MY COMMISSION EXPIRES MAY 31, 2020

Petitioner William Bedrovat Date 7/11/19



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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

Willow Wood Country Club

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL



ORIGINAL

Application Date: July 9, 2019

- ① 156-24.D
- ② 156-42.A(1)
- ③ 156-42.D
- ④ 156-42.A(3)

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

Name of Property Owner: Willow Wood Country Club, Inc. Address: 551 Union Valley Rd. Carmel NY
(Address) (City) (State)

Mailing Address: 551 Union Valley Rd. Carmel NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R (Residential) Tax Map: 87.7 - 1 - 6, 7, 11
(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
1987	Parking Spaces Variance of 550	

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

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 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: The property borders Westchester County (Town of Somers)

I, the applicant, am seeking permission to: obtain a variance from the below parking/access drive dimensions/requirements for the existing parking lot in association with an Amended Site Application pending before the planning Board.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
1) 502 Parking Spaces	80 Parking Spaces	422 Parking Spaces
2) 10ft W x 20ft L Min. Parking Spaces	9ft W x 18ft L Min. Parking Spaces	1ft W x 2ft L of Parking Spaces
3) 24ft Wide Min. Access Drive	20ft Wide Min. Access Drive	4ft Width of Access Drive
4) Off-Street Parking Permanently Improved	Gravel Off-Street Parking Area	Off-Street Parking w/o Permanent Improvement

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 July 2019

Alicia Hansen
Notary Public
Alicia Hansen

Notary Public, State of New York
Reg. # 01HA6086470

Qualified in Dutchess County
Commission Expires January 21, 2023

Petitioner WILLOW WOOD COUNTRY CLUB, INC d/b/a Willow Wood Country Club Date 7/9/19
By: [Signature]
SECRETARY