

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:

FEBRUARY 27, 2020 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **MARIO VISCOVICH** for a Variation of Section 156-15 seeking permission to construct docks, decks and shed. The property is located at South Lake Blvd (Adjacent to 801 South Lake Blvd), Mahopac, NY and is known by Tax Map #75.42-1-69.

Code Requires/Allows	Provided	Variance Required
Lake Frontage – 50 ft.	24.94 ft.	25.06 ft.
Lot Depth – 30 ft.	16.94 ft.	13.36 ft.
Lot Area – 3,000 sq. ft.	417 sq. ft.	2583 sq. ft.
Parking spaces – 1	0	1

2. Application of **ANTHONY PERRICONE** for a Variation of Section 156-15 seeking permission to create a 3 lot subdivision out of 2 existing lots. The property is located at 163 Orchard Road, Mahopac, NY and is known by Tax Map #74.26-2-22.

Code Requires/Allows	Provided	Variance Required
Lot #1		
Area – 120,000 sq. ft.	7,031 sq. ft.	112,969 sq. ft.
Front Yard-North – 40 ft.	12 ft.	28 ft.
Front Yard-West - 40 ft.	30.2 ft.	9.8 ft.

Rear Yard-South – 40 ft.	22.99 ft.	17.01 ft.
Rear Yard-East – 40 ft.	15 ft.	25 ft.
Lot Width – 200 ft.	113.5 ft.	88.5 ft.
Lot Coverage - 15%	16%	1%
Lot Depth – 200 ft.	101 ft.	99 ft.
Lot #2		
Area – 120,000 sq. ft.	6,000 sq. ft.	114,000 sq. ft.
Front Yard – 40 ft.	25 ft.	15 ft.
Rear Yard – 40 ft.	25 ft.	15 ft.
Side Yard-West – 25 ft.	15 ft.	10 ft.
Side Yard-East – 25 ft.	15 ft.	10 ft.
Lot Width – 200 ft.	60 ft.	140 ft.
Lot Coverage – 15%	25%	10%
Lot Depth – 200 ft.	100 ft.	100 ft.
Lot Width @front p.l. – 100 ft.	60 ft.	40 ft.
Lot #3		
Area – 120,000 sq. ft.	5905 sq. ft.	114,095 sq. ft.
Front Yard – 40 ft.	25 ft.	15 ft.
Rear Yard – 40 ft.	27.08 ft.	12.92 ft.
Side Yard – South – 25 ft.	10 ft.	15 ft.
Side Yard – North 25 ft.	10 ft.	15 ft.
Lot Width – 200 ft.	59.9 ft.	140.1 ft.
Lot Coverage – 15%	20.3%	15.3%
Lot Depth – 200 ft.	93.4 ft.	106.6 ft.
Lot Width @front p.l. – 100 ft.	66.81 ft.	33.19 ft.

3. Application of **JARDINE (LONGVIEW SCHOOL – CONTRACT VENDEE)** is seeking an Interpretation of Section 156-10F that only 50' of frontage is required because this is an “instance of a cul-de-sac, turnaround or similar case” (emphasis added). In the alternative, applicant seeks an area variance for frontage. The applicant is seeking an Interpretation of Section 156-23 which provides “...for a minimum of 10 parking spaces plus 3 spaces per classroom shall be required for those schools with pupils of elementary and junior high school age. Schools with pupils of a least high school age shall provide at least 20 parking spaces plus 5 per classroom”. Applicant’s history as a private school involves only a handful of high school students who have ever been able to drive to school. The code envisions the higher parking space count for schools that significantly or totally consisting of pupils of high school age. The higher parking requirement is inappropriate herein and inconsistent with Section 156-23. The property is located at 110 Scout Hill Road, Mahopac, NY and is known by Tax Map #52.-1-12.

Code Requires/Allows	Provided	Variance Required
100 ft. Frontage	52.74 ft.	47.26 ft.

NEW APPLICATIONS:

4. Application of **MARGARET FOSSATI (Affinity One)** is seeking an Interpretation of Section 156-28(B) – Specifically, that the premises is “an existing dwelling” (definition: one or more rooms with provisions for living, cooking, sanitary and sleeping facility arranged for the use of one family) in a Residential zone...(that)...may converted to “multifamily” (definition: a building containing three or more dwelling units..). Applicant seeks interpretation that the existing premises is an existing “dwelling” and that “sober house” is a “multifamily dwelling” pursuant to the definitions contained in the Carmel Town Code. Or, in the alternative Applicant seeks a use variance to permit a sober house in a residential zone. The property is located at 345 Croton Falls Road, Mahopac, NY and is known by Tax Map #76.12-1-19.
5. Application of **EDWARD BINNS** for a Variation of Section 156-15 seeking permission to retain gazebo, playhouse, attached shed and yard shed. The property is located at 67 Tulip Road, Mahopac, NY and is known as Tax Map #75.16-2-46.

Code Requires/Allows	Provided	Variance Required
15' Side – Gazebo	5'	10'
15' Side – Playhouse	7'	8'
20' Side – Attached Shed	3'	17'
10' Side – Yard Shed	5'	5'

6. Application of **CRISTINA FELIZARDO** for a Variation of Section 156-20 seeking permission to place 6' fence partially in front yard. The property is located at 41 Leslie Drive, Mahopac, NY and is known as Tax Map #53.17-1-16.

Code Requires/Allows	Provided	Variance Required
4' Front	6'	2'

7. Application of **JAMES & LORETTA BURKE** for a Variation of Section 156-15 seeking permission to add existing deck. The property is located at 2 Ridge Court, Carmel, NY and is known by Tax Map #54.8-1-72.

Code Requires/Allows	Provided	Variance Required
20' Side	17.44'	2.56'

8. Application of **THOMAS LOTZ** for a Variation of Section 156-47A(1) seeking permission to expand pre-existing use (2 houses on 1 lot). The property is located at 8 Nashua Road, Carmel, NY and is known by Tax Map #53.-1-10.

MISCELLANEOUS:

9. **Minutes:**

- 08/22/19
- 01/23/20

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

IN THE MATTER OF THE APPEAL
OF
Viscovich

Application Date: January 6, 2020

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For: (circle applicable): Area Variance(156-15) Use Variance Interpretation 280A
CORE SECTION
S. LAKE B'LV'D. ADJ. TO
Name of Property Owner Mario Viscovich Address: Route 6N 801 SLB Mahopac NY
(Address) (City) (State)
Mailing Address: 169 Shear Hill Rd Mahopac NY Phone Number(s): _____
(Address) (City) (State)
Zoning District: R-120 Tax Map: 75.42 - 1 - 69
(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.) Docks & Decks

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, Survey, and Shed 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: State Road Route 6N

I, the applicant, am seeking permission to: Construct Docks, Decks, & Shed

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Lake Frontage - 50ft	24.94 ft	25.06 ft
Lot Depth - 30ft	16.64 ft	13.36 ft
Lot Area - 3,000SF	417SF	2583SF
Parking Spaces - 1	0	1

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 January 2020

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/22
 Date 1/7/20



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

Application Date: January 6, 2020

Application For: (circle applicable): Area Variance(156-15) Use Variance Interpretation 280A
Name of Property Owner: Anthony Perricone Address: 163 Orchard Rd Mahopac NY
Mailing Address: 79 Craescot Way Mahopac NY Phone Number(s):
Zoning District: R-120 Tax Map: 74.26 - 2 - 22

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

Table with 3 columns: DATE, REQUEST, RESULTS. Row 1: November 2019, Return to original lot lines, Approved.

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

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 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:

I, the applicant, am seeking permission to: Create a 3 Lot Subdivision out of 2 Existing Lots

Table with 3 columns: CODE REQUIRES, PROVIDED, VARIANCE REQUIRED. Row 1: SEE ATTACHED, ,

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 in (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 07 day of January 2020
Alpa Pandya Notary Public

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/23

Petitioner Joe Granbery Date 1/7/20

BULK REGULATIONS	REQUIRED	EXISTING / PROPOSED	VARIANCE
LOT # 1			
AREA - LOT# 1	120,000 SF	7,031 SF	112,969 SF
FRONT YARD - NORTH	40 FT.	12 FT.	28 FT.
FRONT YARD - WEST	40 FT.	30.2 FT.	9.8 FT
REAR YARD - SOUTH	40 FT.	22.99 FT.	17.01 FT
REAR YARD - EAST	40 FT.	15 FT.	25 FT
LOT WIDTH	200 FT	113.5 FT.	88.5 FT
LOT COVERAGE	15%	16%	1%
LOT DEPTH	200 FT	101 FT	99 FT
LOT #2			
AREA - LOT# 2	120,000 SF	6,000 SF	114,000 SF
FRONT YARD	40 FT.	25 FT.	15 FT
REAR YARD	40 FT.	25 FT.	15 FT
SIDE YARD - WEST	25 FT.	15 FT.	10 FT
SIDE YARD - EAST	25 FT.	15 FT.	10 FT
LOT WIDTH	200 FT	60 FT.	140 FT
LOT COVERAGE	15%	25%	10 %
LOT DEPTH	200 FT	100 FT	100 FT
LOT WIDTH @ FRONT PL	100 FT	60 FT	40 FT
LOT #3			
AREA - LOT# 3	120,000 SF	5905 SF	114,095 SF
FRONT YARD	40 FT.	25 FT.	15 FT
REAR YARD	40 FT.	27.08 FT.	12.92 FT
SIDE YARD - SOUTH	25 FT.	10 FT.	15 FT
SIDE YARD - NORTH	25 FT.	10 FT.	15 FT
LOT WIDTH	200 FT	59.9 FT.	140.1 FT
LOT COVERAGE	15%	20.3%	15.3 %
LOT DEPTH	200 FT	93.4 FT	106.65 FT
LOT WIDTH @ FRONT PL	100 FT	66.81 FT	33.19 FT



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MM

IN THE MATTER OF THE APPEAL
OF
Longview School
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/8, 2020

Application For (circle applicable): Area Variance 156-10F Use Variance Interpretation 280A
 Name of Property Owner: Jardine Address: 110 Scout Hill Rd, Mahopac NY
 Mailing Address: 110 Scout Hill Rd, Mahopac, NY Phone Number(s): 617-211-7676
 Zoning District: Residential Tax Map: 52 - 1 - 12
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
 E-Mail Address: mm@mm.com
 Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
2019	Site plan approval for private school	Pending

List all improvements (1 family dwelling, pool, etc.) single family dwelling, pool + 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: site plan proposal, floor plans, affidavits, memo of law
 Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
 Explain: Scout Hill Road is a Town road
 I, the applicant, am seeking permission to: See attached sheet

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>100' Frontage</u>	<u>52.74</u>	<u>47.26</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 8th day of January, 2020
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 MM as atty Date _____

1. FRONTAGE

Applicant seeks an interpretation of §156-10F that only 50' of frontage is required because this is an "instance of a cul de sac, turnaround or similar case" (emphasis added).

In the alternative, Applicant seeks an area variance for frontage.

Code requires 100' – 52.74' provided – Variance required 47.26'

2. PARKING

Applicant seeks an interpretation of §156-23 which provides "...for a minimum of 10 parking spaces plus 3 spaces per classroom shall be required for those schools with pupils of elementary and junior high school age. Schools with pupils of at least high school age shall provide at least 20 parking spaces plus 5 per classroom".

Applicant's history as a private school involves only a handful of high school students who have ever been able to drive to school. The Code envisions the higher parking space count for schools that are significantly or totally consisting of pupils of high school age. The higher parking requirement is inappropriate herein and inconsistent with §156-23.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

nc

IN THE MATTER OF THE APPEAL
OF
Margaret Fossati *
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/3, 2020

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: Margaret Fossati Address: 345 Croton Falls Rd Mahopac, NY
Mailing Address: 345 Croton Falls Rd, Mahopac, NY Phone Number(s): 0
Zoning District: Residential Tax Map: 76.12 - 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: 0

DATE	REQUEST	RESULTS
<u>2019</u>	<u>Site plan approval for multi-family (sober house) in a single family zone</u>	<u>Pending</u>

List all improvements (1 family dwelling, pool, etc.) 2 story dwelling, 1 story cottage + inground 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: floor plans, photographs, affidavits, memo of law

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

I, the applicant, am seeking permission to: see attached

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE 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 3rd day of February, 2020

Margaret Ferreri Buechel
Notary Public

MARGARET FERRERI BUCHEL
Notary Public, State of New York
No. 4219819
Qualified in Dutchess County
Commission Expires February 8, 2022

* Co-Applicant:
Contract vendee - Affinity One
855-808-5120
slauria@praesunhealthcare.com

Petitioner: _____ Date: 2/3/2020

Applicant seeks interpretation pursuant to §156-28(B)

Specifically, that the premises is "an existing dwelling" (definition: one or more rooms with provisions for living, cooking, sanitary and sleeping facility arranged for the use of one family) in a Residential zone...(that)... may be converted to "multifamily" (definition: a building containing three or more dwelling units...). Applicant seeks interpretation that the existing premises is an existing "dwelling" and that a "sober house" is a "multifamily dwelling" pursuant to the definitions contained in the Carmel Town Code.

Or, in the alternative

Applicant seeks a use variance to permit a sober house in a residential zone.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

3 *me*

IN THE MATTER OF THE APPEAL
OF

Binns

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/7, 2020

Application For: (circle applicable): Area Variance (15615) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: Edward Binns Address: 67 Tulip Rd Mahopac NY
(Address) (City) (State)

Mailing Address: 67 Tulip Rd Mahopac NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 75-16 - 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
	<i>No Previous Board Appearances</i>	<u>(RT)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family Dwelling, Pool Deck, Pool, Tool Shed, Playhouse, Yard Shed, + Gazebo

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: No

I, the applicant, am seeking permission to: Retain gazebo Playhouse + Attached Shed + Yard Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15' side gazebo</u>	<u>5</u>	<u>10</u>
<u>15' side play house</u>	<u>7</u>	<u>8'</u>
<u>20' side Attached Shed</u>	<u>3</u>	<u>17'</u>
<u>10' side (Yard Shed)</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 6 day of Jan, 2020

Notary Public

CATHERINE SHAFFER
Notary Public, State of New York
Reg. No. 01SH6382107
Qualified in Putnam County
Commission Expires October 15, 2022

Petitioner Date _____



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

Felizardo

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/10, 2020

Application For: (circle applicable): Area Variance (156.20) Use Variance Interpretation 280A
Name of Property Owner: Cristina Felizardo Address: 41 Leslie Drive Mahopac N.Y.
Mailing Address: 41 Leslie Drive Mahopac N.Y. Phone Number(s): _____
Zoning District: R-120 Tax Map: 53.17 - 1 - 16
(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 board appearances</i>	<u>RT</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelly 2 sheds,

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 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: _____

I, the applicant, am seeking permission to: Place 6' fence partially in front yard

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>4' front</u>	<u>6'</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 10th day of Feb. 2020

Alice Daly
Notary Public

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

Petitioner Cristina Felizardo Date 2-10-2020



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL
OF
Burke
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Jan. 29, 20 20

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: James L Burke & Loretta I Burke Address: 2 Ridge Ct Carmel NY
Mailing Address: 2 Ridge Ct Carmel NY 10512 Phone Number(s) _____
Zoning District: R-120 Tax Map: 54 - 8-1 - 72
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>	<u>RD</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, drawings, 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: _____

I, the applicant, am seeking permission to: add Deck - Existing

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>30' side</u>	<u>17.44</u>	<u>2.56</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 29 day of Jan 20 20
Patricia R Genna
Notary Public

PATRICIA R. GENNA
Notary Public, State of New York
No. 05GE6162305
Qualified in Putnam County
Commission Expires 3-12-2023

Petitioner James Burke Date 1/29/2020



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MS

IN THE MATTER OF THE APPEAL
OF
Lotz
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/13, 2020

Application For: (circle applicable): Area Variance(^{47A-1}~~156-4A~~) Use Variance Interpretation 280A
Name of Property Owner: THOMAS LOTZ Address: 8 NASHUA RD CARMEL, NY

Mailing Address: 8 NASHUA Rd Put. Valley NY 10579 Phone Number(s) _____

Zoning District: R-120 Tax Map: 53 - 1 - 10

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>	<u>RT</u>

List all improvements (1 family dwelling, pool, etc.) 2 SEPARATE HOUSES

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: DEED, 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: EXPAND PREEXISTING USE (2 HOUSES ON 1 LOT)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE 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 13th day of February, 2020

Ann Spofford
Notary Public

ANN SPOFFORD
Notary Public, State of New York
Qualified in Putnam County
No. 01SP6146807
Commission Expires May 22, 2022

Petitioner William Beshard Date 2/13/2020