

APPROVED

MARK FRASER
Chairman

JOHN MAXWELL
Vice Chair

**TOWN OF CARMEL
ZONING BOARD OF APPEALS**



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MICHAEL CARNAZZA
*Director of Code
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BOARD MEMBERS

ROSE FABIANO
ROGER GARCIA
SILVIO BALZANO
PHILIP AGLIETTI
WILLIAM ROSSITER

ZONING BOARD OF APPEALS MINUTES

APRIL 24, 2014

**PRESENT: VICE-CHAIR, JOHN MAXWELL, ROSE FABIANO, ROGER GARCIA,
SILVIO BALZANO, PHILIP AGLIETTI, WILLIAM ROSSITER**

ABSENT: CHAIRMAN, MARK FRASER

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Poyant Signs/ACI Carmel, LLC/CVS	55.10-1-12	1	Heldover.
Michael J. Sclafani	75.6-1-21	1	Granted.
Anthony Delduco	53-12-1-7	1-2	Granted.
Minutes – 3/27/2014		2	Heldover.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Rose Trombetta

Application of Poyant Signs/ACI Carmel, LLC/CVS for a Variation of Section 156-41C(3)(9) seeking permission to install signs exceeding allowed. The property is located at 1906 Route 6, Carmel and is known by Tax Map #55.10-1-12.

Code Requires	Will Exist	Variance Required
West Elevation 40 s.f. (60 s.f. allowed by variance)	133.66 s.f.	73.66 s.f.
North Elevation 40 s.f. (70 s.f. allowed by variance)	158.66 s.f.	88.66 s.f.
Pylon 32 s.f.	269.94 s.f.	237.94 .f.

Mr. Maxwell stated the applicant requested a holdover.

Mr. Balzano moved to holdover the application. The motion was seconded by Mrs. Fabiano with all in favor.

Application of Michael J. Sclafani for a Variation of Section 156-15 seeking permission to retain pool and deck. The property is located at 104 Red Mills Road, Mahopac and is known by Tax Map #75.6-1-21.

Mr. Michael Sclafani was sworn in. He addressed the board and stated the pool and deck has been there for 16 years and we need variances. He said one side of the deck is too close to the property line.

Mr. Maxwell stated you didn't realize you needed a permit?

Mr. Sclafani replied I didn't realize I needed a permit for an above ground pool and deck. He said the pool collapsed this past winter and we would like to put in another pool.

Code Requires	Will Exist	Variance Required
10' Side	6'	4'

DECISION OF THE BOARD

Mr. Aglietti moved to grant the variance. The motion was seconded by Mr. Balzano with all in favor.

Application of Anthony Delduco for a Variation of Section 156-15 seeking permission to retain existing deck. The property is located at 3 Curry Spur, Mahopac and is known by Tax Map #53.12-1-7.

Code Requires	Will Exist	Variance Required
20' Rear	12'	8'

Mr. Willie Besharat of Rayex Design, representing the applicant was sworn in. He said there is an existing deck that was renovated and they added a couple of feet. Because of that it encroached on the rear yard setback and it requires a variance.

Mr. Maxwell stated it is an odd shaped lot. He said it is very well screened.

Mr. Besharat stated this is the only location for the deck. He said it is a very small lot and on the other side is the septic system.

DECISION OF THE BOARD

Mrs. Fabiano moved to grant the variance. The motion was seconded by Mr. Aglietti with all in favor.

MINUTES - 3/27/2014

Heldover.

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Rose Trombetta