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.	(4 spaces granted 10/22/20)
	Therefore, an additional variance of 1 PS is required.	

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



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

IN THE MATTER OF T	HE APPEAL				1
CoH/e	_			Application Date:	5/17,202/
TO THE ZONING BOAR OF THE TOWN OF		LS			
Application For (circle applic		Variance (156.1	15) Use	Variance Interpre	tation 280A
Name of Property Owner:	ennifer	A COTTENTION	Address: \\	Boniella Dr.	Mahopac, NY 1054
Mailing Address: \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	-110 °C	iry) (State)	I (COA) Ph	QZ 1)	2 //
Zoning District: (R-120, Commercia	al, C/BP, or Conservation	T:	ах Мар:	(section)	(Block) - (Lot)
Applicant is: (circle one)	wner) (Le	ssee) (Contract \	Vendee)	[Attach deed, cont	tract of sale or lease agreement]
E-Mail Address:	iniferc	ottle @	gmai	1.com	
Previous Appeals regarding the					
DATE			QUEST		RESULTS
	Nope	evious l	roand	africances	(RT)
				y •	
diagrams, neighborhood land	this application use maps, prop	supporting material perty survey, photogi	s including p	plans, elevations, landsc	caping diagrams, traffic circulation erials that will assist the Board to
understand the request. List a	ttachments her	e: MANAGERIA		Keleko 4 Dun	5
Is any portion of the property Explain:	within 500 ft.	of any state or count	y highway, t	own boundary, parkway	y or public lands? YES/NO
I, the applicant, am seeking po-	ermission to: _	Rtarn De	ch		
CODE REQUIRES / A	LLOWS	DD/	OWIDED		WARANGE BEGUNDE
30 lean	LLOWS	5	OVIDED .		VARIANCE REQUIRED
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(nis) (ner) knowledge except as to the	ly sworn, deposes a community and matters therein start ay of May 20	ated to be on information	Notary Po	as to those matters (he) (she) ALICE DALY Ublic, State of New York 0. 01DA6345218 ed in Putnam County	
Protary Public			commissi	on Expires July 25, 2024	1

Petitioner Junifer Cattle Date 05/17/21



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

IN THE MATTER OF THE APPEAL OF Application Date 2400 15, 20 30 TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable): Area Variance (156. (5) Use Variance ANIZOA Address: Phone Number(s): 34 Mailing Address: Zoning District: (R-120, Comm [Attach deed, contract of sale or lease agreement] (Contract Vendee) Applicant is: (circle one) (Owner) (Lessee) E-Mail Address: TCANT @gmad Previous Appeals regarding the subject premises DATE 000 List all improvements (1 family dwelling, pool, etc.) 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:_ Durys Mar Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO TOWARCE I, the applicant, am seeking permission to: VARIANCE REQUIRED **PROVIDED** CODE REQUIRES / ALLOWS 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. one this 34 day of May 20 31 ALICE DALY Sworn to before Notary Public, State of New York No. 01DA6345218 **Qualified in Putnam County**

Petitioner hosters Copyla Date 5-24-21

Commission Expires July 25, 2024



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

IN THE MATTER OF THE APPEAL

HARMON SHED

HARMON PF TO THE ZONING BOAR		}	Applica	tion Date:	May 24 2	0_21
OF THE TOWN OF		8				
Application For (circle applica	able): Area Va	riance (196-15)	Use Variance	Interpretation	on 280A	
Name of Property Owner: Ch	narles Harmo	On Address:	51 fenwood	Road	Mahopac	NY (State)
Mailing Address: 51 Fenvo	ood Road	Mahopac N	YPhone Number	(s): <u>845-62</u> 1	744074300	1. Satter
Zoning District: R-120	el. C BP, or Conservation)	(State) Tax Map	: 76.18 (section)	2	55 (Les)	
Applicant is: (circle one)		90000 AMERICAN STRUCTURE (1 200000000 04000000	[Attach	deed, contrac	t of sale or lease a	greement
E-Mail Address: harmonc					Pulled Miller Organization and advantage of the Control of the Con	
Previous Appeals regarding th	ie subject premis	ses: None				
DATE		REQUEST			RESULT	rs
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Jaly 1919	25 lot	width @bulder	y line vari	arce -	grante	d
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List all improvements (1 famil	ly dwelling, poo	l, etc.) One fam	ily dwelling, or	ne shed.		
The owner shall submit with the diagrams, neighborhood land understand the request. List at	use maps, proper trachments here:	rty survey, photographs of Survey, and pho	property and any otos	other material	s that will assist the	e Board to
Is any portion of the property Explain: No	within 500 ft. of	any state or county highw	ay, town boundar	y, parkway or	public lands? YES	/NO
I, the applicant, am seeking pe and (15) feet from rea	ermission to: (1	1) existing Shed (8) ne (required 20)	feet from side	e yard, (red	quired 20 feet)	
CODE REQUIRES / AL	LOWS	PROVIDE	n 1	VAI	DIANCE DEOLUB	ED
(20) twenty feet	320 110	(8) eight feet fr			twelve feet	EU
(20) twenty feet	t	(15) feet from			five feet	

State of New York) ss: County of Putnam)						
The undersigned petitioner, being duly (his) (her) knowledge except as to the	y sworn, deposes and	d says that (he) (she) has read the	foregoing petition and	d knows the conte	nt thereof, and that the	same is true to
Sworn to before me this 24 H day Anna Paspurl Notary Public	yor May 202	<u>H</u>	The state of the s	the first training		

Anna Pasquerello
Notary Public, State of New York
Qualified in Westchester County
No. 01PA6345328

No. 01PA6345328
Commission Expires July 25, 2020 34
Certificate Filed in Putnam County

Petitioner

Date 5/20/2/



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

IN THE MATTER OF TO THE ZONING BOAR		}	Application Date.	une 4	_, 20 21
OF THE TOWN OF Application For (circle applic	CARMEL		Use Variance Interpret		A.D.4
Name of Property Owner: Co	Ilin Hanlon	Address:	46 Longwood Rd	Mahopac	NY (State)
Mailing Address: 46 Long	wood Rd N	Mahopac NY	Phone Number(s): 718-		(State)
Zoning District: (Address)	110 (City) al, C/BP, or Conservation)	(State) Tax Map	1411	/ (Block) - O	29
Applicant is: (circle one)		,	Attach deed, cont	ract of sale or lea	ise agreement]
E-Mail Address: handline	:59@yahoo	.com			
Previous Appeals regarding the	he subject premise	es:			
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diagrams, neighborhood land understand the request. List a	ttachments here:_	Suruy, 5,	Ketches Photos	Z	
Is any portion of the property Explain: No		0.4	vay, town boundary, parkwa	y or public lands?	YES/NO
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CODE REQUIRES / A	LLOWS	PROVIDE	ED .	VARIANCE REC	QUIRED
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State of New York)					
county of Putnam) The undersigned petitioner, being de (his) (her) knowledge except as to the country of the c					nat the same is true to
Swom to before me this	day of June 20	21			
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Notary Public	Sand I				
ALICE DA			11/1		
Notary Public, State No. 01DA63			11/1		1/7/21
Qualified in Putn Commission Expires	nam County	Petitioner	uff y	Date_	6/1/21

69	ZONING BOARD OF APPEALS	60 McAlpin Av
	TOWN OF CARMEL PUTNAM COUNTY	Mahopac, N.Y. 1054 (845)628-150
IN THE MATTER OF THE API	TOTAL	(043)020-130
OF THE API	PEAL	
Kusiall		111
THE ZONING	Wn Appli	ication Date: 6/1 .2021
TO THE ZONING BOARD OF A OF THE TOWN OF CARM	APPEALS	
pplication E		290.8
Name of Property	Area Variance (150.15) Use Variance	Interpretation 280A
Main Owner: Elsie	Lossell+ Rott Burnaddress: 161 W (orte Blue Manapace 101 105
Mailing Address: 161 W Cake	Blud Mahapac, NY 10541 Phone Numb	per(s):(207) 228-4188
Zoning District: (Address)	Area Variance (156.15) Use Variance Occas inclinio Use Variance (Address) (Address) Flud Mahazac, NY 10541 Phone Numb (Cay) Tax Map: 4.19 (section)	1 44
(R-120, Commercial, C/BP, er C	Tax Map: Varion) (section)	(Block) (Lot)
Applicant is: (circle one)	(Lessee) (Contract Vendee) [Attac	th deed, contract of sale or lease agreement
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Address: 1 USSee &	egmail.com , Brett. R	Drown to amout. CACI
Previous Appeals regarding the subje	ect premises:	
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Per Dawn Ama A	ndien 6/1/21: no previous	RESULTS 2RA appearances
Per Dawn 1945 A	ndren 6 1/21: no previous	RESULTS 2RA appearances
Per Dawn Lang An	ndren 6/1/21: no previous	RESULTS 2RA appearances
Per Dawn Maria An	ndren 6/1/21: no previous	RESULTS 2RA appearances
List all improvements (1 family dwel	lling, pool, etc.) 1 framily duellar	y garage
List all improvements (I family dwel	lling, pool, etc.) 1 family due llux	4 + garage ations, landscaping diagrams, traffic circulat
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List all improvements (I family dwel The owner shall submit with this appl	lling, pool, etc.) 1 family due llux	4 + garage ations, landscaping diagrams, traffic circulat
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State of New York) State of New York) County of Putnam . The undersigned petitioner, being duty sworm, deposes and says that (he (his) (her) knowledge except us to the matters therein stated to be on info) (she) has read the foregoing petition and knows the content thereof, and that the same is tremation and belief, and as to those matters (he) (she) believes to be true. ALICE DALY Notary Public, State of New York No. 01DA6345218
- Wice Mily	No. 03DA6345218 Qualified in Putnern County



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

IN THE MATTER OF T	HE APPEAL					
OF Torchia		}	¥			
TO THE ZONING BOAR OF THE TOWN OF		J	Applica	tion Date: <u>June</u>	<u> </u>	, 2021
Application For (circle application application For (circle application For (circle application for	able): Area Variance (156-15 CODE SECTION	Use Variance	Interpretation	280A	
Name of Property Owner: Vite	o Torchia		33 Cook Drive		Mahopac (City)	NY 1054 (State)
Mailing Address: 33 Cook Dri	ve Mahopac	NY 10549 (State)	Phone Number	(s): <u>845-628-4009</u>		MA ANT & PERSONAL PROPERTY OF THE ANTI-ONLY TO SEE AN A SECURITION OF THE SECURITIES OF THE SECURITION
Zoning District: R-120	al, C/BP, or Conservation)	Tax Map:	65.5 (section)	- 1 (Block)	~5	55
Applicant is: (circle one)	wner) (Lessee)	(Contract Vendee)	[Attach	deed, contract o	f sale or leas	e agreement]
E-Mail Address:						
Previous Appeals regarding th	ne subject premises: Non-	е				3
DATE		REQUEST	-		RESU	JLTS
						Address of the Control of the Contro
List all improvements (1 fami	ly dwelling, pool, etc.)	One Family Dwelli	ng & One Shed	1		errold from Malaring and American Physics American State (see) applying the deputies a physical principal of
The owner shall submit with t diagrams, neighborhood land understand the request. List at	use maps, property surve	y, photographs of p	property and any	ons, landscaping other materials th	hat will assist	t the Board to
Is any portion of the property Explain:	within 500 ft. of any stat	e or county highwa	y, town boundar	y, parkway or pu	olic lands? Y	ESNO
I, the applicant, am seeking pe	ermission to: <u>Legalize E</u>	Existing Shed				
CODE REQUIRES / AI	LLOWS	PROVIDED		VARIA	ANCE REQU	JIRED
Shed- Front yard 40 FT	15 FT		and the second s	25 FT		
						Mark of the Control o
					The state of the s	
State of New York) ss: County of Putnam) The undersigned petitioner, being dul (his) (her) knowledge except as to the	y swom, deposes and says that matters therein stated to be on	(he) (she) has read the finformation and belief,	oregoing petition and and as to those matte	1 knows the content the trs (he) (she) believes	nereof, and that	the same is true to
	yof June 2021					
Motary Public	\					
ALPA PANDYA						

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/2023

Petitioner_

Date 6/3 7031





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

IN THE MATTER OF TO	THE APPEAL						
Rudovic		}	A 1:	sian Datas III	ino 2	20.21	
TO THE ZONING BOAL OF THE TOWN OF	RD OF APPEALS		Applicat	tion Date: <u>Ju</u>	ine z	, 20 <u>21</u>	
Application For (circle applic	cable): Area Varianc	e (156-42)	Use Variance	Interpretation	on 280A		
Name of Property Owner: Lu	ara Rudovic		1707 Route 6		Carmel (City)	NY 10512 (State)	
Mailing Address: 299 Route	52 Carmel (City)	NY 10512 (State)	Phone Number	(s):914-998-	5407		
Zoning District: C (R-120, Commercial	ial, C/BP, or Conservation)	Tax Map:	55.6 (section)	- 1 (Bloc	k) (12	
Applicant is: (circle one)	Owner) (Lessee)	(Contract Vendee)	[Attach o	deed, contrac	et of sale or le	ase agreement]	
E-Mail Address:						ne reflective and register in factorizing and design and are upon as by a signature or a stronger special	
Previous Appeals regarding t	he subject premises: S	See attached			7		
DATE		REQUEST			RE	SULTS	
Oct. 22, 2020	See Attached				Approved		
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T:							
List all improvements (1 fam				The Control of the Co			
The owner shall submit with diagrams, neighborhood land understand the request. List a	use maps, property su	rvey, photographs of	ing plans, elevation property and any	ons, landscapi other materia	ng diagrams, t ls that will ass	raffic circulation sist the Board to	
Is any portion of the property Explain: Route 6- State Ro	within 500 ft. of any s	state or county highw	ay, town boundary	y, parkway or	public lands	YES	
I, the applicant, am seeking p		proved a variance	of 4 core on 10/2	22/20 Due to	field and dist	note with a situation of the decision of the parameters of the situation o	
variance of one parking sp	ace is required.	proved a variance of	01 4 Cars on 10/2	2/20. Due to	neia conditi	ons an additional	
CODE REQUIRES / A	LLOWS	PROVIDEI)	VA	RIANCE REG	QUIRED	
18 Spaces		13 PS		(One PS ()	Add Himmel	
		er 4 ps variance from ZE		(45p	aces gro	wheel 10/20/20	
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PROSECTION CONTRACTOR			The Control of the Co	TOTAL STATE OF THE			
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County of Putnam) The undersigned petitioner, being du (his) (her) knowledge except as to the	ly sworn, deposes and says	that (he) (she) has read the	foregoing petition and	I knows the conte	ent thereof, and th	at the same is true to	
1 1	ay or JUNE 20 21	e on information and benef	, and as to those matte	rs (ne) (sne) beh	eves to be true.		
Min AM.	1) 01 3 30 10 10 10 10 10 10 10 10 10 10 10 10 10	-					
Hotel All Agel		z.					
NICOLE GA Notary Public-St	LLAGHER ate of New York			^			
Qualified in Pu #01GA6	itnam County 376900		0 00			11.1	
Commission Exp		Petitioner	1001 /0	ell fale	P Date	1600 1219	

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:		O FT. (EXIST)	40 FT.
East:		O FT. (EXIST)	40 FT.
West:		8 FT. (EXIST)	32 FT.
Lot Coverage:	30%	48% Exist43.4% 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			

hin 12 es null Board 1, by