

APPROVED

JOHN MAXWELL
Chairman

PHILIP AGLIETTI
Vice-Chairman

**TOWN OF CARMEL
ZONING BOARD OF APPEALS**



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MICHAEL CARNAZZA
*Director of Code
Enforcement*

BOARD MEMBERS

ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO
MICHAEL SCHWARZ

ZONING BOARD OF APPEALS MINUTES

November 19th, 2015

PRESENT: CHAIRMAN, JOHN MAXWELL, SILVIO BALZANO, ROSE FABIANO, WILLIAM ROSSITER, MARC DITOMASO, MICHAEL SCHWARZ

ABSENT: VICE-CHAIRMAN, PHILIP AGLIETTI

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Carmel Fire Department	44.14-1-24	1	Dismissed without Prejudice.
Joseph and Karen Basli	75.44-1-21	1	Approved.
Vincent Scarfone	75.43-1-17	2	Heldover.
Ronald Pinaud	64.18-2-17	2-3	Approved.
Minutes- 8/27/15, 9/24/15 & 10/22/15		3	Approved.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Rose Trombetta

Application of Carmel Fire Department/Sprint Corporation for an Interpretation that an amended variance is not required, or in the alternative, an amended variance. The property is located at 94 Gleneida Avenue, Carmel and is known by Tax Map #44.14-1-24.

Code Requires	Provided	Variance Required
30' Rear yard	30' Rear yard	Variance previously granted 8/6/04 to permit 20' rear yard
35' maximum height	120' existing monopole	Variance was previously granted 8/6/04 to permit 120' tower. Sprint is not proposing to increase the height of the tower.

Mr. Maxwell stated the applicant is withdrawing their application.

Mr. Balzano moved to dismiss without prejudice. The motion was seconded by Mrs. Fabiano with all in favor.

Application of Joseph & Karen Basli for a Variation of Section 156-15, seeking permission to construct deck. The property is located at 859 South Lake Blvd, Mahopac and is known by Tax Map #75.44-1-21.

Code Requires	Provided	Variance Required
25' Front	20'	5'
10' Side	6"+6"	9'6"+9'6"
10' Rear	0'	10'
15% Lot Coverage	48.5%	33.5%

Mr. Tom Casey, representing the applicant was sworn in. He said Mr. Basli is looking to build a deck on an undeveloped piece of property. They are here for variances for setbacks in the front, two sides and lot coverage. 15% of lot coverage is required, and we are looking for 33.5%.

Mr. Maxwell said it increases the coverage needed here which is not out of character for that part of the lake and the neighboring sites.

Mr. Maxwell asked if there was any input from the public on this application.

Mrs. Fabiano moved to close the public hearing. The motion was seconded by Mr. Balzano with all in favor.

Decision of the Board:

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

Application of Vincent Scarfone for a Variation of Section 156-15, seeking permission to add front porch and new roof over part of house and cabana. The property is located at 799 South Lake Blvd, Mahopac and is known by Tax Map #75.43-1-17.

Code Requires	Provided	Variance Required
M. Bldg – 25' Front	12.82' existing	12.18'
AC. Bldg – 15' Rear	0.02' existing	14.98'
AC. Bldg – 10' Side	3.98' existing	6.02'

Mr. Maxwell stated Mr. Scarfone is looking for an adjournment until next month pending some needed variances they didn't know about.

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

Application of Ronald Pinaud for a Variation of Section 156-15, seeking permission to add addition to house. The property is located at 2 Shore Lane, Mahopac and is known by Tax Map #64.18-2-17.

Code Requires	Provided	Variance Required
15' side	9'	6'

Mr. John Carroll, representing the applicant was sworn. He said there is a one story addition to the house on the right hand side that is built on top of an existing garage foundation and we wanted to go to the corner of the building which puts us in violation by a few feet.

Mr. Maxwell asked if he is going off the same footprint and building up from there.

Mr. Carroll said yes exactly.

Mr. Carnazza said it is already in the setback.

Mr. Maxwell asked if he is building higher than the existing house.

Mr. Carnazza said no they are building one story.

Mr. Maxwell asked if he is using similar materials so the addition will be consistent with the house.

Mr. Carroll said the garage has a flat roof so by adding this little piece it will get rid of the problem of people walking on it and it leaking constantly, so it would be very helpful.

Mr. Maxwell asked if there is any other property they can purchase to bring this into conformance.

Mr. Carroll replied no.

Mr. Maxwell asked if there was any input from the public on this application.

Mr. Balzano moved to close the public hearing. The motion was seconded by Mr. Rossiter with all in favor.

Decision of the Board:

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

MINUTES - 8/27/15, 9/24/15 & 10/22/15

Mrs. Fabiano moved to accept the minutes of 8/27/15. The motion was seconded by Mr. Rossiter with all in favor.

Mr. Rossiter moved to accept the minutes of 9/24/15. The motion was seconded by Mr. Schwarz with all in favor.

Mr. Schwarz moved to accept the minutes of 10/22/15. The motion was seconded by Mr. Rossiter with all in favor.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Rose Trombetta