JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

TA AA

60 McAlpin Avenue Mahopac, New York 10541 Tel. (845) 628-1500 – Ext 190 www.ci.carmel.ny.us MICHAEL CARNAZZA Director of Code Enforcement

BOARD MEMBERS
ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO
MICHAEL SCHWARZ

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:

APRIL 27, 2017 - 7:30 P.M.

To hear the following applications:

HELDOVER APPLICATIONS

 Application of <u>RONALD TOPAL</u> for a Variation of Section 156-15, seeking permission to construct addition to existing house. The property is located at 751 South Lake Blvd. Mahopac, NY 10541 and is known by Tax Map #75.42-1-19.

Code Requires	Provided	Variance Required
Front - 25 ft	10.80 ft	14.20 ft
Side - 10 ft	5.00 ft	5.0 ft
Rear north - 15 ft	0 ft	15.0 ft
Rear east – 15 ft	2 ft	13.0 ft

 Application of <u>SAYED EL SHAKRY</u> for a Variation of Section 156-15, seeking permission to rebuild barn over existing foundation. The property is located at 47-51 Fair Street, Carmel, NY 10512 and is known by Tax Map #44.14-1-53.

Code Requires	Provided	Variance Required
25 ft – side yard	1.5 ft existing	23.5 ft
40 ft – rear yard	7.0 ft existing	33 ft

3. Application of **AMERICO & MARIE SERINO** for a Variation of Section 156-15 & 156.47A(1), seeking permission to relocate existing 2 family dwelling and add porch to existing house. The property is located at 205 East Lake Blvd. Mahopac, NY 10541 and is known by Tax Map #65.17-1-54.

Code Requires	Provided	Variance Required
10 ft side (north)	6 ft	4 ft

4. Application of **LORI & THOMAS INFANTINO** for a Variation of Section 156-15, seeking permission to subdivide property into 2 lots. Lots width, depth and frontage variances for Lots 1 & 2 needed. The property is located at 453 North Lake Blvd., Mahopac, NY 10541 and is known by Tax Map #64.12-1-56.

Code Requires	Provided	Variance Required
Lot 1 Frontage 100'	51.92 ft	48.18 ft
Lot 1 Width m	easurement leaves sit	e due to odd shape
Lot 1 Depth m	easurement leaves sit	te due to odd shape
Lot 2 Depth m	easurement leaves sit	te due to odd shape

NEW APPLICATIONS

5. Application of **DAVID & EVELYN SANTANA** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 467 Bullet Hole Road, Mahopac, NY 10541 and is known by Tax Map #64.6-1-2.

Code Requires	Provided	Variance Required
15 ft side	5 ft	10 ft

6. Application of **SANDRA GERSHENSON** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 471 Bullet Hole Road, Mahopac NY 10541 and is known by Tax Map #64.6-1-3.

Code Requires	Provided	Variance Required
10 ft	3 ft	7 ft

7. Application of **VINCENT & ROSEMARY GIROLAMO** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 25 West Branch Road, Mahopac NY 10541 and is known by Tax Map #75.73-1-17.

Code Requires	Provided	Variance Required
25 ft - front	O ft	25 ft

8. Application of **THOMAS M VITELLO** for a Variation of Section 156-15, seeking permission to construct shed on lot without principal use. The property is located at 192 West Lake Blvd. Mahopac, NY 10541 and is known by Tax Map #64.19-1-78.

Code Requires	Provided	Variance Required
20 ft side	10 ft	10 ft

9. Application of **MARIA LLUKA** for a Variation of Section 156-15, seeking permission to retain existing shed and pool with deck. The property is located at 263 Rockledge Road, Mahopac NY 10541 and is known by Tax Map #74.34-2-3.

Code Requires	Provided	Variance Required
Shed: 10 ft - side	5 ft	5 ft
Shed: 10 ft – rear	6 ft	4 ft
Pool Deck: 10 ft	3 ft	7 ft

10. Application of **JOSEPH CARRICATO** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 97 Lake Drive, Mahopac NY 10541 and is known by Tax Map #65.14-2-50.

Code Requires	Provided	Variance Required
10 ft	4.95 ft	5.05 ft

11. Application of **PLANET FITNESS** (Mahopac Improvements Owner LLC) for a Variation of Section 156-41(8)(b), seeking permission to install pylon sign. The property is located at 135-183 Route 6, Mahopac NY 10541 and is known by Tax Map #86.11-1-22.

Code Requires	Provided	Variance Required
75 sq. ft.	91 sq. ft.	16 sq. ft. (17%)

12. Application of **JOHN TUCCI** for a Variation of Section 156-15, seeking permission to retain existing shed. The property is located at 268 Austin Road, Mahopac NY 10541 and is known by Tax Map #64.13-1-34.

Code Requires	Provided	Variance Required
10 ft - side	7.4 ft	2.6 ft
10 ft – rear	5.0 ft	5.0 ft

13. Application of **MARGARET DeLUCCIA** for a Variation of Section 156-15, seeking permission to construct addition. The property is located at 21 Crescent Road, Mahopac NY 10541 and is known by Tax Map #63.16-1-19.

Code Requires	Provided	Variance Required
40 ft	0.7 ft	20.2 ft

14. Application of **LYNDA & JOE LINCKS and COLONIAL PARK ASSOC.** for a Variation of Section 156-15, seeking permission for a Lot Line Adjustment affecting over 20% lot area and necessary area variances. The property is located at 771 South Lake Blvd., Mahopac NY 10541 and is known by Tax Map #75.42-1-46 & 47.

CODE REQUIRES	PR	OVIDED	VARIANCE REQUIRED		
	Lot 1	Lot 2	Lot 1	Lot2	
3000 sf Area	340 sf	2503 sf	2660 sf	497 sf	
50' width	18.59'	93.25'	31.41'	None	
30' depth	27.5'	27.7'	2.5'	2.3'	
1 - 4 parking spaces	0	0	1 space	4 spaces	
25' dock (max.)	27'	115'	2'	90'	
20% max increase in lot area	29%	n/a	9%	n/a	

MISCELLANEOUS

15. Minutes – January 26, 2017, February 23, 2017 & March 23, 2017

By Order of the Chairman,

John Maxwell



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

Date 2/7/17

Me

IN THE MATTER OF THE APPEAL OF Ronald Topal	Apple	cation Date: <u>2 / 7</u> , 20 <u>1 7</u>	
TO THE ZONING BOARD OF APPEA OF THE TOWN OF CARMEL	LS		
Application For: (circle applicable): Area	CODESCUE	Interpretation 280A	
Name of Property Owner: Ronald T	opal Address: 751 Sou	th Lake Blvd Mahopac, NY, 10	1541
140 Riverside Drive Mailing Address: (Address)	New York NY Phone Numb	er(s):	
Zoning District: R-120 (R-120, Conuncrial, C/BP, or Conservation	Tax Map: 75 (section)	42 - <u>1</u> (Block) - <u>19</u>	
Applicant is: (circle one) (Owner) (Le	ssee) (Contract Vendee) [Attac	h deed, contract of sale or lease agreement	
E-Mail Address:			
Previous Appeals regarding the subject pren	uses None		
DATE	REQUEST	RESULTS	
List all improvements (1 family dwelling, po The owner shall submit with this application diagrams, neighborhood land use maps, prop	supporting materials including plans, eleva	ing tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to Floor Plans & Elevations	
understand the request. List attachments here	: Survey, Site Plan,	Floor Plans & Elevations	
Is any portion of the property within 500 ft. Explain: State Route 6	of any state or county highway, town bound N	ary, parkway or public lands? YES/NO	
I, the applicant, am seeking permission to: C	onstruct addition to	existing house	
	Di CITTED		
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED	
Front yard - 25ft Side yard - 10 ft	10.80 ft 5.00 ft	14.20ft	
Rear yard north - 15f		5.0 ft	
	2 6.	15 ft 13 ft	
Rear yard east - 15 f	t	10 10	
State of New York) ss:			
County of Putnam) The undersigned petitioner, being duly sworn, deposes (his) (her) knowledge except as to the matters therein si		and knows the content thereof, and that the same is true to atters (he) (she) believes to be true.	
Sworing to before me this			
Sina m. Tubradt	N olary Pob lic, Sta No. 01ZU6	te of New York 103694	
Notary Public	Qualified in Duto Commission Expires	hess County January 5, 20	

Petitioner 1020



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

TOTAL CONTRACTOR OF THE PROPERTY OF THE PROPER					(843)028-1300
IN THE MATTER OF OF	ГНЕ АРРЕАL	_}			
Sayed E1 TO THE ZONING BOAD OF THE TOWN OF	RD OF APPEALS	J	Applica	ation Date: Marcl	n 6 ,20 <u>17</u>
Application For: (circle appli		ce(156-15)	Use Variance	Interpretation	280A
Name of Property Owner: S				•	
Mailing Address: 75 Cra	nberry Neck I	Road	Phone Number	r(s)	(City) (State)
Zoning District: P =	(City)	(State) Cra	inberry, NJ	08512	5.0
Zoning District: R-120, Commercia			ap: <u>44.14</u> (section)		
Applicant is: (circle one)	(Lessee)	(Contract Vende	ee) [Attach	deed, contract of	sale or lease agreement]
E-Mail Address:		· O			
Previous Appeals regarding to	he subject premises	NON	E		
DATE		REQUES	T		RESULTS
	NIN PREVIO	15 700	0		
· · · · · · · · · · · · · · · · · · ·	NO PREVIO	W 434 (appearance	(my	
List all improvements (1 fami The owner shall submit with t diagrams, neighborhood land understand the request. List at	this application suppor use maps, property sur	ting materials included rivey, photographs	uding plans, elevation of property and any	ons, landscaping dia	grams, traffic circulation
Is any portion of the property Explain: Fair St.	within 500 ft. of any s - County Ro	tate or county high	iway, town boundar	y, parkway or publi	c lands? YES/NO
I, the applicant, am seeking pe	ermission to: <u>Rebui</u>	ld barn ove	er existing	foundation	
CODE REQUIRE	ec .	DDOLUD			
side yard 25ft		PROVID:		VARIAN 23.5 ft	ICE REQUIRED
rear yard 40 ft		0 ft existi		33 ft	
		- W			

State of New York) ss: County of Putnam) The undersigned petitioner, being duly his) (her) knowledge except as to the	y sworn, deposes and says the matters therein stated to be	hat (he) (she) has read t	he foregoing petition and	I knows the content there	eof, and that the same is true to
Swom to before me this		smoraution and OCI	es, and as to mose matte	as (ne) (sne) deneves to	oe aue.
Notary Public TINIA M. ZURDAS	wa WT				

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County &C
Commission Expires January 5, 2006

Petitioner Josef & Chily



Me

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

IN THE MATTER OF THE APPEAL OF OF TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable): Area Va Name of Property Owner: AMERICO AMARI Mailing Address: 23-A MILLER AVE (City) Zoning District: (Circle one) (Owner) (Lesse	riance (156, 5) Use Variance (156, 5) Use Variance (156, 15) Use Var	pplication Date: 15, 20, 17 ace Interpretation 280A CAST LAKE Booked MAHOPAC NY amber(s): 10 7 - 10 (Block) - 54 ctach deed, contract of sale or lease agreement
E-Mail Address:		,
Previous Appeals regarding the subject premise	es	
DATE	REQUEST	RESULTS
No Pru	wous Board Appe	larances (KT)
	V V	
	20 11 1	:
List all improvements (1 family dwelling, pool,	etc.) & +Am, 1y NDM	<u>(</u>
The owner shall submit with this application su diagrams, neighborhood land use maps, propert understand the request. List attachments here:	y survey, photographs of property and	evations, landscaping diagrams, traffic circulation d any other materials that will assist the Board to
Is any portion of the property within 500 ft. of a Explain: Yes 21957 Lake ?	any state or county highway, town bou	andary, parkway or public lands? VES/NO
I, the applicant, am seeking permission to:	locate existing I found	duelly and odd banch
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
10'Side (Abrth)	6	4/
/	<u> </u>	
State of New York) ss: County of Putnam) The undersigned petitioner, being duly sworn, deposes and (his) (her) knowledge except as to the matters therein stated Sworn to before me this	to be on information and belief, and as to those	Y F New York 218 County



MO

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

IN THE MATTER OF TO THE ZONING BOAR OF THE TOWN OF	√0 RD OF APPEA	LS		ek"	Applic	cation Date: Z 9 , 20 17
Application For: (circle applie	cable): Area	Variance \5	p.\h)	Use Var	riance	Interpretation 280A
Name of Property Owner: Lo	RI & THOM	AS INFANTI	√0 Address	452	U. LA	KE BLVD MAYUPAC 10541 (City) (State)
Mailing Address: 52 Splin	Pack Rd	MAHOP!	+C /659	// Phone	Numbe	(City) (State)
Zoning District: R_120 (R-120, Commercia						
Applicant is: (circle one)	wner) (Les	ssee) (Cont	ract Vendee	;)	[Attach	deed, contract of sale or lease agreement
E-Mail Address			- 1			
Previous Appeals regarding th	ne subject prem	nises				
DATE			REQUEST	,		RESULTS
#1 a	2 2 .				1	
1002	BA P	war app	karan	ces /	(1)nc	4
						/
Is any portion of the property Explain: N. LAKE BLV	within 500 ft. of the commission to:	supporting materity survey, phone SITE Portion of any state or construction of the support of th	erials inclusor of the control of th	ding plans of property way, town	bounda	ions, landscaping diagrams, traffic circulation y other materials that will assist the Board to ary, parkway or public lands? (ES)NO
CODE REQUIRE	c		DDOVIDE	'D		MARKANGE PROMES
			PROVIDE			VARIANCE REQUIRED
LOT I WIDTH MEASI LOT I DEPTH MEAS		LEAVES				ODD SHAPE.
ot 2 DEPTH MEASU		LEAVES	SITE	DUE DUE	_	DDP SHAPE.
LOT I FRONTAGE 1		51.92		DUE		48.18'
nis) (ner) knowledge except as to the	y sworn, deposes a matters therein star y of Jarch 20	ted to be on informa	ne) has read th ation and belie	e foregoing p	petition an	nd knows the content of the Co. End that the same is true to ters (he) I she) believes to be true. WANAMAR 16 2017 C E F Cause Aport and K
-	al .		_			

Denise Nizolek
Notary Public, State of New York
Registration no. 01NI6218997
Qualified in Putnam County
Commission Expires March 15, 20

Petitioner Jallu Lise Date 3/8/17



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

IN THE MATTER OF THE AP	PEAL	
OF	_	7
Santang		oplication Date: $2/28$, 20/7
TO THE ZONING BOARD OF A	APPEALS AF	oplication Date:
OF THE TOWN OF CARM		
Application For: (circle applicable):	Area Variance (156.15) Use Variance	ce Interpretation 280A
Name of Property Owner: DAVID &	EVELYN SANTANIA Address: 467 Buille	of Hole Rd Mahoppe NY (State)
Mailing Address: (Address)	MC Phone Num	mber(s)
Zoning District: R-120 (R-120, Commercial, C/BP, or C		6 - / <u>Q</u> (Block) - (Lot)
Applicant is: (circle one) Owner)	(Lessee) (Contract Vendee) [Att	tach deed, contract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject	ct premises	
DATE	REQUEST	RESULTS
10	X14 Shed	
	-	
1995 100	riance for pool & deck	Ma -
T' 11.'	Clas (source)	15 ml 0 10
List all improvements (I family dwell	ing, pool, etc.) Shed (10 X16)	1 Farmy duelly 10001
The owner shall submit with this appli- diagrams, neighborhood land use map understand the request. List attachmen	s, property survey photographs of property and	vations, landscaping diagrams, traffic circulation any other materials that will assist the Board to
	0	
Is any portion of the property within 5 Explain:	00 ft. of any state or county highway, town bour	ndary, parkway or public lands? YES/NO
I, the applicant, am seeking permission	nto: Rétain Shed	
	The party show	3
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
15 Sicle		10'
State of New York)		
County of Putnam)		2
his) (her) knowledge except as to the matters the	eposes and says that (he) (she) has read the foregoing petition erein stated to be on information and belief, and as to those s	on and knows the content thereof, and that the same is true to matters (he) (she) believes to be true.
Sworn to before me this day of	PHYLLIS HILDY	
100001	PHYLLIS HUNY Notary Public, Star No. 01B047	U Nour V.
Notary Public	No. 01B047 Qualified in Putn Certificate Filed in Ne	798459
~	Certificate Filed in Ne Commission Expires	ew York County
	Commission Expires	July 31, 2017
	Petitioner (My)	Mutana - 1/16/217
	reduoner	Date 7/3 /301 7
	ν	



MC In Town of Com

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

IN THE MATTER OF OF		}			- /	
TO THE ZONING BOAD OF THE TOWN O	RD OF APPEALS	J	Applica	ation Date:	2/28	20_17
Application For: (circle appli	cable): Area Variance(15le-15,	Use Variance	Interpretation	n 280A	
Name of Property Owner:		CODE SECTION	471 BJL (Address)			BRAC NY
Mailing Address: SAMO (Address)	E		(Address) Phone Number	r(s):	(City)	(State)
Zoning District: L-	(City) / 2 0 Ial, C/BP, or Conservation)	(State) Tax Map:	64.6 (section)		- <u>3</u>	
Applicant is: (circle one)	Owner) (Lessee) ((Contract Vendee)	[Attach	deed, contract o	of sale or lease	agreement]
E-Mail Address:	,		n			
Previous Appeals regarding the	he subject premises					
DATE		REQUEST			RESUL	TS
1001	(10)	(a) 000	' d 1			
7797	Variance	Joe poor	+deck	Oma		
List all improvements (1 family The owner shall submit with the diagrams, neighborhood land understand the request. List at	this application supporting use maps, property survent tachments here:	g materials includir y, photographs of p	ng plans, elevation roperty and any	ons, landscaping other materials t	that will assist the	he Board to
Is any portion of the property Explain:	within 500 ft. of any state	e or county highway	y, town boundary	y, parkway or pu	iblic lands? YES	S(NO)
I, the applicant, am seeking pe	ermission to:	Tair Shel				
CODE REQUIRE	es .	PROVIDED		VADI	ANCE DEOLIH	DED
10'		3		7	ANCE REQUII	ŒĎ
State of New York) ss: County of Putnam) The undersigned petitioner, being duly (his) (her) knowledge event as to the	y sworn, deposes and says that ((he) (she) has read the fo	pregoing petition and	I knows the content t	thereof, and that the	same is true to
(his) (her) knowledge except as to the Sworn to before me this day	y of 20 20	iniormation and belief, a	nd as to those matter	rs (he) (she) believes	s to be true.	

PHYLLIS HUNT BOURGES
Notary Public, State of New York
No. 01BO4798459
Qualified in Putnam County
Certificate Filed in New York County
Commission Expires July 31, 2017

Petitioner Sandful

Date 4/017





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

IN THE MATTER OF TO	THE APPEAL				
TO THE ZONING BOAL OF THE TOWN OF		LS	Applica	ation Date: _c	2/21 ,20 17
	_	Variance 05 6-15) Use Variance	Interpreta	tion 280A
Application For: (circle appli Name of Property Owner: A	lincente osemaru G	code section Add		-	and Man sac NY
			(Address) Phone Number		(City) , (State)
(Address)	(Cit	A \$15			17
Zoning District: (R-120, Commercial	ial, C/BP, or Conservation)	Tax	Map: 75. 73 (section)	(Bl	ock) - (Lot)
Applicant is: (circle one)	(Les	(Contract Ver	ndee) [Attach	deed, contra	act of sale or lease agreement]
E-Mail Address:_					
Previous Appeals regarding t	he subject prem	ises	,		
DATE	M	REQUI			RESULTS
	IND PR	Revious Do	and appe	hances	(RT)
		0.000			
		1			0 1
List all improvements (1 fam.	ily dwelling, po	ol, etc.) / faul	house, 25	Leds,	Pool
The owner shall submit with	this application use maps, prop	supporting materials in erty survey, photograp	ncluding plans, elevati	ons, landscap	oing diagrams, traffic circulation als that will assist the Board to
Is any portion of the property Explain:	within 500 ft. o	of any state or county h	ighway, town bounda	ry, parkway o	or public lands? YES(NO
I, the applicant, am seeking p	ermission to:	Retain	Shed (0. K. id 2	ly Hwy Sporenlitant)
CODE REQUIRI	ES	PROV	IDED	V	ARIANCE REQUIRED
25 fr	ort	0		0	15'
			· · · · · · · · · · · · · · · · · · ·		
	-		5		
State of New York) SS: County of Putnam) The undersigned petitioner being du	ily sworn, denoses a	and cave that (he) (she) has re	and the foregoing netition as	ad knows the con	ntent thereof, and that the same is true to
(his) (her) knowledge except as to the	e matters therein sta	ated to be on information and	belief, and as to those mate		
Swom to before me this di	ay of March 20	Notary Pu No Qualifie	ALICE DALY blic, State of New York 01DA6345218 d in Putnam County n Expires July 25, 202		
	U	Sommigate	maphida duly 20, 202		

Petitioner Gosemany Grolamo Date 3/21/17



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

IN THE MATTER OF TO THE ZONING BOAI OF THE TOWN OF	RD OF APPEALS	А	pplication Date:	3/15,20/7
	Homes m Vitel Vake BUD Mchape (City) 120 al, C/BP, or Conservation)	Address: (Address) (State) Phone No. (Section)	umber(s	
Previous Appeals regarding th	ne subject premises			
DATE		REQUEST		RESULTS
NO previou	os 2817 Appea	vances (S)	ra)	
List all improvements (1 family the owner shall submit with the diagrams, neighborhood land understand the request. List at the list any portion of the property Explain:	his application supporting mause maps, property survey, placements here: //a h	aterials including plans, el hotographs of property an	evations, landscapind any other material	public lands? YES/NO
CODE REQUIRE	c	PROLUBER.		
70'C. Ca	5	PROVIDED	VA	RIANCE REQUIRED
20 5/00		10		0
		// // // // // // // // // // // // // 		
		The second secon		
State of New York) ss: County of Putnam) The undersigned petitioner, being duly (his) (her) knowledge except as to the Sworn to before me this Notary Public	r sworn, deposes and says that (he) (smatters therein stated to be on information of Marin 20 L	she) has read the foregoing petit mation and belief, and as to those	ion and knows the conte e matters (he) (she) belie	nt thereof, and that the same is true to eves to be true.

GERALDINE FINAN
Notary Public, State of New York
No. 4782222
Qualified in Putnam County
Commission Expires May 31,

Petitioner And Marketine

Date 3/15/17



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

IN THE MATTER OF THE APPEAL OF OF TO THE ZONING BOARD OF APPEA OF THE TOWN OF CARMEL Application For: (circle applicable): Area	LS	plication Date: 3/29, 20_17
Name of Property Owner:	Luk Address: 26	63 Rackledge Rd Medopo
Mailing Address: 5 000 (CAddress) (C	(Address) Phone Num	
Zoning District: K-/20 (R-120, Commercial, C/BP, or Conservation)	Tax Map: 74.3	34 - 2 - 3 (Lot)
Applicant is: (circle one) Owner (Le	ssee) (Contract Vendee) [Att	ach deed, contract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject pren	nises	
DATE	REQUEST	RESULTS
10/27/16 Van 10	ance for allow grown	d pool Granted
		,
1		
diagrams, neighborhood land use maps, propunderstand the request. List attachments here	supporting materials including plans, eleperty survey, photographs of property and e:	evations, landscaping diagrams, traffic circulation lany other materials that will assist the Board to
Is any portion of the property within 500 ft. Explain:	of any state or county highway, town bour	ndary, parkway or public lands? YES/NO
I, the applicant, am seeking permission to:	Retain Shed + Poc	of w/ Deck.
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Shed 10'510G	5	5
Shed 10'Rean	6'	4'
Pool Doct 10'	3'	7'
State of New York) ss: County of Putnam) The undersigned petitioner, being duly sworn, deposes (his) (her) knowledge except as to the matters therein st Sworn to before me this	ated to be on information and belief, and as to those	lew York 8

140 rul LUM Date 3-29-12



Colomed by 12

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

IN THE MATTER OF TO THE ZONING BOAR		App	plication Date: /	FEL 19, 20 17
OF THE TOWN OF	FCARMEL			
Application For: (circle appli	cable): Area Variand	CODE SECTION Use Variance RICATOAddress: 97 LAKE	E DR P	AHOPAC NY
Mailing Address:	SAME	Phone Nun	nber(s):	* * * * * * * * * * * * * * * * * * * *
Zoning District:	(City) 20 al, C/BP, or Conservation)	Tax Map: 65° /4	4-2-50 (E	- <u>68</u>
Applicant is: (circle one) (O	(Lessee)	(Contract Vendee) [Att	ach deed, contr	act of sale or lease agreement]
E-Mail Address:				
Previous Appeals regarding the	he subject premises	NONE		
DATE		REQUEST		RESULTS
			<i>x</i>)	
12/2012	700	1/0//5=1	100.0.11	(
JAN 2010	COA POR	HITTER HOUSE	MCHANCE	(DMA)
				I
List all improvements (1 fam:	ily dwelling, pool, etc.	.) I gently don'ty		3.
	use maps, property su	rting materials including plans, ele greey, photographs of property and		
Is any portion of the property Explain:	within 500 ft. of any	state or county highway, town bour	ndary, parkway	or public lands? YESNO
I, the applicant, am seeking p	ermission to:	tan Shall		
				31 × 1
CODE REQUIRI	ES	PROVIDED	V	ARIANCE REQUIRED
10 '		4.95		. 05
		1		
				1
State of New York)				×
County of Putnam) The undersigned petitioner, being du	ily sworn, deposes and says the matters therein stated to b	that (he) (she) has read the foregoing petiti be on information and belief, and as to those	ion and knows the co	ontent thereof, and that the same is true to believes to be true.
Sworn to perfore me this 10 d	ay of Apri 20 17	<u> </u>		
(dlico Waln				
Notary Public ALICE DALY		-		4
Notary Public, State of I No. 01DA63452	New York	Laura	Carrie	a/65
Qualified in Putnam (Commission Expires July	County	Petitioner	Cava	ato Date 4/10/10



TOWN OF CARMEL FUTNAM COUNTY

60 McAlpin Ave Maliopse, NA 10541 (845)625-1501 1140

IN THE MATTER OF THE APPEAL PLANET FITHESS Amplication Date: 3-22 20 17 TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARME! :56-41, (8)(6) Like Variance Interpretation 289A MAHOPAC IMPROVENTS OWER LLC

Some of Property Country Open Hamt corp widow (35-183 RT. 6, MAHOPAC NT Mading Address 580 WHITE PLAINS NO TPRENTOWN Phone Number(s) NY 10551 121 Nap 86-11 22 Applicant to temperate after the contract Voidees (Attach deed, contract of sale or lease agreement) E-Mail Address: Previous Ampeals regarding the suspect prentises Wall Sign 60 s.f. s 2016 2000 1988 Shopping Center List all improvements (1 family dwelling, noch etc.) The covers shall submit with this application supporting materials including plans, elevations, land-scaping diagrams, traffic circulation diagrams, in lighborhood land use maps, property survey, photographs of property and any other materials that will assist the Hourd to understand the request, List attachments bere: Is any person of the property within \$60.0 of any state or county legitivay, to an horizony, parkway or public lands? (I) No Explain 12.6 Pylon Sign INSHA!), the applicant, are seeking permission to: PROVIDED VARIANCE REQUIRED CODE REQUIRES 91195 16 5.F. (17%) 755.7.

Notary Public, State of New York
No. 01PA6285142
Qualified in Westchester County
Commission Expires July 1, 20_____

Petitione

Date 4/10/17



own of Carmel

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

Application Date: 4/3								
Previous Appeals regarding the	ne subject premises							
DATE		REOUEST	RESULTS					
	· No pierro	REQUEST us board appearance	(RT)					
		00						
		0						
List all improvements (1 family dwelling, pool, etc.) Jeers Devell, Shed 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: Shed Pool Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YESNO Explain: Shed Shed Shed Shed Shed Shed Shed Shed								
CODE REQUIRE	38	PROVIDED	VARIANCE REQUIRED					
10 SIDE	7	H	2. /-					
10 Rear	5	D	5.0					
1000								
(his) (her) knowledge except as to the Sworn to before me this	e matters therein stated to be on information of APRIL 2017	she) has read the foregoing petition and knows the nation and belief, and as to those matters (he) (she) believes to be true.					
Qualified in Pulnam Cou Commission Expires 3 72	Petitic	oner /	Date 4-3-17					



Mic

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

IN THE MATTER OF THE APP OF MARC TO THE ZONING BOARD OF AN OF THE TOWN OF CARME	PPEALS	Application Date: _	4-11,2017					
Application For: (circle applicable): Name of Property Owner:	Area Variance (156.15) CODE SECTION Address:		NTRD					
Mailing Address: Zoning District: (R-120, Commercial, C/BP, or Condition of Condi	(City) (State) Tax Ma	Phone Number(s): p:	(City) (State)					
			,					
Previous Appeals regarding the subject								
DATE	REQUEST		RESULTS					
List all improvements (1 family dwelling, pool, etc.) Formly lively Skeel 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: Light Lig								
CODE REQUIRES	PROVIDE	ED V	ARIANCE REQUIRED					
40' REQ.	9.71		30.3'					

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.

Sworn to before me this da

MICHELE DECOLA

NOTARY PUBLIC, STATE OF NEW YORK

QUALIFIED IN PUTNAM COUNTY NO. 4983779

COMMISSION EXPIRES JULY 8 2019

Petitioner Margaret De Leccen Date 04/12/2017



Hall, Town of Carmel 60 McAlpin Ave.

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

IN THE MATTER OF THE APPEAL
Lynda & Joe Lincks & The
Colonial Park Association

Colonial Park Ass	ociation	j	Applic	ation Date: A pri 1	10 , 20 17	
TO THE ZONING BOAI OF THE TOWN OF	RD OF APPEA	LS	11,000	шион Бине. Дрт гт	, = 0, = 1, = 1, = 1, = 1, = 1, = 1, = 1	
Application For: (circle appli	cable): Area	Variance(156.15) Use Variance	Interpretation	280A	
Lynda Name of Property Owner: Co	& Joe Lir lonial Pa	icks & ark Assoc. A	ddress: 771 South	Lake Blvd.	Mahopac, NY (City) 105/41 (State)	
Mailing Address: 3 Rich (Address)						
Zoning District: R-120 (R-120, Commercial	al, C/BP, or Conservation	Ta	ax Map: 75.42 (section)	- 1 (Block)	- 46 & 47	
Applicant is: (circle one)	(Les	see) (Contract V	vendee) [Attach	deed, contract of s	ale or lease agreement]	
E-Mail Address:		_				
Previous Appeals regarding t	he subject prem	ises NONE				
DATE	REQUEST				RESULTS	
			AAA OLONOONIA SOOMAAA AA SOO AAA AA			
	*		-			
		1 W 1	The second secon			
List all improvements (1 fam.	ily dwelling, po	ol, etc.) Decks	& Docks			
The owner shall submit with diagrams, neighborhood land understand the request. List a	use maps, prop	erty survey, photogr				
Is any portion of the property Explain: State			highway, town bounda	ry, parkway or publi	c lands? YES/NO	
I, the applicant, am seeking p area and	ermission to: F	or a Lot Li y area varia	ne Adjustment inces	affecting o	ver 20% lot	
CODE REQUIRES		Lot 1 PROVIDED Lot 2		Lot 1 VARIANCE REQUIRED Lot 2		
3000 sf Area		340	2503	2660	497	
50' width		18.59	93-25	31.41	none	
30' Depth		27.5	27.7	2.5	2.3	
1 / 4 Parking Space		s 0	0	1 Space	4 spaces	

State of New York)

in Lot area

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.

N/A

Sworn/to before me this II day of April 2017

Sma m Tulnadt

25' Dock (max)

No more than 20% increase

TINA M. ZUBRADT
Notary Public, State of New York
No. 01ZU6103694
Qualified in Dutchess County
Commission Expires January 5, 20

Petitioner

29%

Date 4/11/17

901

N/A

9%