

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](http://www.ci.carmel.ny.us)

MICHAEL  
CARNAZZA  
*Director of Code  
Enforcement*

**BOARD MEMBERS**

ROSE FABIANO  
SILVIO BALZANO  
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:**

**NOVEMBER 30, 2023 – 7:30 P.M.**

**To hear the following applications:**

**HOLD OVER APPLICATIONS:**

1. Application of **ROBERT ALTERO** for a Variation of Section 156-15 seeking a Variance for permission to retain gazebo and legalize room above garage. The property is located at 3 Curry Spur, Mahopac NY and is known as Tax Map #53.12-1-17

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
10' rear (gazebo)	2'	8'
25' front (garage)	0' (over property line. Easement agreement needed.)	25'

2. Application of **BORE COTAJ** for an Interpretation of Section 156-15. Applicant owns the parcel upon which the temporary dock is located and a parcel improved by at least one residential dwelling unit which is directly across the street but separated by a road (i.e. East Lake Blvd.). Applicant seeks an Interpretation that the intent of the statute (i.e. a dock when not located on a parcel improved by at least one residential unit) is met under the circumstances set forth herein or, in the alternative, the following area variances (table below). The property is located at 148 East Lake Blvd., Mahopac NY and is known as Tax Map #76.30-1-5.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
<b>Dock:</b>		
<b>Lake frontage 50'</b>	<b>6.25'</b>	<b>43.75'</b>
<b>Minimum Area 3,000 sf</b>	<b>280 sf</b>	<b>2,720 sf</b>

3. Application of **PATRICK KOHLMAN** for a Variation of Section 156-15 seeking a Variance for permission to add steps to deck & shed. The property is located at 26 Summit Circle Drive, Mahopac NY and is known as Tax Map #87.9-1-33.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
30' Rear – Deck	1.1'	28.9'
40' Front – Shed	13'	27' Shed Front
10' Side – Shed	1.5'	8.5' Shed Rear
4' Front – Fence	6'	2'

## **NEW APPLICATIONS:**

4. Application of **WILLIAM & DEBORAH SHILLING** for a Variation of Section 156-15 seeking a Variance for permission to build shed. The property is located at 37 Kirk Lake Drive, Mahopac NY and is known as Tax Map #64.11-1-16.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
8' x 10' Shed: 10' side	2'	8'

5. Application of **PATRICIA & GARY SAVITZKY** for a Variation of Section 156-15 seeking a Variance for permission to remove 3-car garage & replace with 2-car garage. The property is located at 22 Averill Drive, Mahopac NY and is known as Tax Map #64.12-2-8.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
10' side	5'	5'
10' rear	4'	6'

6. Application of **MARK VUSHAJ** for a Variation of Section 156-15 seeking a Variance for permission to extend my current deck 2 feet closer to my rear property line. The property is located at 144 See Avenue, Mahopac NY and is known as Tax Map #76.30-1-51.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
20' rear	18'	2'

7. Application of **SALVATORE MAZZUOCCOLO** for a Variation of Section 156-15 seeking a Variance for permission to construct pre-fab shed. The property is located at 8 Topland Road, Mahopac NY and is known as Tax Map #74.42-1-10.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
10' side	3'	7'

8. Application of **ANDREW SABO** for a Variation of Section 156-15 seeking a Variance for permission to construct new 144 s.f. dining room addition to existing dwelling. The property is located at 40 Bloomer Road, Mahopac NY and is known as Tax Map #75.20-1-14.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
20' side yard setback	13'	7'

9. Application of **CARMEL TERMINALS** for a Variation of Section 156-11 seeking a Variance for permission to construct the project per the enclosed plans within the required front and rear yard setbacks; vary the requirement for a minimum of 200' of lot depth. The property is located at 79 Old Route 6, Carmel NY and is known as Tax Map #55.11-1-23.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
Front Yard Setback: 40' required	25'	15'
Rear Yard Setback: 30' required	24'	6'
Lot Depth: 200' required	144'	56'

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

*me*

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

Application Date: **August 14**, 20**23**

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: **Robert Altero** Address: **3 Curry Spur**  
Mailing Address: **3 Curry Spur, Mahopac, NY** Phone Number(s):  
Zoning District: **R-120** Tax Map: **53.12** - **1** - **7**  
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
E-Mail Address: **rayexdesign@gmail.com**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
2014	retain existing deck	granted
2006	side and rear yards for enlarging BR	granted

List all improvements (1 family dwelling, pool, etc.) **house remains, shed, garage, pool 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 and 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: **yes Loma Pon Rd**

I, the applicant, am seeking permission to: **retain gazebo, legalize room above garage**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' rear (gazebo)	2' and <del>6'</del>	8'
25' front (garage)	0'	25'
	(Over Property Line, Easement agreement needed)	

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 **15** day of **August** 20**23**  
*Alice Daly*  
Notary Public

ALICE DALY  
Notary Public, State of New York  
No. 01DA6345218  
Qualified in Putnam County  
Commission Expires July 25, 2024

Petitioner *William Beshaw* Date **8/15/23**



**AUTHORIZATION FORM**

RE: Property of: Robert Altero  
(Owner)  
Located at: 3 Curry Spur, Mahopac, NY 10541  
(Address) (City, Town, Village)  
Tax Map #: 53.12-1-7  
In the matter of: Altero front and rear yard variance  
(Variance Request)

To whom it may concern:

This letter is to authorize William Besharat  
a/an (check one) Attorney  Engineer  Architect  Other  (Agent)

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: William Besharat  
(Representative)  
William Besharat  
(Print Name)

Signed: Robert Altero  
(Owner of Property)  
Robert Altero  
(Print Name)

Mailing Address: 266 Shear Hill Rd  
Mahopac  
State: NY Zip: 10541  
Telephone # 914-330-4999  
Date: 8/14/2023  
E-mail: Rayexdesign@gmail.com

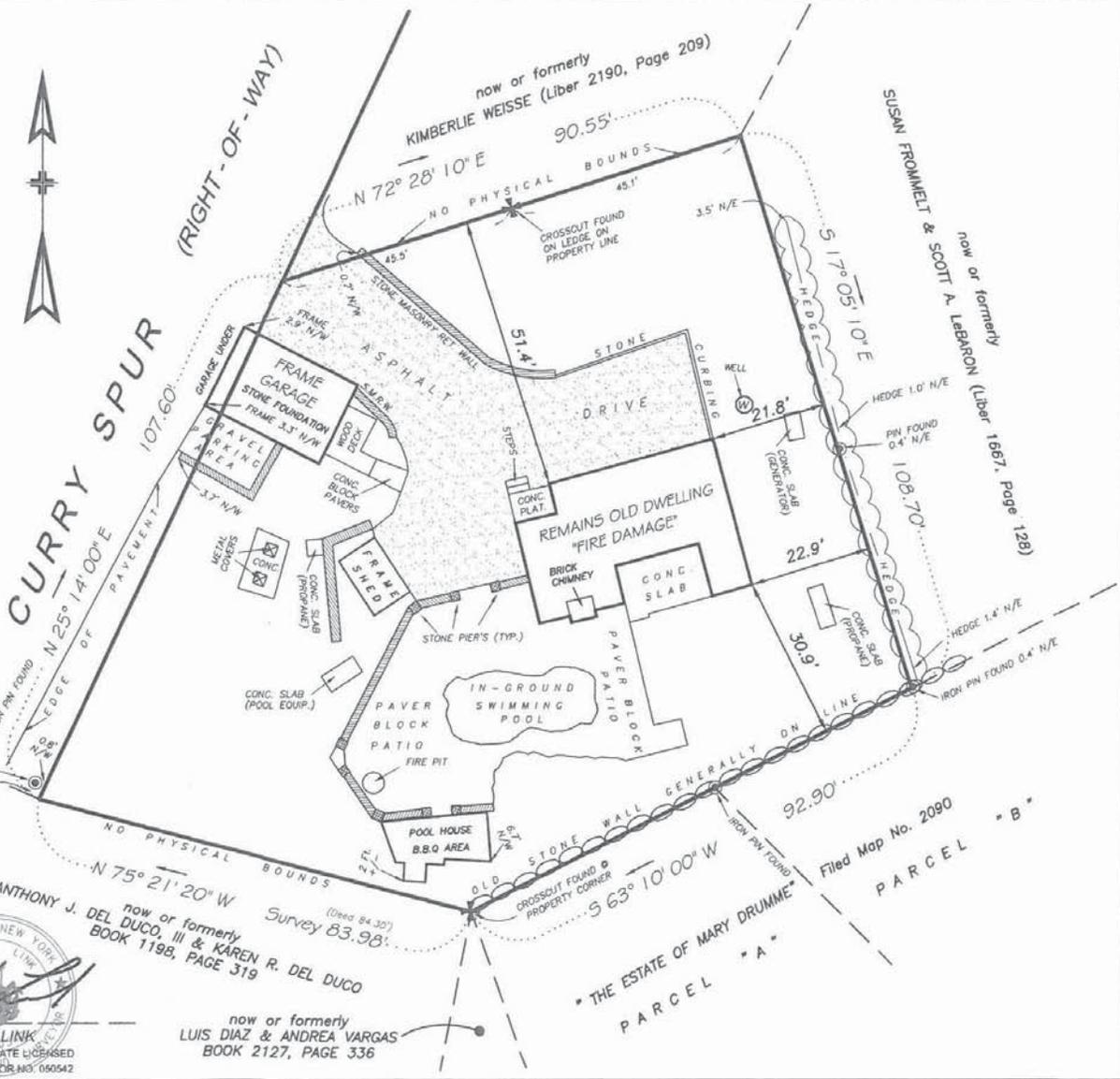
Mailing Address: 3 Curry Spur  
Mahopac  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

**SURVEY OF PROPERTY**  
SITUATE IN THE  
**TOWN of CARMEL**  
PUTNAM COUNTY  
NEW YORK

SCALE : 1" = 20'  
SURVEYED : AUGUST 7, 2023

- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN BOOK 1964 PAGE 263 ON OCTOBER 13, 2014, IN THE PUTNAM COUNTY CLERK'S OFFICE.
  - PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN of CARMEL as:  
SECTION: 53.12 BLOCK: 1 LOT: 7  
STREET ADDRESS: 3 CURRY SPUR  
PROPERTY AREA: 15,019 Sq. Ft. / 0.3448 Acre
  - THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
  - THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
  - ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
  - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
  - THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
  - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
  - THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
- PREPARED FOR: ROBERT ALTERO



**Link**  
**Land Surveyors P.C.**  
21 Clark Place, Suite 1-B Mahopac, N.Y. 10541  
Phone 845-628-5857



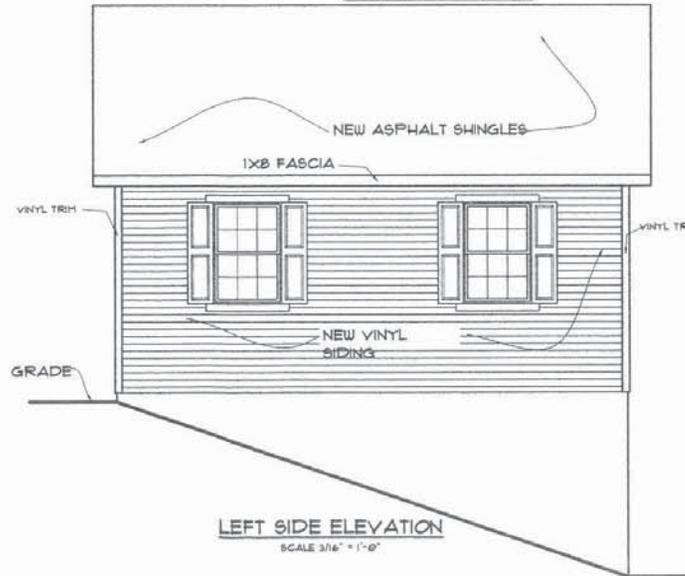
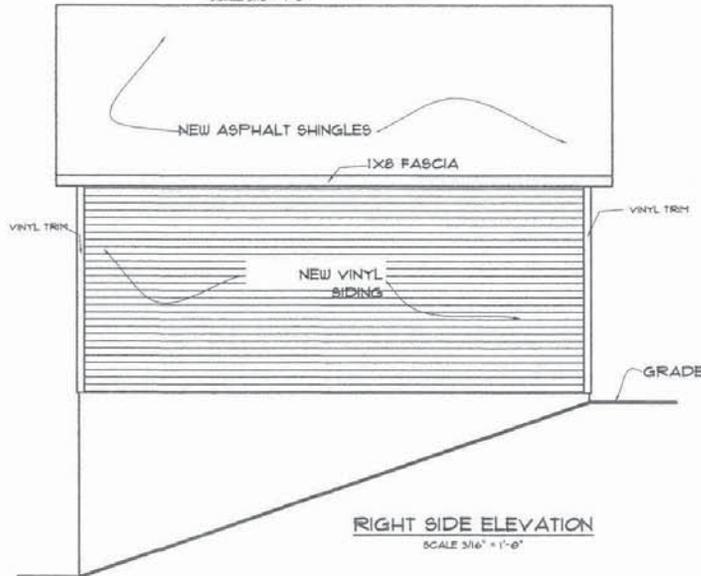
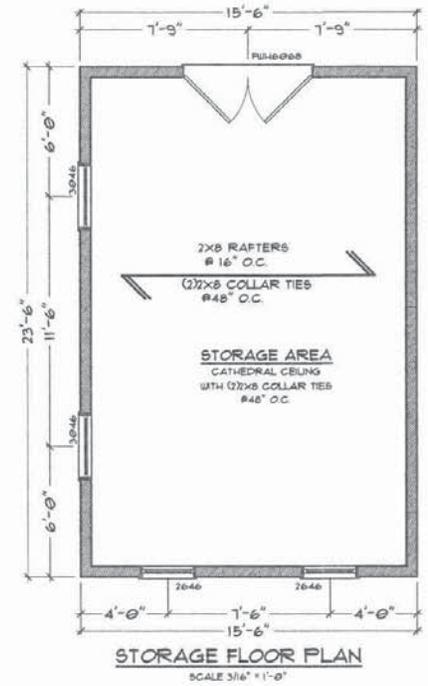
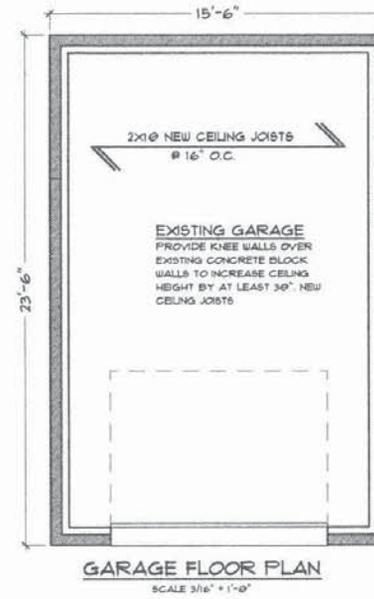
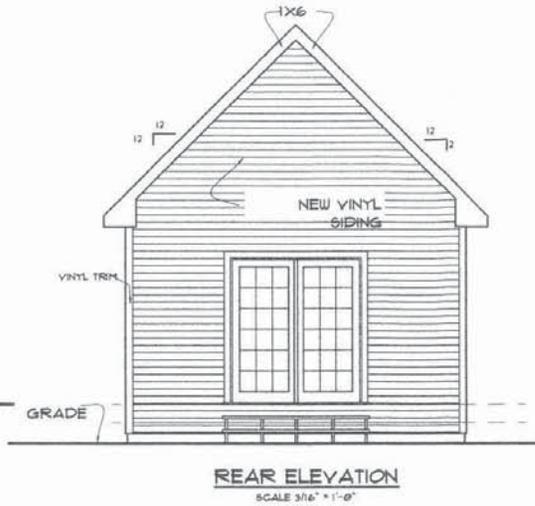
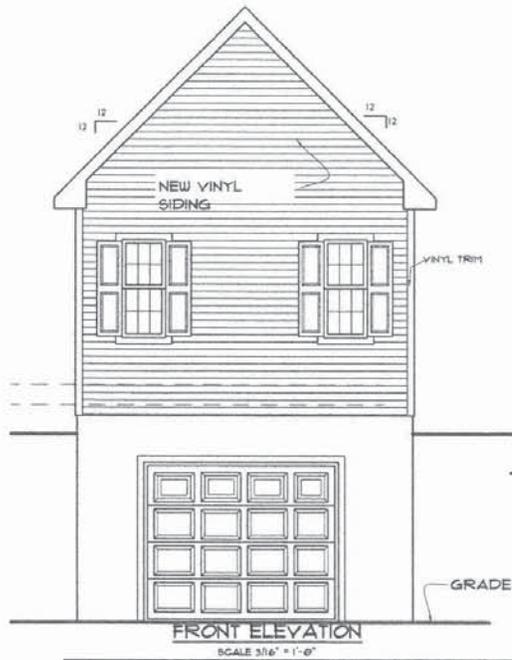
ANTHONY J. DEL DUCCO, III & KAREN R. DEL DUCCO  
now or formerly  
BOOK 1198, PAGE 319  
Survey (Used 84.30') 83.98'

now or formerly  
LUIS DIAZ & ANDREA VARGAS  
BOOK 2127, PAGE 336

COPYRIGHT 2023  
LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND/OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.

Filed Map No. 2090  
PARCEL "B"

"THE ESTATE OF MARY DRUMME"  
PARCEL "A"



**RAYEX**  
DESIGN PLANNING CONSTRUCTION

OWNER: <b>ROBERT ALTERO</b>	JOB #
	DRN BY:
	CHKD BY:
PROJECT: ADDITION TO EXISTING DETACHED GARAGE LOCATED AT 3 CURRY BLVD IN MAHOPAC, TOWN OF CARMEL, NY	TAX MAP #:

SHEET TITLE: FLOOR PLANS & ELEVATIONS  
1 OF 1

REVISIONS: DATE: 8/11/2023





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MC*

IN THE MATTER OF THE APPEAL  
OF  
**Bore Cotaj**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: \_\_\_\_\_, 20\_\_\_\_

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: **Bore Cotaj** Address: **148 E. Lake Blvd., Mahopac, NY**  
Mailing Address: **34 Kayla Lane, Mahopac, NY** Phone Number(s): \_\_\_\_\_  
Zoning District: **Res** Tax Map: **76.30 - 1 - 5**

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: **waslaw@shillinglegal.com**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	N/A	

List all improvements (1 family dwelling, pool, etc.) **single family home**

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, photographs, affidavit, memorandum 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: \_\_\_\_\_

I, the applicant, am seeking permission to: **See attached**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
	<i>See attached</i>	

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 9<sup>th</sup> day of May 2023  
*Margaret Ferreri Buechel*  
Notary Public

MARGANET FERRERI BUECHEL  
Notary Public, State of New York  
No. 4919619  
Qualified in Dutchess County  
Commission Expires February 8, 2024

Petitioner *[Signature]* Date \_\_\_\_\_

ATTACHMENT

Applicant owns the parcel upon which the temporary dock is located and a parcel improved by at least one residential dwelling unit which is directly across the street but separated by a road (i.e. East Lake Blvd.). Applicant seeks an interpretation that the intent of the statute (i.e. a dock when not located on a parcel improved by at least one residential unit) is met under the circumstances set forth herein or in the alternative the following area variances:

Code Requires/Allows	Provided	Variance Required
Dock		
Lake frontage 50'	6'	<del>44'</del> 24'
Minimum depth 30'	4'	26'
Minimum area 3000	96	2904



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

**AUTHORIZATION FORM**

RE: Property of: Bore Cotaj  
Located at: 148 E. Lake Blvd. (Address) Mahopac, NY (City, Town, Village)  
Tax Map #: 76.30-1-5  
In the matter of: \_\_\_\_\_ (Variance Request)

To whom it may concern:

This letter is to authorize Shilling & Smith, P.C.

a/an (check one) Attorney  Engineer  Architect  Other \_\_\_\_\_

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

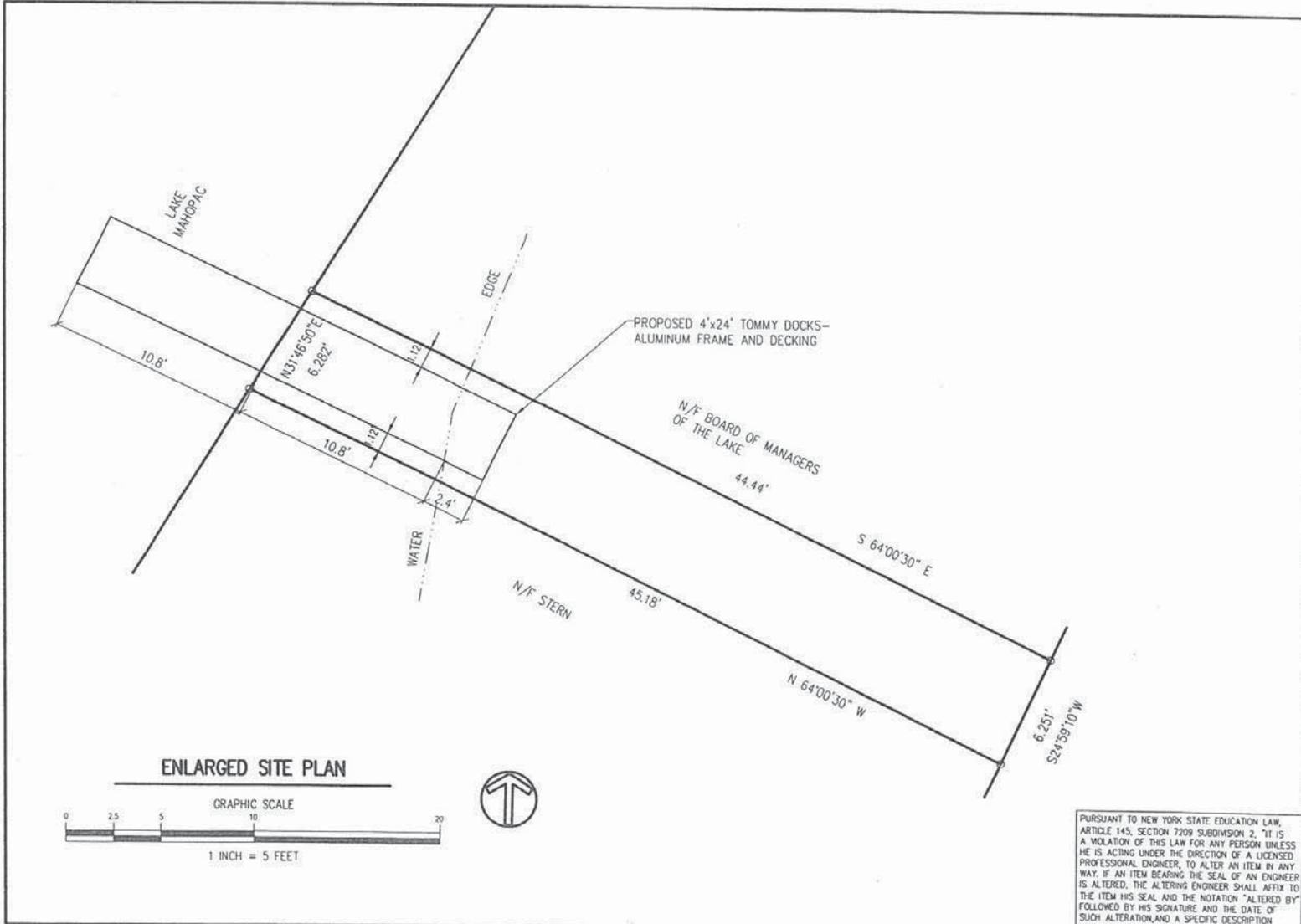
Countersigned: \_\_\_\_\_  
(Representative)  
William A. Shilling, Jr., Esq.  
(Print Name)

Signed: \_\_\_\_\_  
(Owner of Property)  
Bore Cotaj  
(Print Name)

Mailing Address: Shilling & Smith, P.C.  
1961 Route 6, Suite U3, Carmel  
State: NY Zip: 10541  
Telephone # 845-225-7500  
Date: \_\_\_\_\_  
E-mail: wastaw@shillingegal.com

Mailing Address: 34 Kayla Lane, Mahopac  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



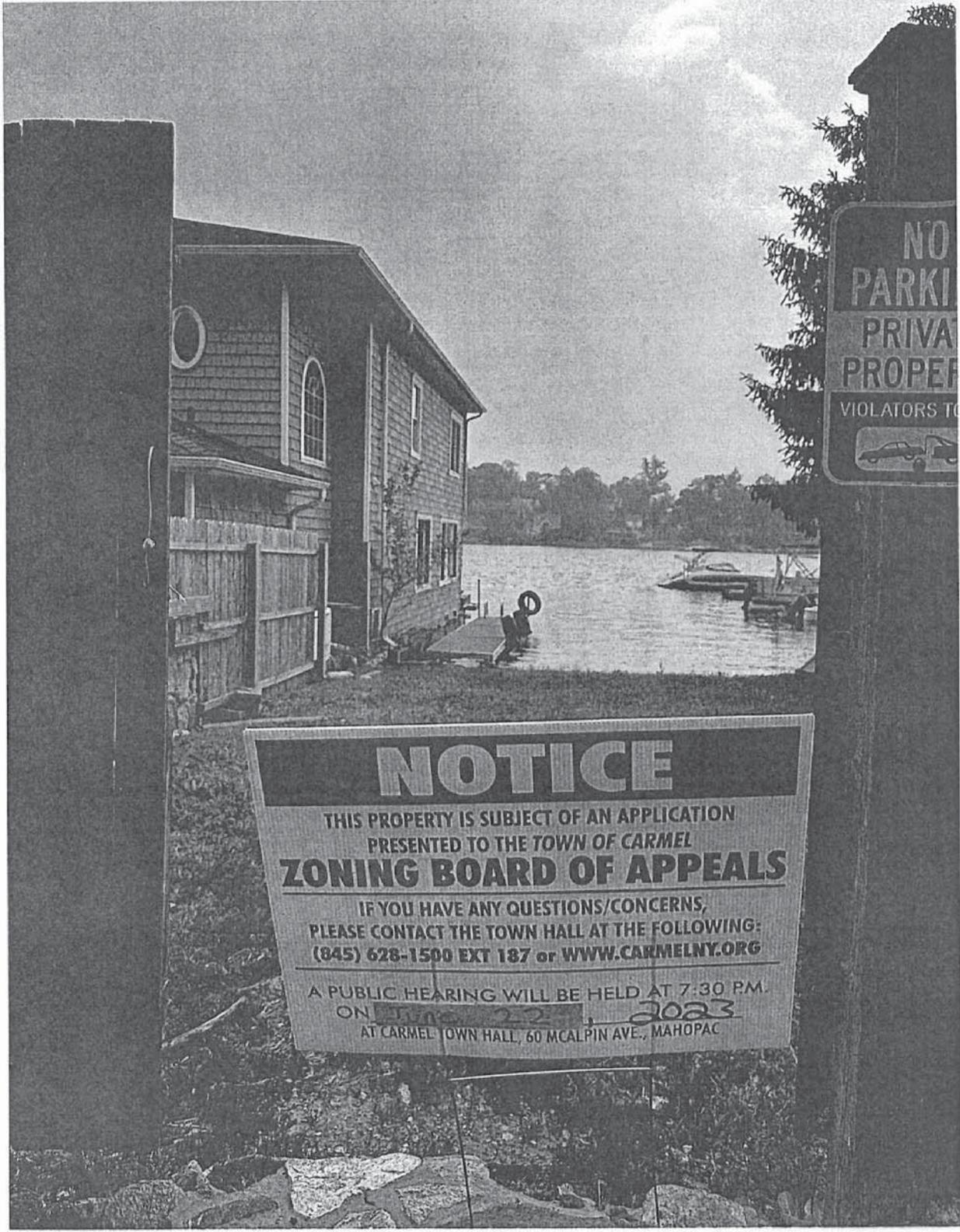
 ENGINEERS and ARCHITECTS 4 OLD ROUTE 6, BRIDGEVILLE, NEW YORK 10509 (845) 278-6789 FAX (845) 278-6788		
		PREPARED FOR: <b>VJEKO &amp; BORE COTAJ</b> 34 KAYLA LANE MAHPOAC, NY 10541 148 EAST LAKE BLVD TOWN OF CARMEL PUTNAM COUNTY, NEW YORK TAX MAP No. 76.30, BLOCK 1, LOT 5
<b>ENLARGED SITE PLAN</b>		DATE: 06/01/2022
PROJ MGR: PML	DRAWN BY: PMK	PROJ No: 8414
SHEET 2 OF 3		

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY," FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



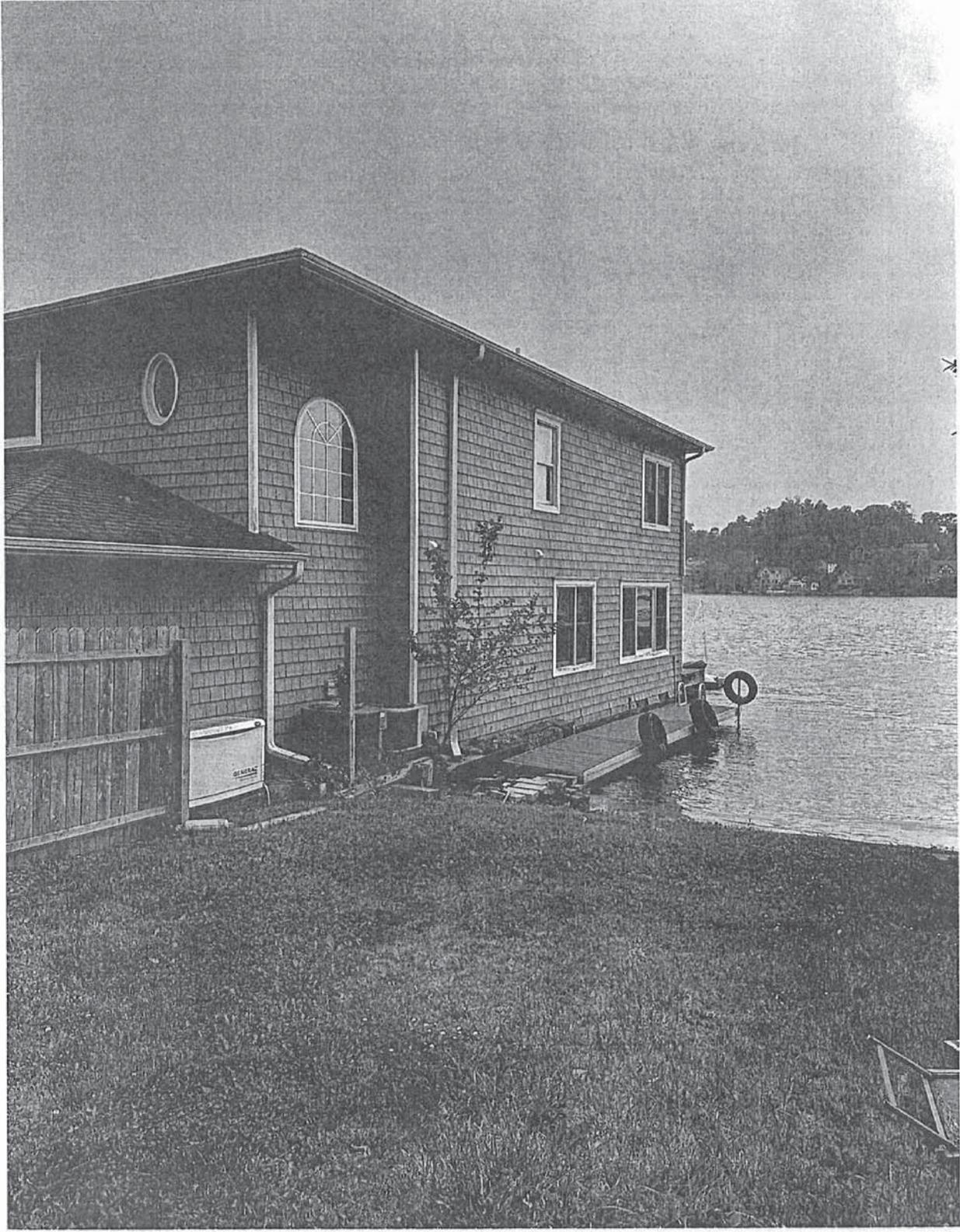
**NOTICE**  
THIS PROPERTY IS SUBJECT OF AN APPLICATION  
PRESENTED TO THE TOWN OF CARMEL  
**ZONING BOARD OF APPEALS**  
IF YOU HAVE ANY QUESTIONS/CONCERNS,  
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:  
(845) 628-1500 EXT 137 or WWW.CARMELNY.ORG  
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.  
ON JUNE 22, 2003  
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MANHOPAC

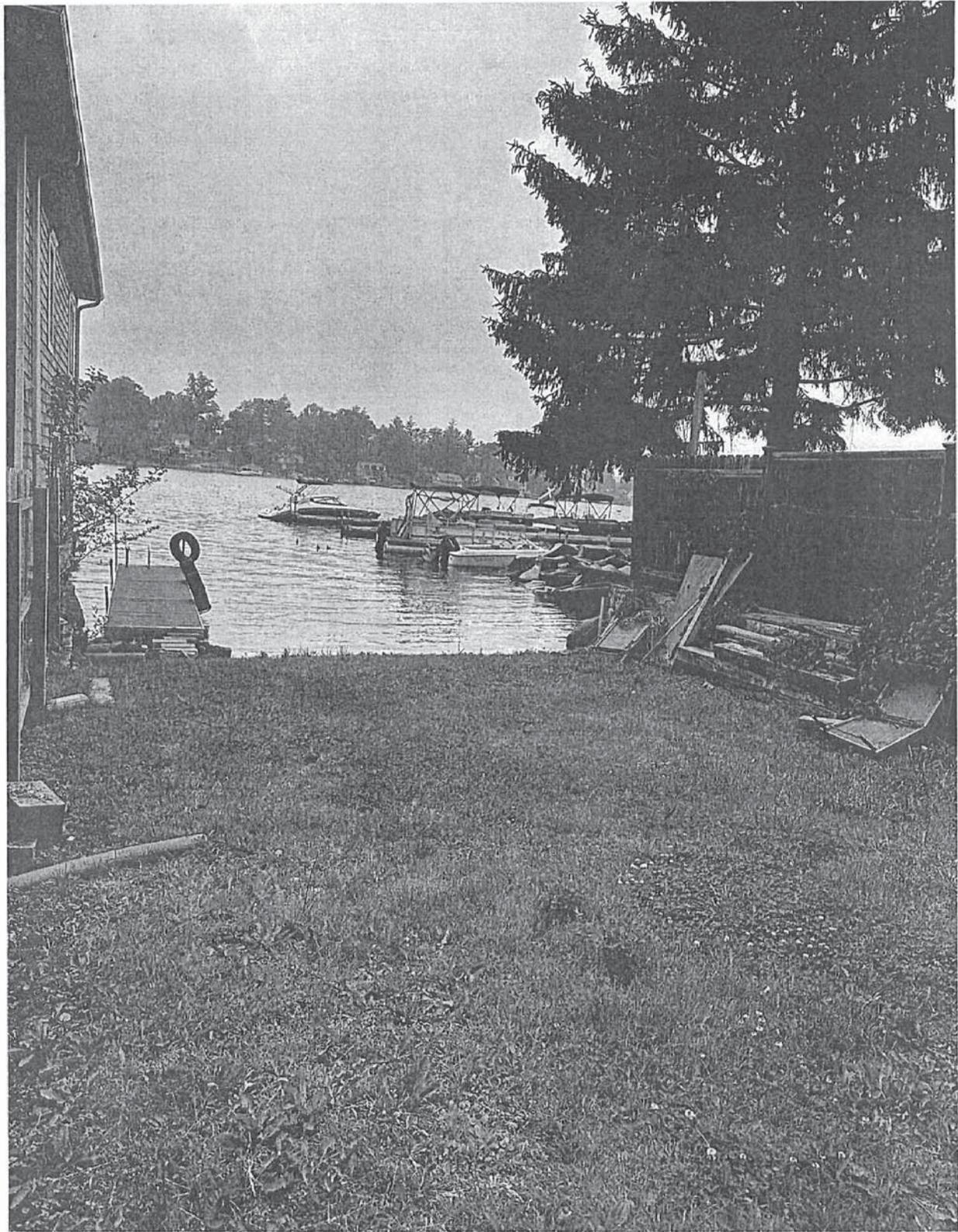
**NO  
PARKING  
PRIVATE  
PROPERTY**  
VIOLATORS TOWED  

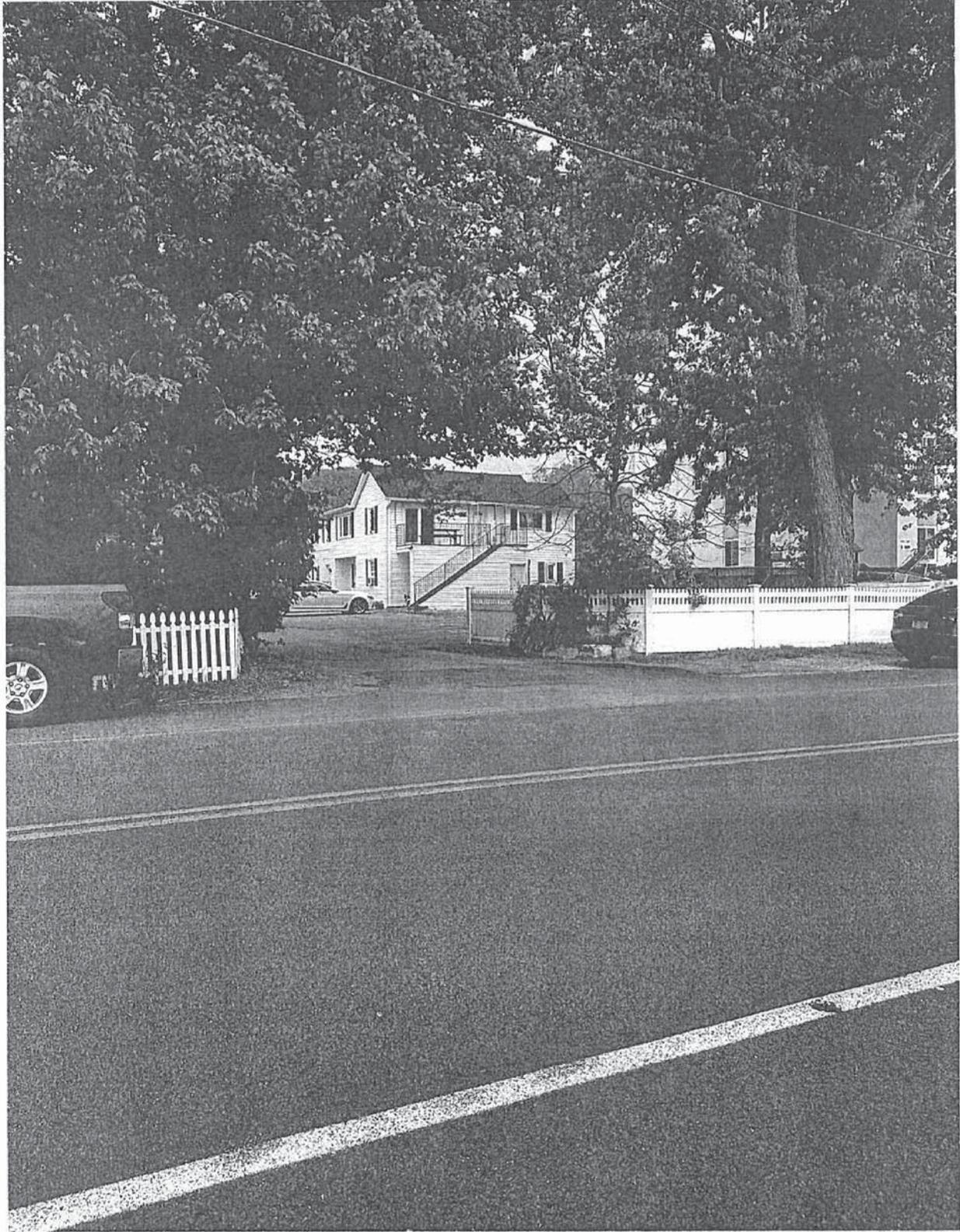



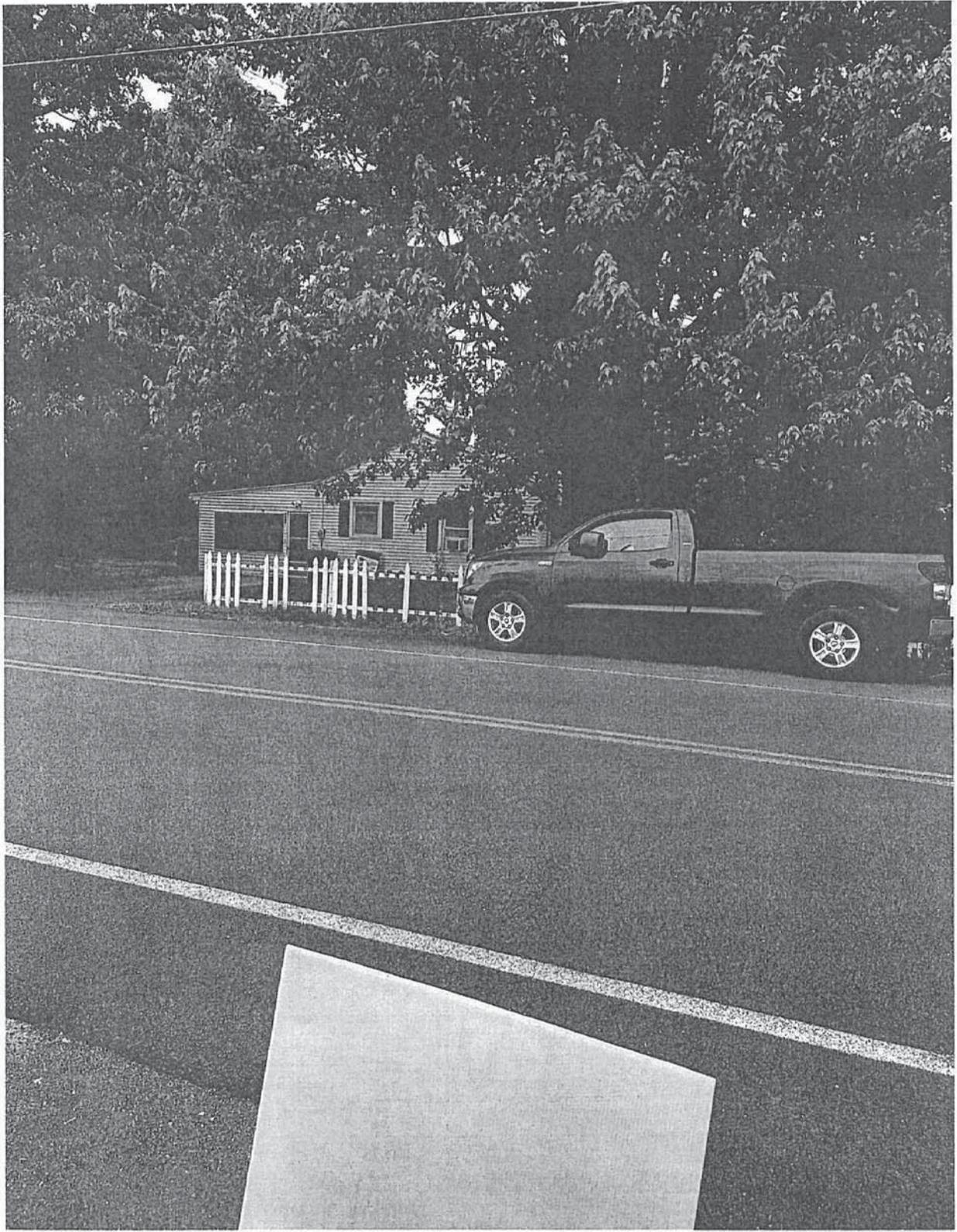
NO  
PARKING  
PRIVATE  
PROPERTY  
VIOLATORS TO  

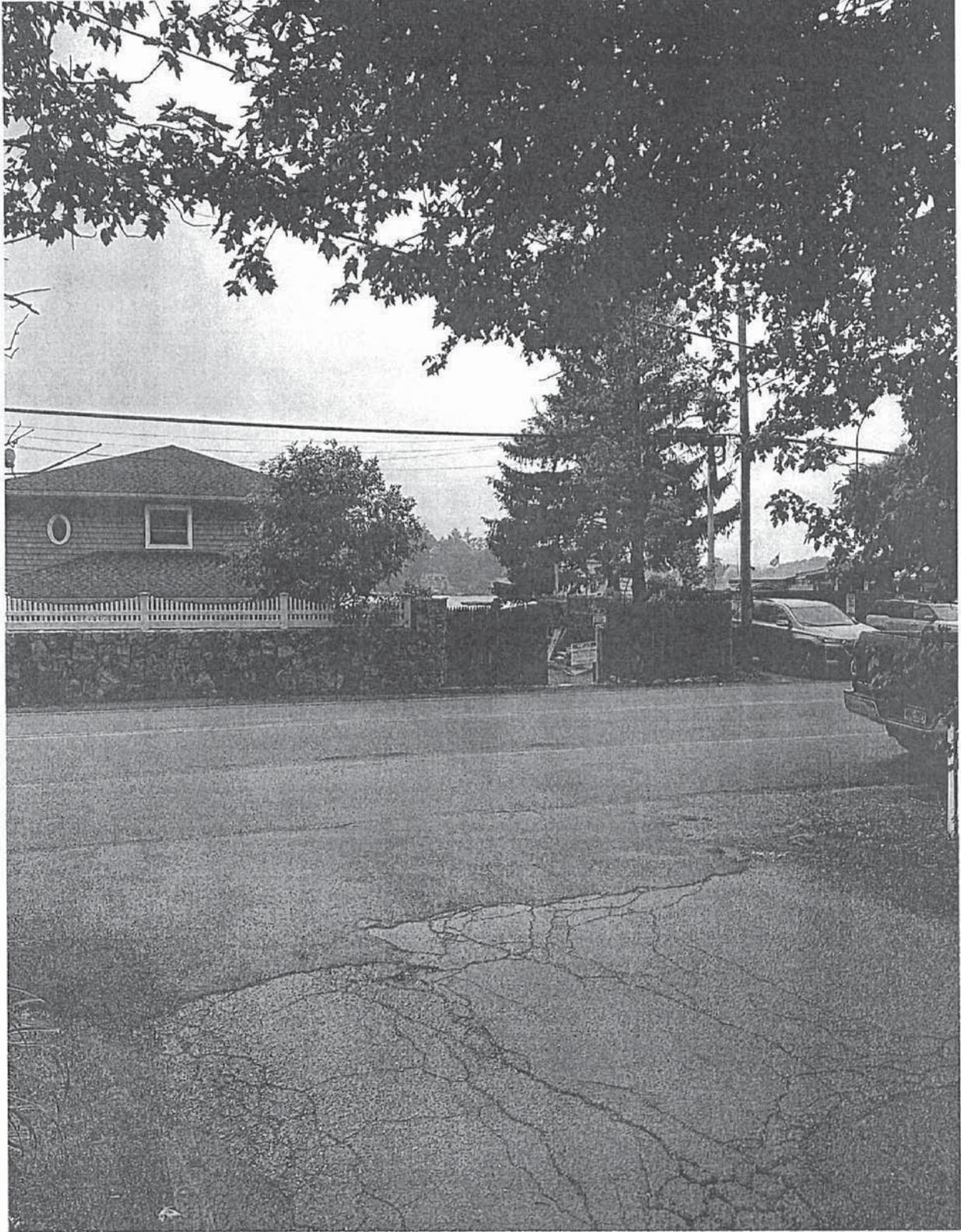

**NOTICE**  
THIS PROPERTY IS SUBJECT OF AN APPLICATION  
PRESENTED TO THE TOWN OF CARMEL  
**ZONING BOARD OF APPEALS**  
IF YOU HAVE ANY QUESTIONS/CONCERNS,  
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:  
(845) 628-1500 EXT 187 or [WWW.CARMELNY.ORG](http://WWW.CARMELNY.ORG)  
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.  
ON JUNE 22, 2023  
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MAHOPAC

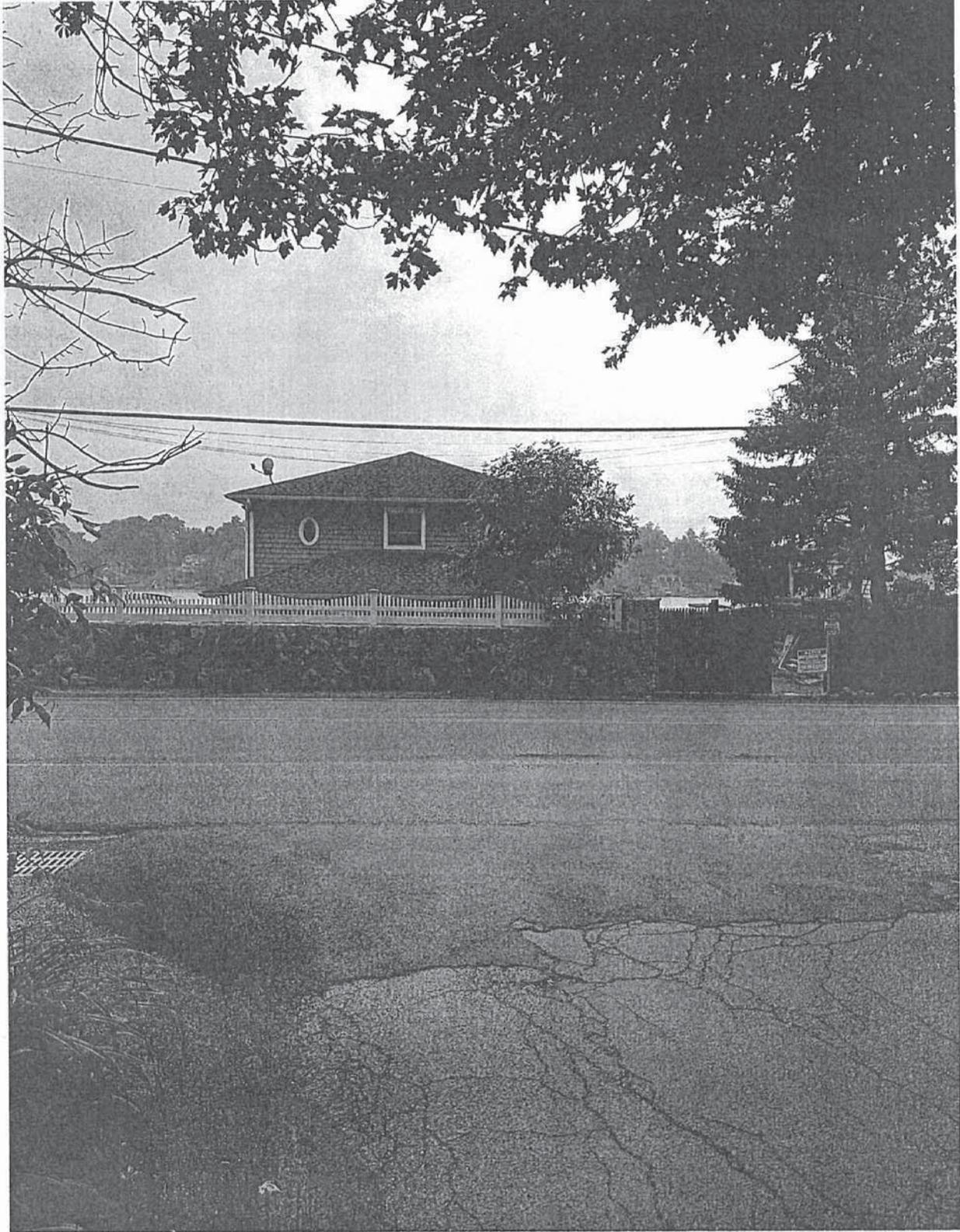


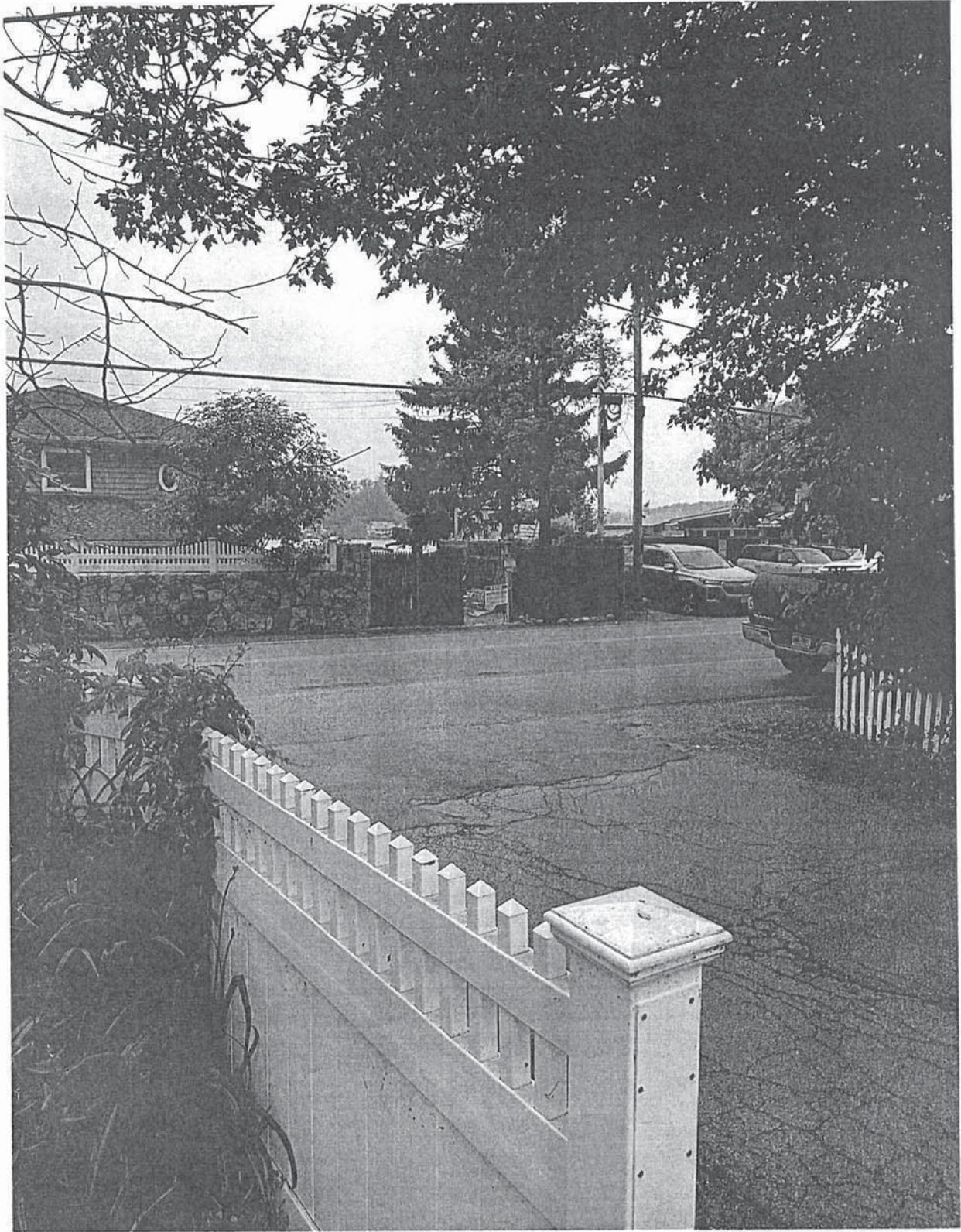


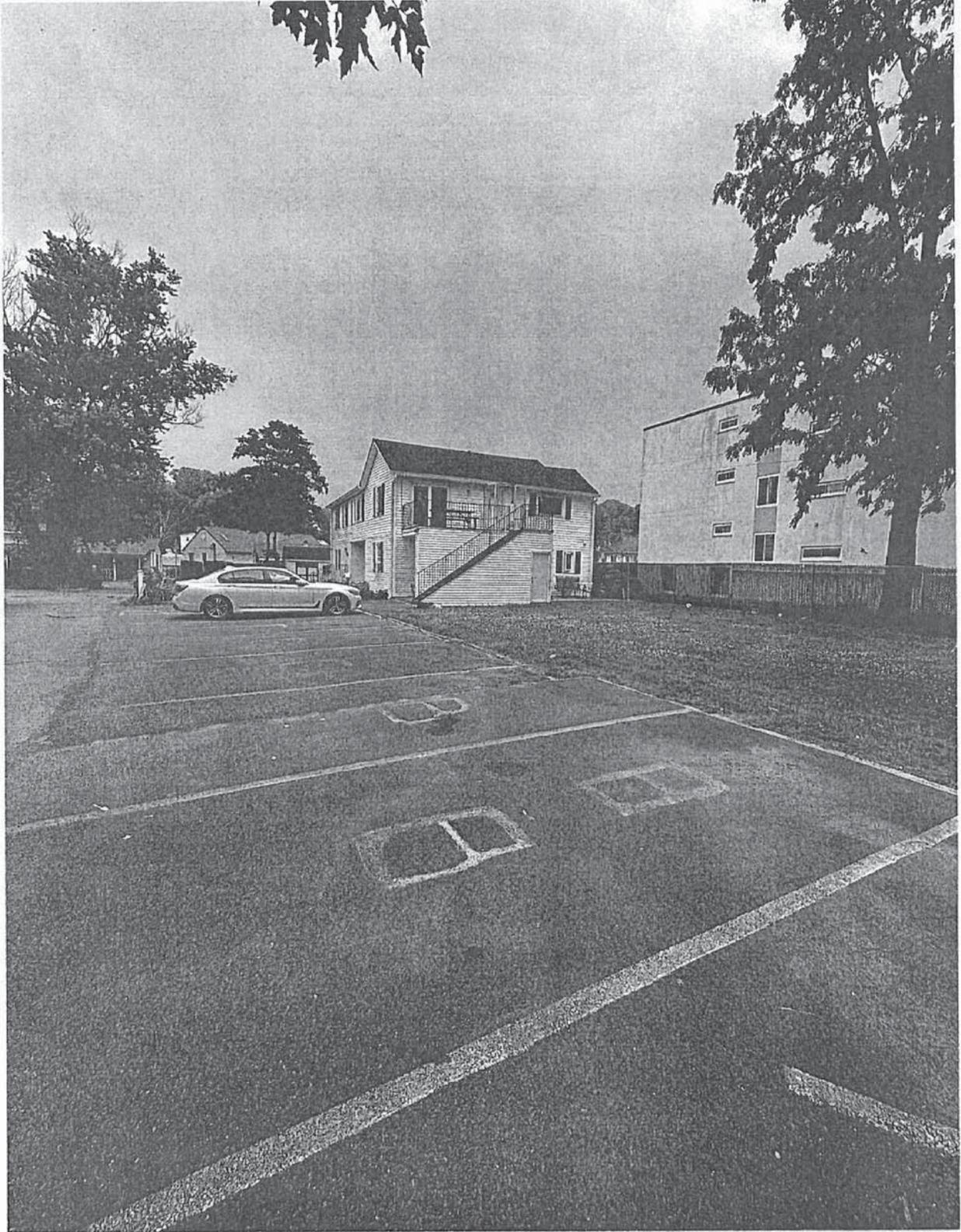




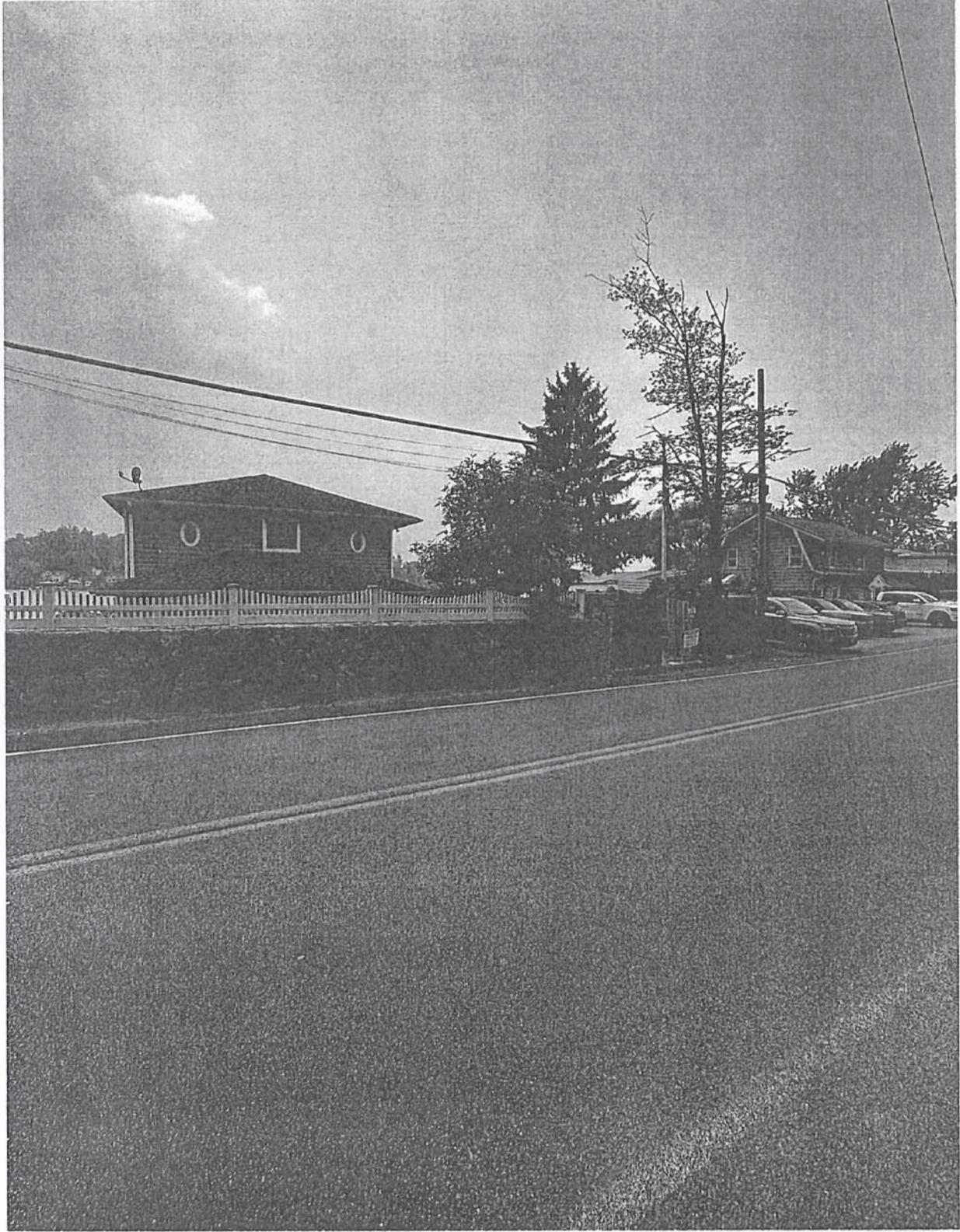














ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MC*

IN THE MATTER OF THE APPEAL

OF  
**Kohlman**

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL



**ORIGINAL**

*Revised November 3rd*

Application Date: 9/15, 2023

Application For (circle applicable): Area Variance ( 156.15 ) Use Variance Interpretation 280A

Name of Property Owner: PATRICK KOHLMAN Address: 26 Summit Circle Dr Mahopac NY

Mailing Address: SAME Phone Number(s): 973-886-0374

Zoning District: R Tax Map: 87.9 - 1 - 33

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: PATRICK @ KOHLMAN AGENCY . com

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>1/1988</u>	<u>Section 280A</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) 1 family Home

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: Handy book, Sun Plans + Photo

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

I, the applicant, am seeking permission to: Add Steps to Deck + Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>30' Rear Deck</u>	<u>11</u>	<u>28.9</u>
<u>Shed 40' Front</u>	<u>13</u>	<u>27</u> <i>Shed Front</i>
<u>10' side</u>	<u>1.5</u>	<u>8.5</u> <i>Shed Rear</i>
<u>Fence 4' in Front</u>	<u>6'</u>	<u>2'</u>

*MC*  
*MC*  
*MC*

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 20<sup>th</sup> day of Sept, 2023

Alice Daly  
Notary Public

**ALICE DALY**  
Notary Public, State of New York  
No. 01DA6345218  
Qualified in Putnam County  
Commission Expires July 25, 2024

Petitioner [Signature] Date 9/20/23

PLEASE NOTE THE PROPOSED DECK LOCATION ON THIS PLOT PLAN IS REFERENCED FROM THE SURVEY PROVIDED BY THE HOMEOWNER.

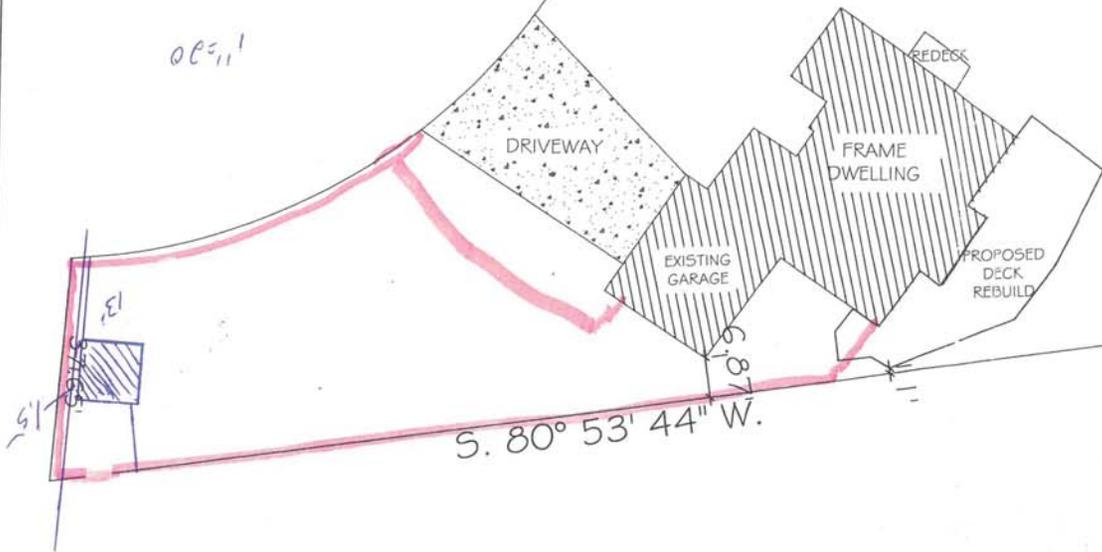


N. 89° 24' 10" E.

186.82'

S. 0° 35' 50" E 86.40'

SQFT=23,763.827  
ACRES= 0.5455



288.88'

S. 80° 53' 44" W.

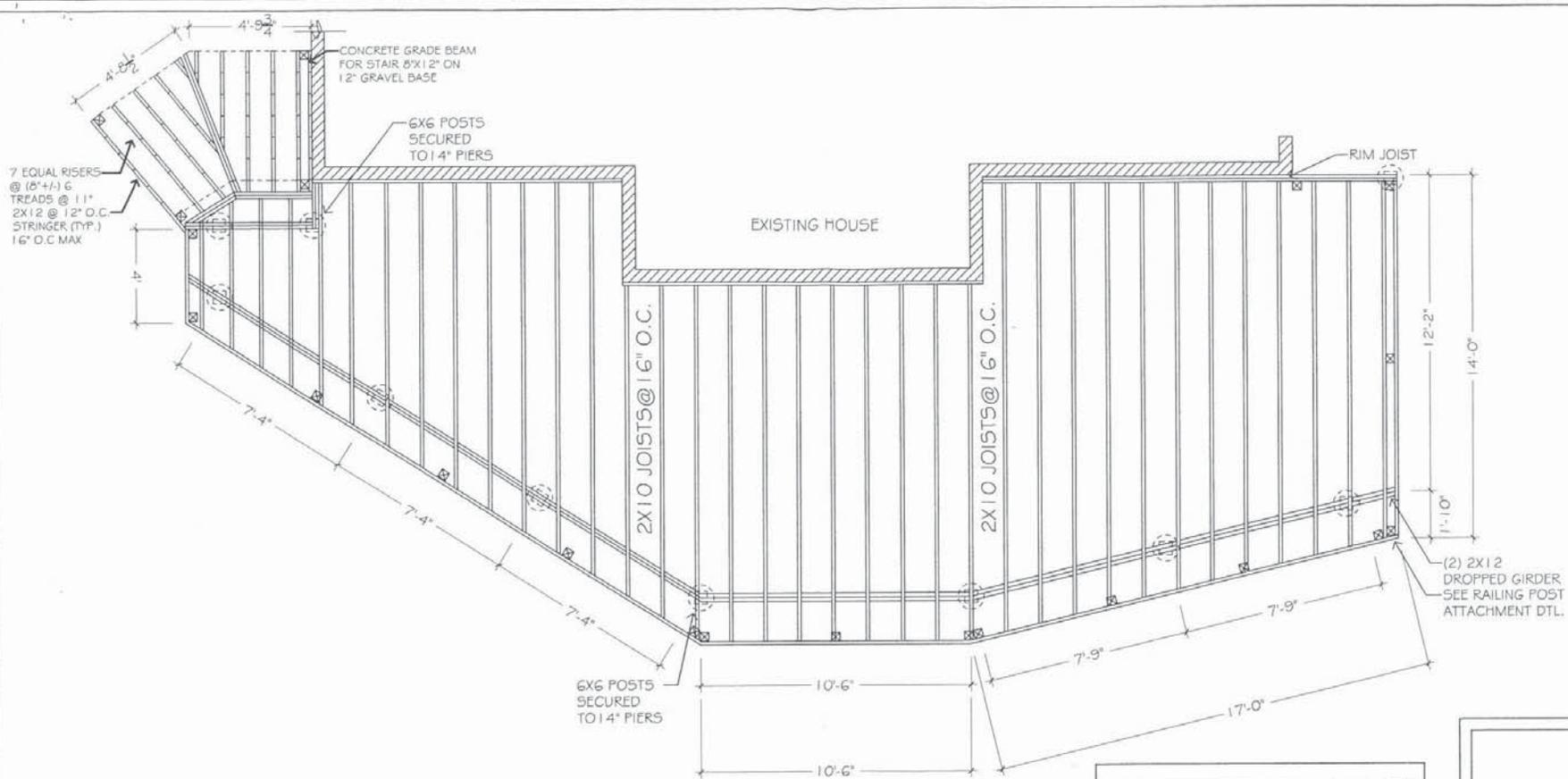
A PLOT PLAN  
A100 SCALE: 1" = 30'-0"

RECEIVED  
SEP 28 2023  
Ann Spofford  
TOWN OF CARMEL

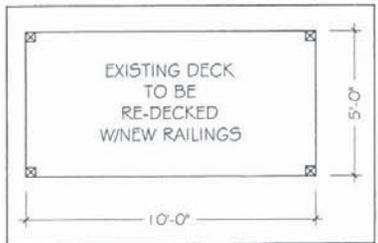
PLEASE NOTE THAT ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

**Best in Backyards**  
—A Division of Eastern Jungle Gym\*  
30 COMMERCE DRIVE  
CARMEL, NEW YORK — (877) 543-4889

PROJECT			KOHLMANN 26 SUMMIT CIRCLE DRIVE MAHOPAC NY		
DRAWING			PLOT PLAN		
SCALE	DRAWN BY	DRAWING NO.	DATE	CHECKED BY	
AS NOTED	REL	A100	09/17/23	JAG	



**A DECK A**  
A101 SCALE: 1/4" = 1'-0"



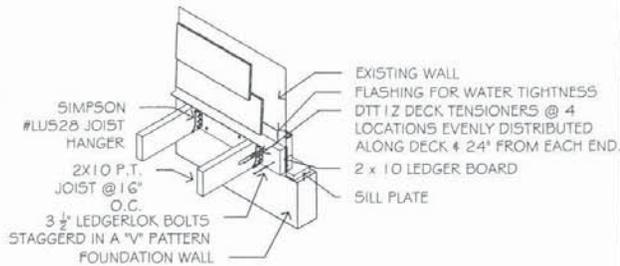
**A DECK A**  
A101 SCALE: 1/4" = 1'-0"

PLEASE NOTE THAT ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION

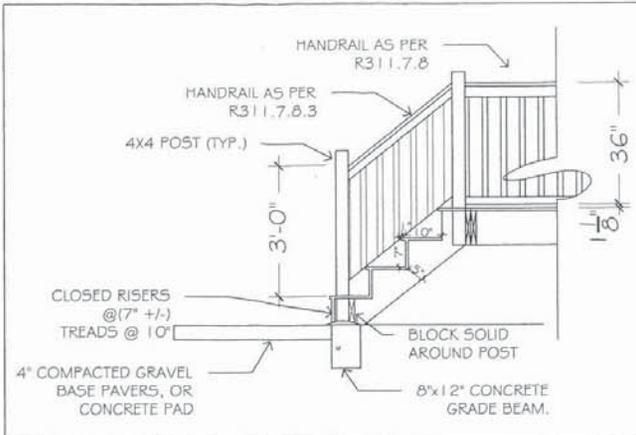
PLANS MEET NYS 2020 RESIDENTIAL CODE

PROJECT	KOHLMANN 26 SUMMIT CIRCLE DRIVE MAHOPAC NY		
DRAWING	DECK		
SCALE	DRAWN BY	DATE	DRAWING NO.
A101	RL	06/16/23	A101

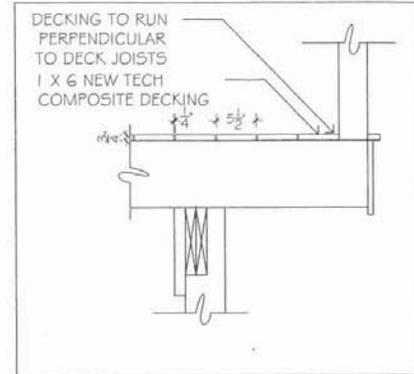
**Best in Backyards**  
—A Division of Eastern Jungle Gym\*  
30 COMMERCE DRIVE  
CARMEL, NEW YORK — (877) 543-4969



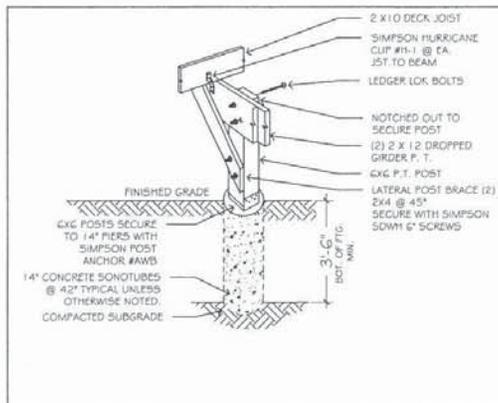
**A CONNECTION @ LEDGAR BOARD**  
A102 SCALE: 3/8" = 1'-0"



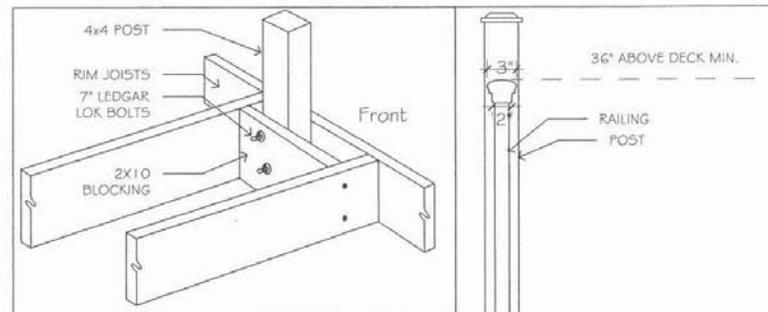
**A STAIR DETAIL**  
A102 SCALE: 3/8" = 1'-0"



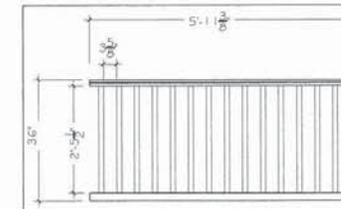
**C DROPPED DECKING DETAIL**  
A102 SCALE: 3/4" = 1'-0"



**A DROPPED GIRDER**  
A102 SCALE: 1/4" = 1'-0"



**E POST DETAIL**  
A102 SCALE: 1" = 1'-0"



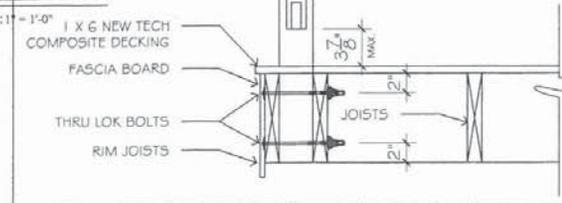
**G RAILING DETAIL**  
A102 SCALE: 3/8" = 1'-0"

**RAILING & STAIR NOTE**

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

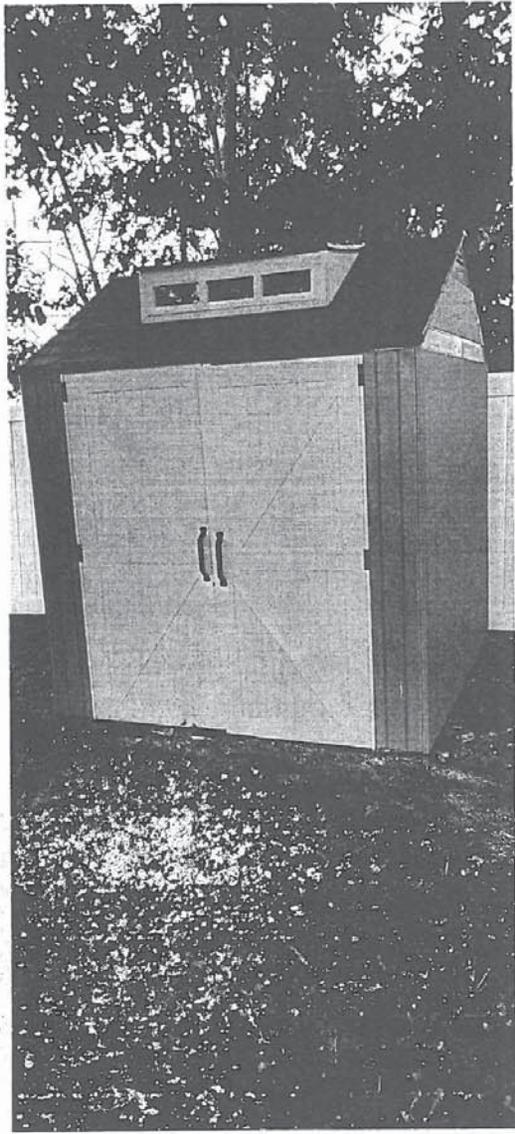
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



**F RAILING POST CONNECTION**  
A102 SCALE: 1" = 1'-0"

PROJECT		KOHLMANM	
26 SUMMIT CIRCLE DRIVE MAHOPAC NY			
DRAWING		DETAILS	
SCALE AS NOTED	DRAWN BY	DRAWING NO.	A102
DATE	CHECKED BY		
06/11/23			





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*WV*

IN THE MATTER OF THE APPEAL  
OF  
William & Deborah Shilling  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 10/27, 2023

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
 Name of Property Owner: William & Deborah Shilling Address: 37 Kirk Lake Drive, Mahopac, NY  
 Mailing Address: 37 Kirk Lake Drive, Mahopac, NY Phone Number(s) \_\_\_\_\_  
 Zoning District: Res Tax Map: 64 - 11-1 - 16  
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
 E-Mail Address: V

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	N/A	

List all improvements (1 family dwelling, pool, etc.) single family/patio pergola

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, deed

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO  
 Explain: Kirk Lake Drive, Mahopac, NY

I, the applicant, am seeking permission to: Build Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>8x10 shed 10' side</u>	<u>2</u>	<u>8'</u>

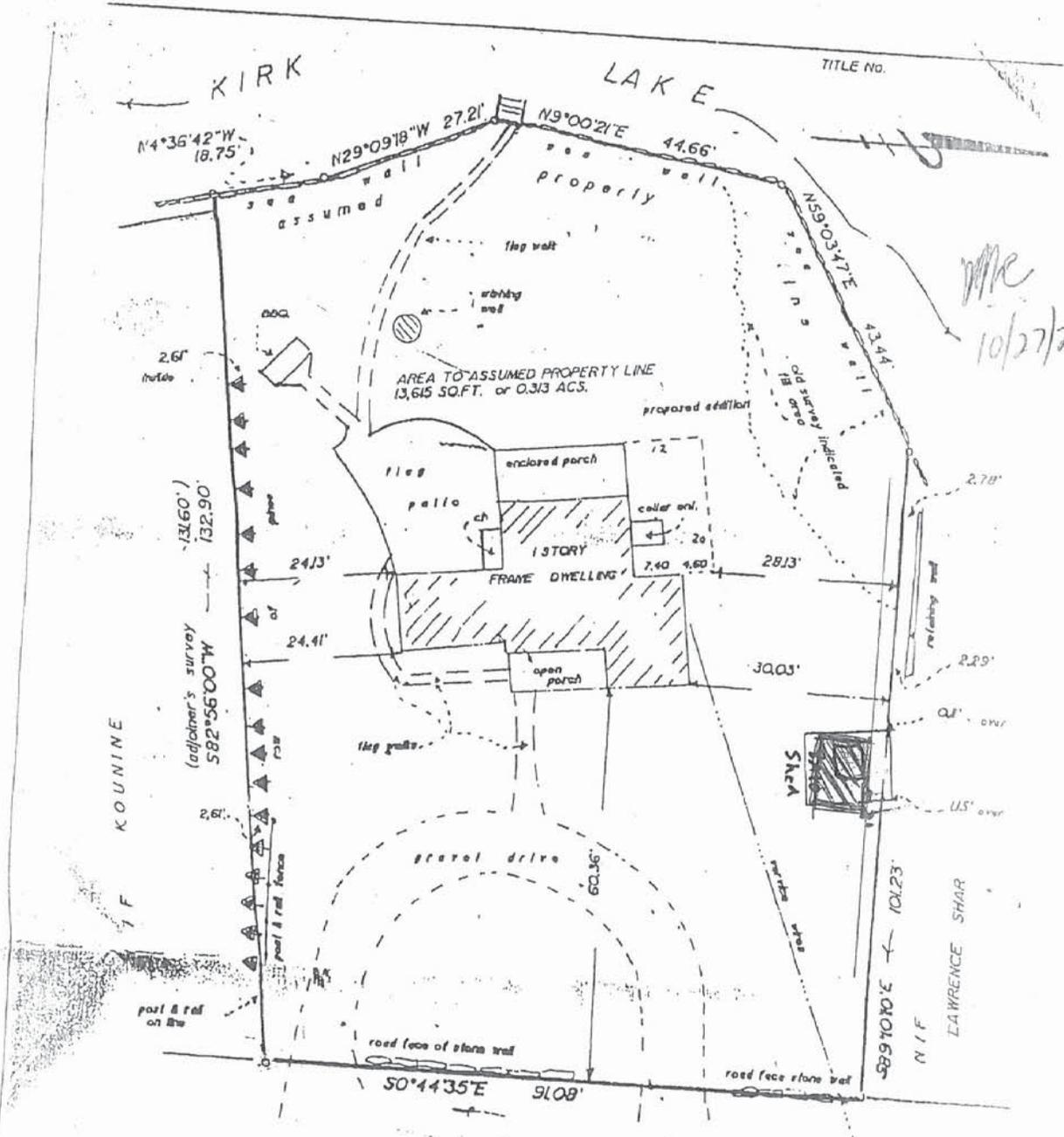
**RECEIVED**  
NOV 07 2023  
TOWN OF CARMEL  
KIM CLARK

State of New York )  
 ss: )  
 County of Putnam )  
 I, the undersigned petitioner, being duly sworn, depose and says that (he) (she) has read the foregoing petition and knows the contents 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 16<sup>th</sup> day of October, 2023

*Margaret Ferreri Buechel*  
Notary Public

MARGARET FERRERI BUECHEL  
Notary Public, State of New York  
No. 4919619  
Qualified in Dutchess County  
Commission Expires February 8, 2026

Petitioner [Signature] Date 10-16-23



SURVEY OF PROPERTY  
PREPARED FOR  
**CHARLES & MARLENE CAVALLO**  
SITUATE IN THE  
**TOWN OF CARMEL**  
**PUTNAM COUNTY**  
SCALE 1 in. = 20 ft. NEW YORK  
19 88

I, RICHARD H. GORR the surveyor who made this map, certify that the survey shown hereon was completed by me on **MARCH 15 19 88**, that this map was completed by me on **MARCH 18 19 88**, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors.

- NOTES:**
1. All certifications are valid for this map and copies thereof only if the said map or copies bear the impressed seal of the surveyor whose signature appears hereon.
  2. Alteration of this document, except by a licensed Land Surveyor, is illegal.
  3. This map and copies thereof are certified to the above-named owner and the title company and lending institution(s) named hereon, and to those parties only.
  4. Survey based on a survey made by C.W. Carpenter, dated Aug. 26, 1953.

*Richard H. Gorr*  
RICHARD H. GORR, P.L.S. N.Y.S. Lic. No. 40813  
ROUTE 8 P.O. BOX 918  
HOPAC, N.Y. 10641

**RICHARD H. GORR & ASSOCS.**  
LAND SURVEYORS • GEOLOGISTS • ENVIRONMENTAL STUDIES

*me*  
10/27/25



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



ORIGINAL

Application Date: 10/2, 2023

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
 Name of Property Owner: Patricia & Gary Savitsky Address: 22 AVENUE DE MAHOPAC NY  
 Mailing Address: 22 AVENUE DE MAHOPAC Phone Number(s): \_\_\_\_\_  
 Zoning District: R Tax Map: 64.12-2-8  
 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
10/2001	Construct Addition	GRANTED
10/1997	Construct Addition - (Never constructed)	GRANTED

List all improvements (1 family dwelling, pool, etc.) 1 family dwelly + 3 car garage

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 + 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: NORTH LAKE + LAKE MAHOPAC

I, the applicant, am seeking permission to: Remove 3 car garage + replace w/ 2 car garage

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' Side	5'	5'
10' Rear	4'	6'

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.

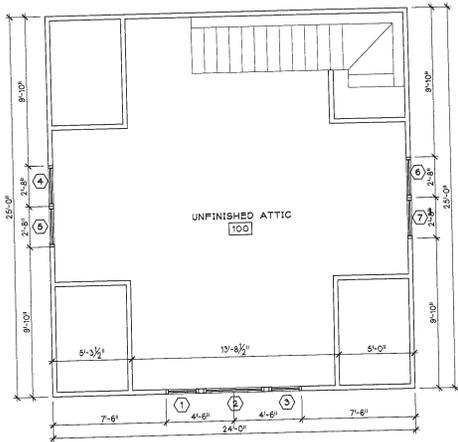
Sworn to before me this 2 day of October 2023

Alice Daly  
 Notary Public

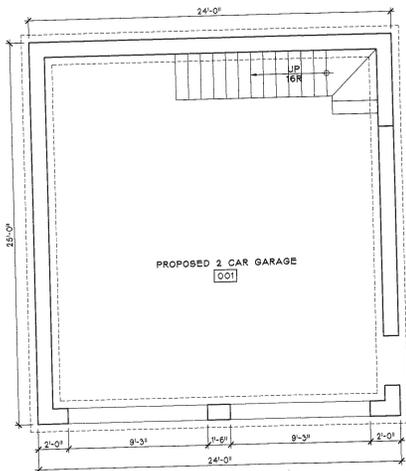
ALICE DALY  
 Notary Public, State of New York  
 No. 01DA6345218  
 Qualified in Putnam County  
 Commission Expires July 25, 2024

[Signature]  
 Petitioner

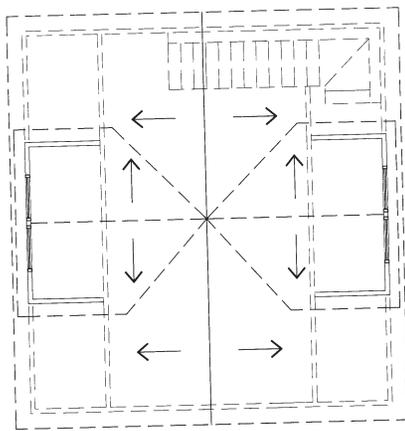
Date 10/2/2023



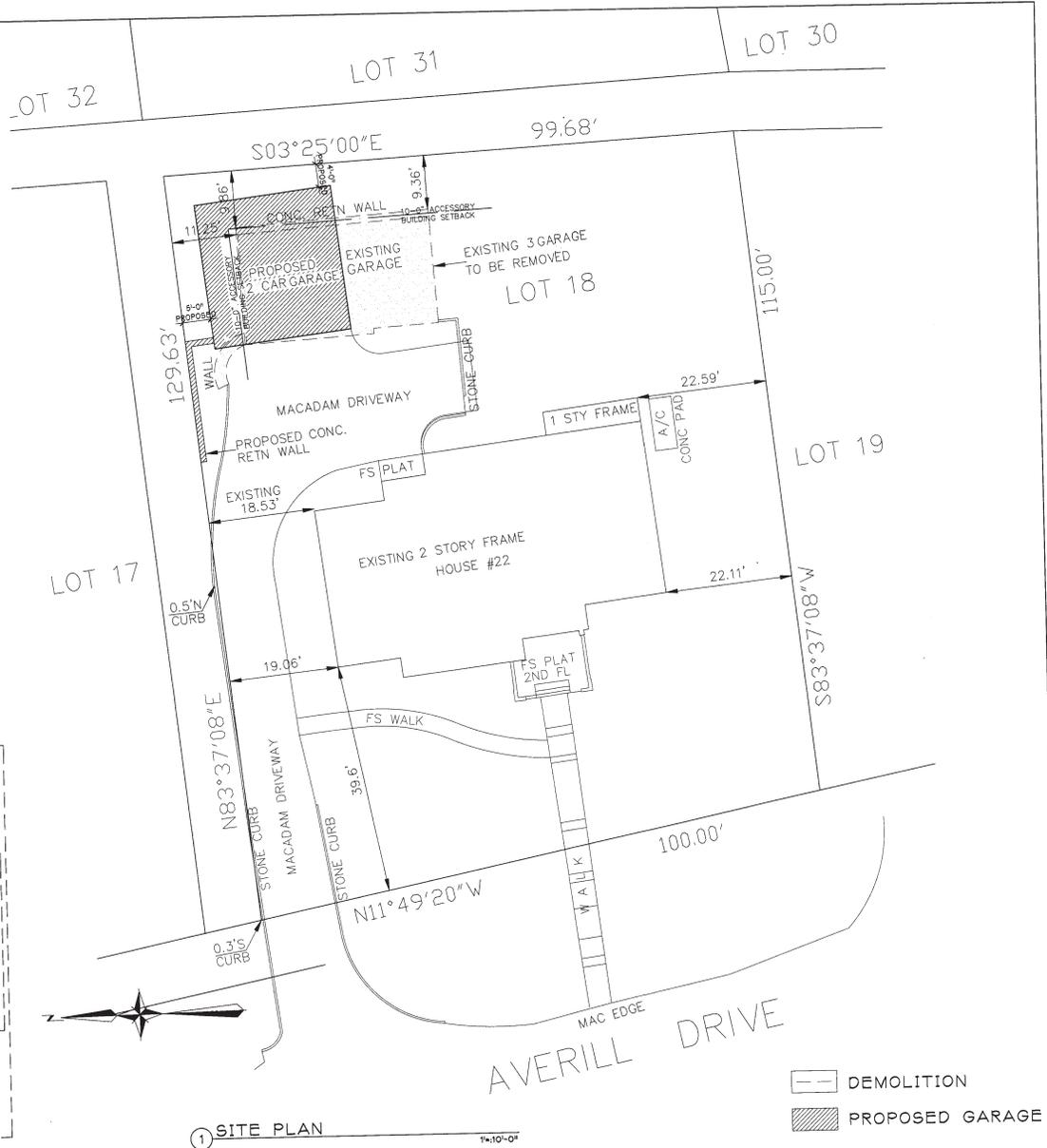
FIRST FLOOR PLAN 1/4"=1'-0"



FOUNDATION PLAN 1/4"=1'-0"



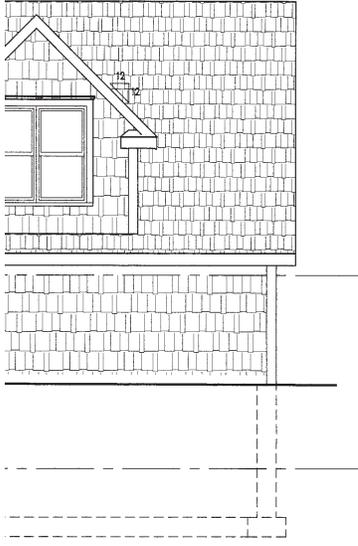
ROOF PLAN 1/4"=1'-0"



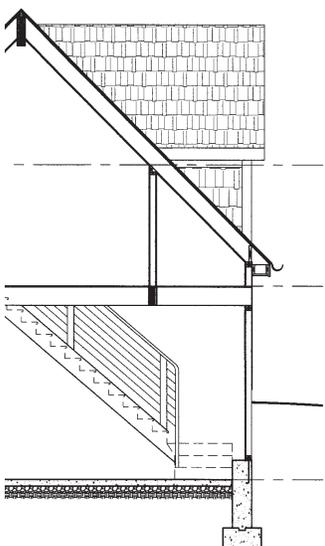
SITE PLAN 1/4"=1'-0"

--- DEMOLITION  
 ▨ PROPOSED GARAGE

	<b>GARY SAVITZKY ARCHITECT</b> 22 AVERILL DRIVE MAHOPAC, NEW YORK 10541 914-403-8060 <small>© Copyright 2023 GARY SAVITZKY ARCHITECT</small>	DATE: 7/26/2023 SHEET: 1000
	PROJECT: <b>PROPOSED 2 CAR GARAGE:</b> <b>MR &amp; MRS G. SAVITZKY</b> 22 AVERILL DRIVE MAHOPAC, NEW YORK 10541	DRAWN BY: KS CHECKED BY: KS DATE: 7/26/2023 PROJECT NO: SAVITZKY



EXTENT OF POOL SEE SITE PLAN



1/4"=1'-0"



GARY SAVITZKY ARCHITECT  
 22 AVERILL DRIVE  
 MAHOPAC, NEW YORK 10541  
 914-403-6080

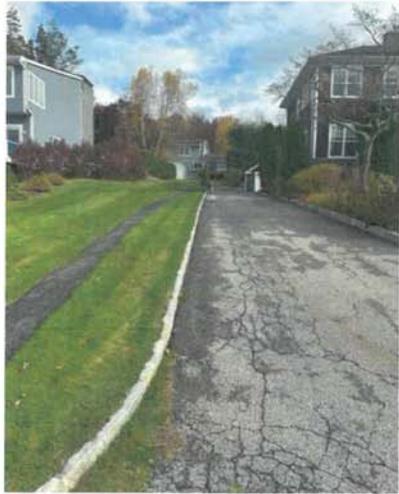
Note: Do not scale plan for dimensions.  
 Refer to written measurements for accuracy,  
 or contact architect.  
 © Copyright 2023 GARY SAVITZKY ARCHITECT

DATE	ISSUED
7/26/2023	FILING

ELEVATIONS SECTION

PROJECT:  
 PROPOSED 2 CAR GARAGE:  
 MR & MRS G. SAVITZKY  
 22 AVERILL DRIVE  
 MAHOPAC, NEW YORK 10541

drawn by KS	drawing number
scale 1/4"=1'-0"	A 101
date	
project no. SAVITZKY	



GARY SAVITZKY ARCHITECT  
 22 AVERILL DRIVE  
 MAHOPAC, NEW YORK 10541  
 914-603-8080

Note: Do not scale plans for dimensions.  
 Refer to written measurements for accuracy,  
 at all times.

© Copyright 2023 GARY SAVITZKY ARCHITECT

HOUSE PICTURES	DATE: 11/07/2023 DRAWN BY: KS
PROJECT: PROPOSED 2 CAR GARAGE: MR & MRS G. SAVITZKY 22 AVERILL DRIVE MAHOPAC, NEW YORK 10541	DATE: 11/07/2023 DRAWN BY: KS



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MA*

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

Application Date: 10/10/2023

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: Mark Vushaj Address: 144 See Ave Mahopac N.Y 10541

Mailing Address: 144 See Ave Mahopac N.Y 10541 Phone Number(s): \_\_\_\_\_

Zoning District: R-120 Tax Map: 76.30 - 1 - 51

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>2004</u>	<u>shed 5' from property line</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) ENCLOSED DECK 1 family house, shed

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: PHOTOS OF EXISTING DECK TO BE MAINTAINED

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO  
Explain: MAHOPAC CENTRAL SCHOOL DIST PROP

I, the applicant, am seeking permission to: EXTEND MY CURRENT DECK 2 FT CLOSER TO MY REAR PROPERTY LINE WHICH WILL BE LESS THAN 30 FT FROM SAID LINE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>30' Rear</u>	<u>18</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 9th day of Nov, 2023  
Alice Daly  
Notary Public

**ALICE DALY**  
Notary Public, State of New York  
No. 01DA6345218  
Qualified in Putnam County  
Commission Expires July 25, 2024



Petitioner: \_\_\_\_\_ Date: 11/9/23

formerly write

N/OE WCTBE

SE/E RAVENHAW

*Handwritten signature*



SURVEY OF PROPERTY  
PREPARED FOR

LEONARD CORCIONE

SITUATE IN THE

TOWN OF CARMEL

PUTNAM COUNTY

NEW YORK

SCALE 1" = 20' ±

1985

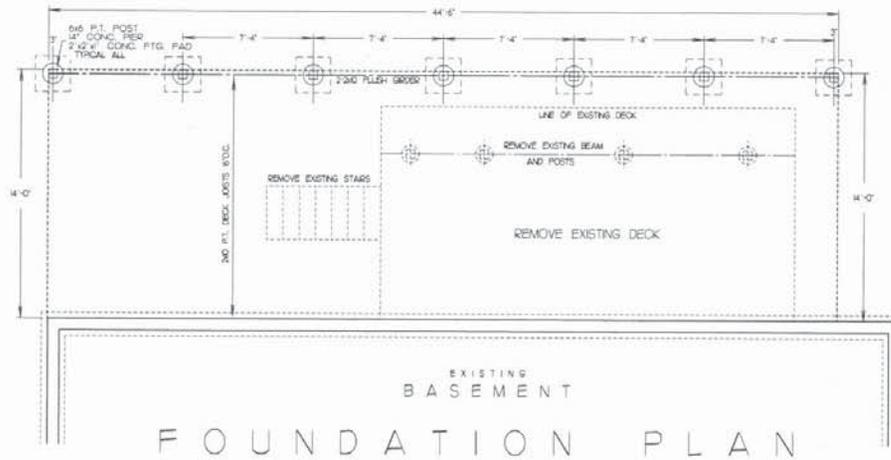
RICHARD H. GORR the surveyor who made this map, certify that the survey shown herein was completed by me on APRIL 12 1985 that this map was completed by me APRIL 9 1985 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors  
BROUGHT TO DATE APRIL 15, 1985

NOTES:

- All certifications are valid for this map and copies thereof only if the said map or copies bear the impressed seal of the surveyor whose signature appears hereon.
- Alteration of this document, except by a licensed Land Surveyor, is illegal.

*Richard H. Gorr*  
RICHARD H. GORR, PLS NYS, Lic No 40513  
10 CHERRY LANE  
MAHOPAC, N.Y.  
10541

REFER TO JOB No. 84-139



NOTE  
 THESE PLANS ARE NOT VALID FOR BUILDING PERMITS OR CONSTRUCTION  
 UNLESS STAMPED AND SIGNED BY A STATE LICENSED ARCHITECT OR ENGINEER.

BOB STROHM DESIGN  
 & CONSTRUCTION INC.  
 NORTH LAKE BOULEVARD  
 MAHOPAC, NEW YORK  
 845-628-1423

DECK ENCLOSURE  
 VUSHAJ RESIDENCE  
 144 SEE AVENUE  
 MAHOPAC, NEW YORK 10541  
 NOV. 5, 2023 JOB NO. 2538

ENGINEER OF RECORD  
 JOHN KARELL JR. P.E.  
 CUSHMAN ROAD  
 PATTERSON, NEW YORK  
 (845) 878-7894

FLOOR PLANS  
**A1**  
 SCALE 1/4" = 1'0"





A

ME



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  
Mazzuoccolo Shed  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 10/18, 2023

Application For (circle applicable): Area Variance (150-15) Use Variance Interpretation 280A

Name of Property Owner: Salvatore MAZZUCCOLO Address: 8 Topland Road MAHOPAC NY

Mailing Address: same Phone Number(s): \_\_\_\_\_

Zoning District: R120 Tax Map: 7442 - 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>1970</u>	<u>addition (1 yr. completion) - granted</u>	<u>[Signature]</u>

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: \_\_\_\_\_

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO  
Explain: TOWN OF PUTNAM VALLEY NY

I, the applicant, am seeking permission to: CONSTRUCT PRE-FAB SHED

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>3</u>	<u>7'</u>

me

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 18<sup>th</sup> day of October, 2023

[Signature]  
Notary Public

ALICE DALY  
Notary Public, State of New York  
No. 01DA6345218  
Qualified in Putnam County  
Commission Expires July 25, 2024

Petitioner [Signature]  
Dominick MAZZUCCOLO

Date 10/18/2023

B



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: Salvatore Mazzucolo  
Located at: 8 Topland Road (Address), MAHOPAC (City, Town, Village)  
Tax Map #: 74.42  
In the matter of: Shed placement (Variance Request)

To whom it may concern:

This letter is to authorize DOMINICK MAZZUCOLO

a/an (check one) Attorney  Engineer  Architect  Other  (See - Consultant)

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: [Signature]  
(Representative)  
DOMINICK MAZZUCOLO  
(Print Name)

Signed: [Signature]  
(Owner of Property)  
SALVATORE MAZZUCOLO  
(Print Name)

Mailing Address: 4 Burbank STREET  
APT 2A, Yonkers  
State: NY Zip: 10710  
Telephone # \_\_\_\_\_  
Date: 10/31/2023  
E-mail: 1

Mailing Address: 8 Topland ROAD,  
MAHOPAC  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

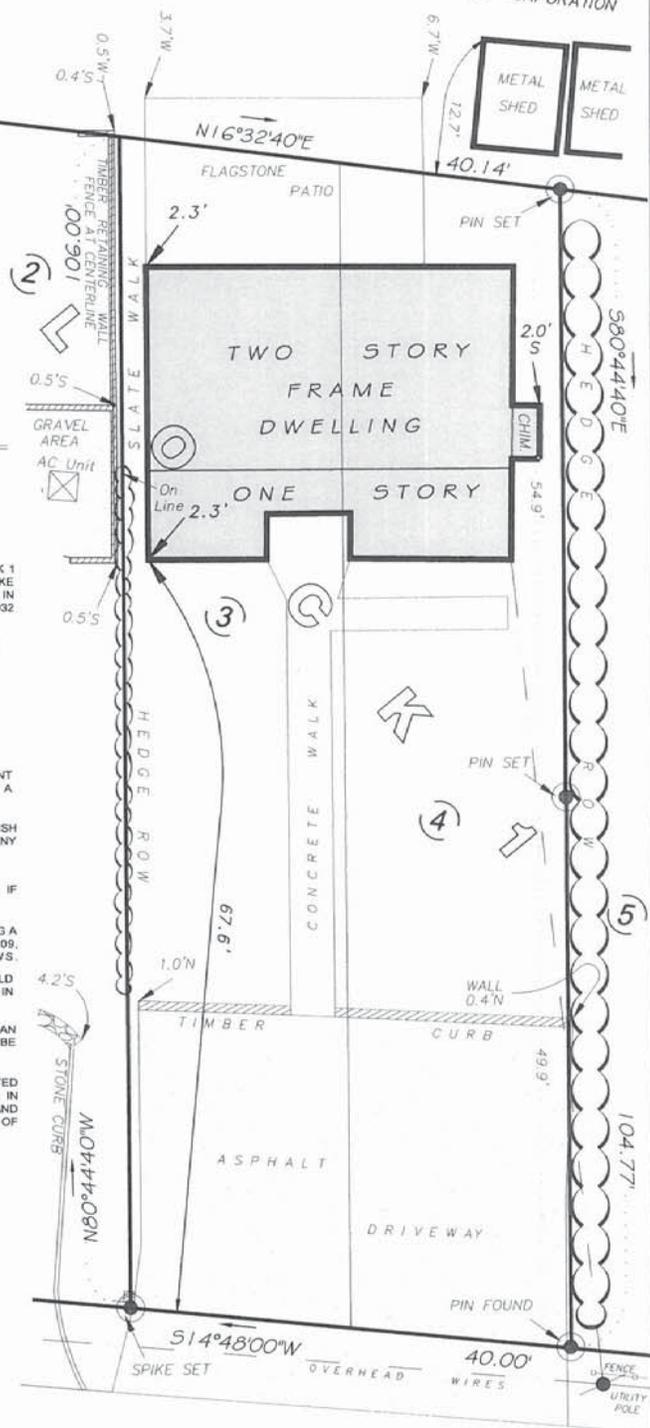
LAND OF NEW YORK STATE ELECTRIC & GAS CORPORATION

**SURVEY OF PROPERTY  
SITUATE IN THE  
TOWN OF CARMEL  
PUTNAM COUNTY  
NEW YORK**

SCALE: 1" = 10'  
SURVEYED: AUGUST 16, 2023

- THE PREMISES SHOWN HEREON DESIGNATED AS LOTS 3 & 4 IN BLOCK 1 ON A CERTAIN MAP ENTITLED, "MAP OF LAKE SECOR, NEAR LAKE MAHOPIAC, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK", FILED IN THE OFFICE OF THE CLERK OF PUTNAM COUNTY ON FEBRUARY 27, 1932 AS FILED MAP No. 151
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL  
SECTION: 74.42 BLOCK: 1 LOT: 10  
PROPERTY ADDRESS: 8 TOPLAND ROAD  
PROPERTY AREA: 4,196 Sq.Ft. - 0.0963 ACRE
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING \* CODE OF PRACTICE FOR LAND SURVEYS \* ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: DOMINICK MAZZUOCOLO



**Link**  
**Land Surveyors P.C.**  
21 Clark Place, Suite 06, Newburgh, N.Y. 10541  
Phone 845-826-5500



LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.

**TOPLAND ROAD**

LAND OF NEW YORK STATE ELECTRIC & GAS CORPORATION



# SURVEY OF PROPERTY SITUATE IN THE TOWN OF CARMEL PUTNAM COUNTY NEW YORK

SCALE: 1" = 10'  
SURVEYED: AUGUST 16, 2023

LOTS SHOWN HEREON DESIGNATED AS LOTS 3 & 4 IN BLOCK 1  
TOWN MAP ENTITLED, "MAP OF LAKE SECOR, NEAR LAKE  
TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK", FILED IN  
OFFICE OF THE CLERK OF PUTNAM COUNTY ON FEBRUARY 27, 1932  
P No. 151

LOTS ARE DESIGNATED ON THE TAX MAPS FOR THE  
TOWN OF CARMEL

LOT: 74.42 BLOCK: 1 LOT: 10  
PROPERTY ADDRESS: 8 TOPLAND ROAD  
PROPERTY AREA: 4,196 Sq.Ft. - 0.0963 ACRE

THIS SURVEY IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT  
REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A  
RECORD OF TITLE MAY UNCOVER

THIS SURVEY IS NOT INTENDED TO ESTABLISH  
LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY  
IMPROVEMENTS.

FEATURES BELOW GRADE AND/OR SUBSURFACE FEATURES, IF  
LOCATED OR SHOWN HEREON.

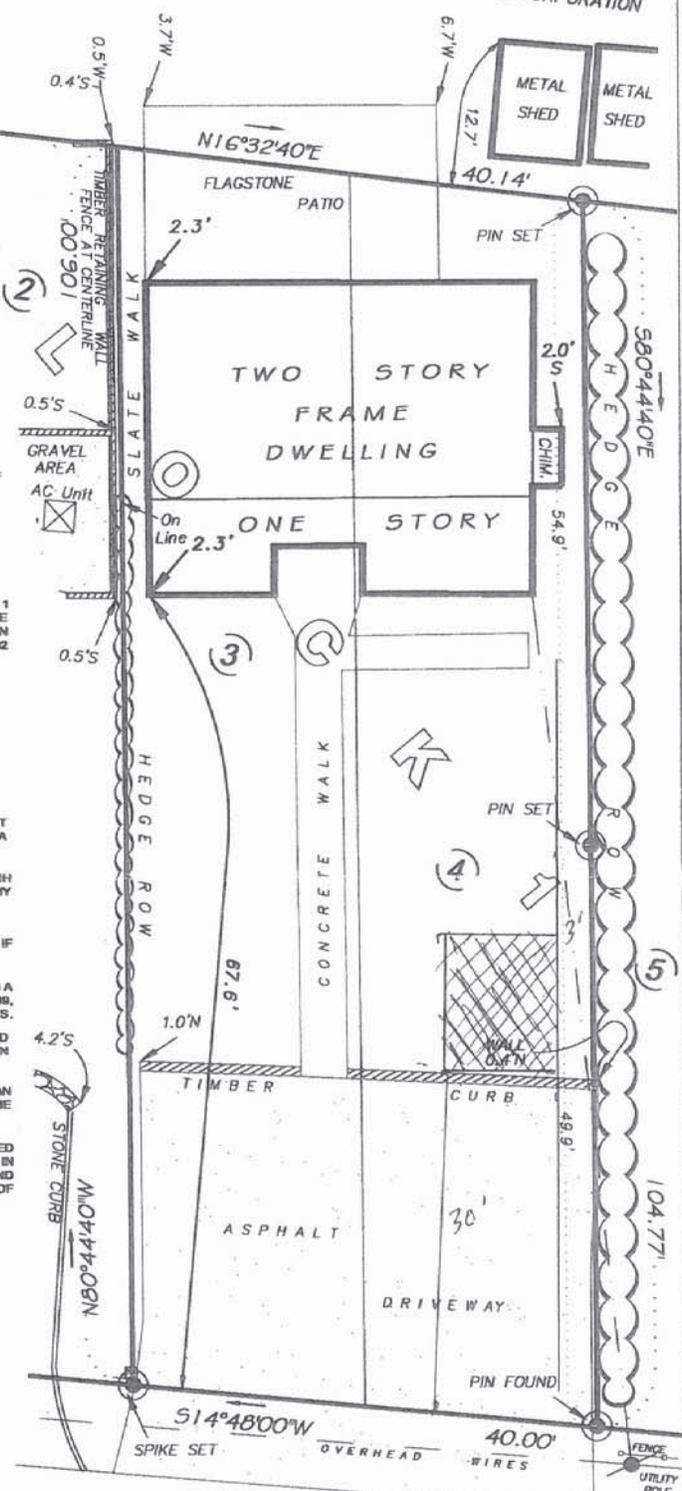
UNLAWFUL ALTERATION OR ADDITION TO A SURVEY MAP BEARING A  
LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209,  
ARTICLE 2, OF THE NEW YORK STATE EDUCATION LAWS.

THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD  
SURVEY. THIS IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN  
DIMENSIONS THAT OF THE OTHERS CAN AND MAY EXIST.

THIS SURVEY IS FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN  
OFFICIAL LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE  
COPIES.

THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED  
AND THE RESULTS SHOWN AND THAT SAID SURVEY WAS PERFORMED IN  
ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND  
SURVEYING" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF  
LAND SURVEYORS.

PREPARED FOR: DOMINICK MAZZUOCCOLO



*Handwritten signature and date:*  
11/1/2023

**Link**  
**and Surveyors P.C.**  
Clerk Place, P.O. Box 818, Hightstown, N.Y. 10541



COPYRIGHT 2023  
LINK AND SURVEYORS P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED  
REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND  
IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.

## TOPLAND ROAD



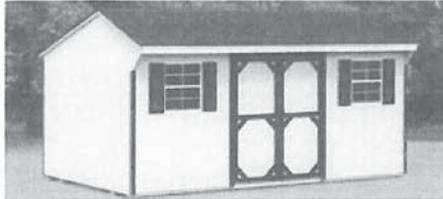
### Vinyl and Wooden Sheds

Whether you're looking for a simple storage option, want to build your own back yard workshop, or need a place to store gardening tools and supplies, Stoltzfus Woodworks offers quality-built storage sheds for every need.

We offer a variety of shed models that can be easily customized to suit your style and store all your gear!

#### Quaker

For those who value old-fashioned charm and simplicity, our Quaker design is the perfect fit. Available in Duratemp painted or vinyl siding, the Quaker features 2 windows, double doors and 30-year roof.



[See Available Options >](#) [Select Your Colors >](#)

[Check Out the Gallery >](#)

#### A-Frame

The classic styling of our A-Frame sheds offers versatile storage options and useful features. Available in Duratemp painted or vinyl siding, the A-Frame style features 2 windows, double door that can be easily repositioned to meet your needs.



[See Available Options >](#) [Select Your Colors >](#)

[Check Out the Gallery >](#)

#### Mini Barn

Designed to fit in smaller back yard settings, this barn-style



#### Shed Specifications:

Choose from Duratemp painted siding or maintenance-free vinyl siding.

#### Construction:

- All wood framing 4x4 pressure treated skids
- 2x4 heavy-duty floor joists spaced 16" on center for added strength and durability
- 5/8" heavy-duty plywood flooring
- Wood side walls constructed with 2x4 studs with 16" on center

#### Roofing:

- 2x4 rafters 16" on center with 1/2" plywood or TechShield
- 30-year architectural shingles

#### Financing Available

Starting at zero down with fixed payments and fixed APR.

[Apply Now >](#)

#### Lease Available

Instant Approval. No Credit Needed.

[Complete App Now >](#)

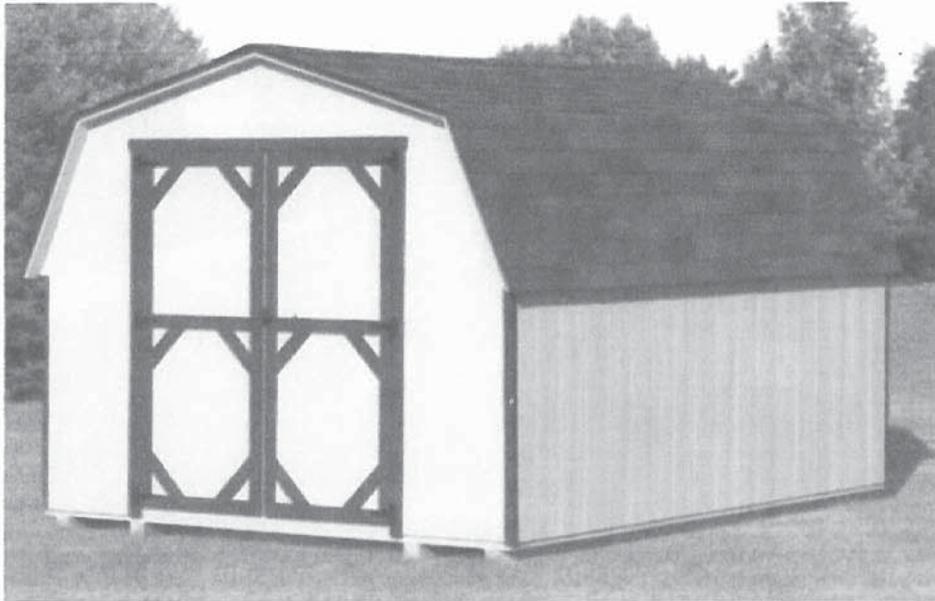


FIGURE 1: PHOTO OF PROPOSED SHED  
(NOTE: COLOR TO MATCH EXISTING DWELLING)

---

---

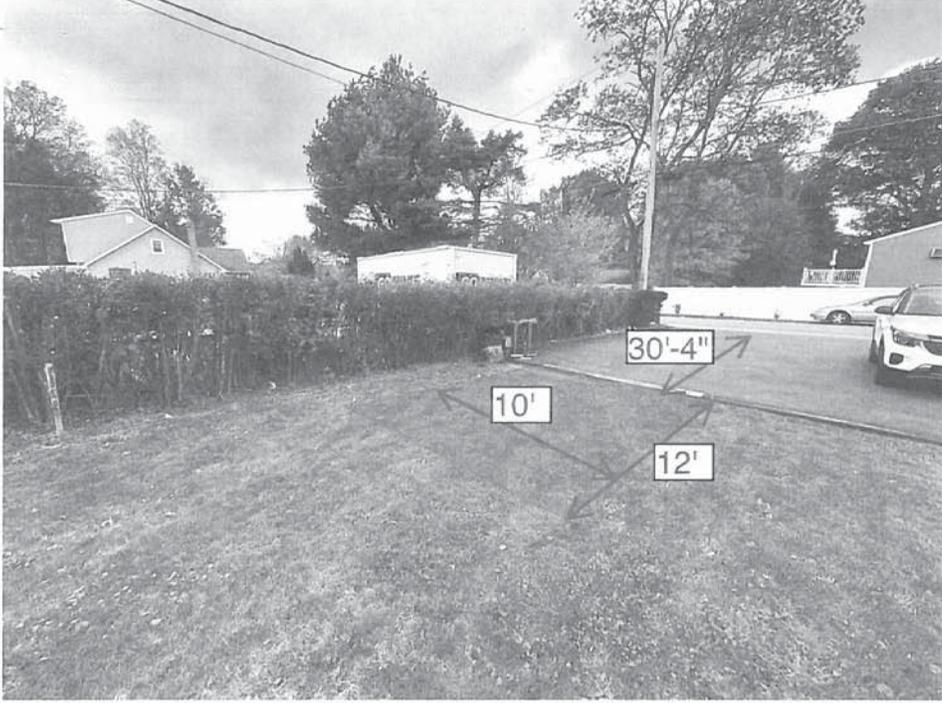


FIGURE 3: PROPOSED AREA FOR PREFAB SHED WITH DIMENSIONS



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MR*

IN THE MATTER OF THE APPEAL  
OF  
**Andrew Sabo**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL.

Application Date: 11/9, 2023

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: **Andrew Sabo** Address: **40 Bloomer RD.**  
Mailing Address: **40 Bloomer RD. Mahopac, ny. 10541** Phone Number(s):  
Zoning District: **R-120** Tax Map: **75.20 - 1 - 14**

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

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, Pool w/Deck, Cong + 25 Leads

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: plans, elevations, survey / plot 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: no

I, the applicant, am seeking permission to: Construct new 144 s.f. Dining Room addition to existing dwelling

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
20' side yard setback	13'	7'

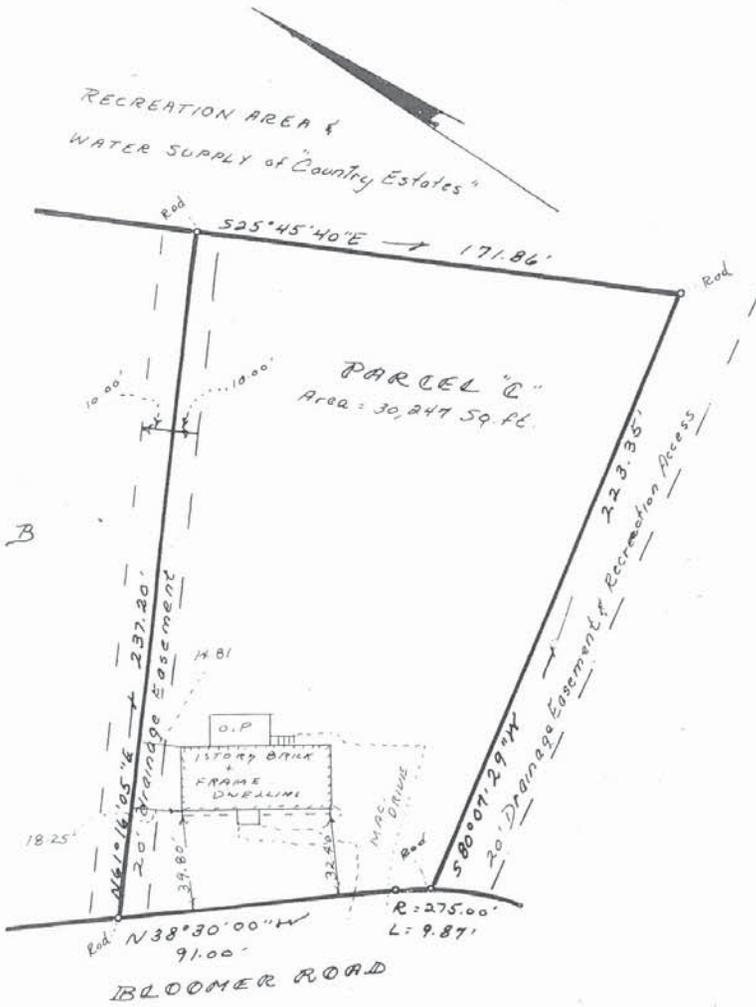
State of New York )  
                                  ss:  
County of Putnam )  
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 14th day of Dec 2023  
*[Signature]*  
Notary Public

CHRISTOPHER J VECE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01VE6376657  
Qualified in W. STICHESTER County  
Commission Expires JUNE 18, 2026

Petitioner *[Signature]* Date 11/14/23

TITLE No.



SURVEY OF PROPERTY  
PREPARED FOR  
**RDMA HOMES, INC.**  
SITUATE IN THE  
**TOWN OF CARMEL**  
**PUTNAM COUNTY** N.Y.  
SCALE 1 IN. = 40 FT. 1979.

CERTIFIED TO:

I, RICHARD H. GORR the  
surveyor who made this map, certify that the survey  
shown hereon was completed by me on  
June 1, 1979 that this map was completed  
by me on June 5, 1979 and that  
this survey has been prepared in accordance with  
the existing Code of Practice for Land Surveys  
adopted by The New York State Association of  
Professional Land Surveyors. B.T. 6447 T  
DATE OCT. 9, 1979.

RICHARD H. GORR

by *Richard H. Gorr*  
P.L.S. N.Y.S. Lic. No. 40513

NOTES

1. Alteration of this document, except by a licensed Land Surveyor, is illegal.
2. All certifications are valid for this map and copies thereof only if the said map or copies bear the impressed seal of the surveyor whose signature appears hereon.
3. Premises being Parcel 'C'

"Resubdivision Map of a Portion of"





REAR ELEVATION



LEFT SIDE ELEVATION





**AUTHORIZATION FORM**

RE: Property of: Andrew J and Raymond C Durkin  
(Owner)  
Located at: 79 Old Route 6, Carmel  
(Address) (City, Town, Village)  
Tax Map #: 55.11-1-23  
In the matter of: Carmel Terminals - Front & Rear Yard Setback Variances , Lot Depth Variance  
(Variance Request)

To whom it may concern:

This letter is to authorize Insite Engineering, Surveying & Landscape Architecture, PC.

a/an (check one) Attorney  Engineer  Architect  Other ( )

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: *R Williams*  
(Representative)  
Richard D. Williams, Jr, P.E. (Insite Engineering)  
(Print Name)

Signed: *Raymond Durkin*  
(Owner of Property)  
Raymond Durkin  
(Print Name)

Mailing Address: Insite Engineering, Surveying & Landscape Architecture, PC.  
3 Garrett Place, Carmel

Mailing Address: Jack Durkin  
120 Fields Lane, Brewster

State: NY Zip: 10512

State: NY Zip: 10509

Telephone # (845) 225-9690

Telephone # (845) 278-9666

Date: November 6, 2023

E-mail: rwilliams@insite-eng.com

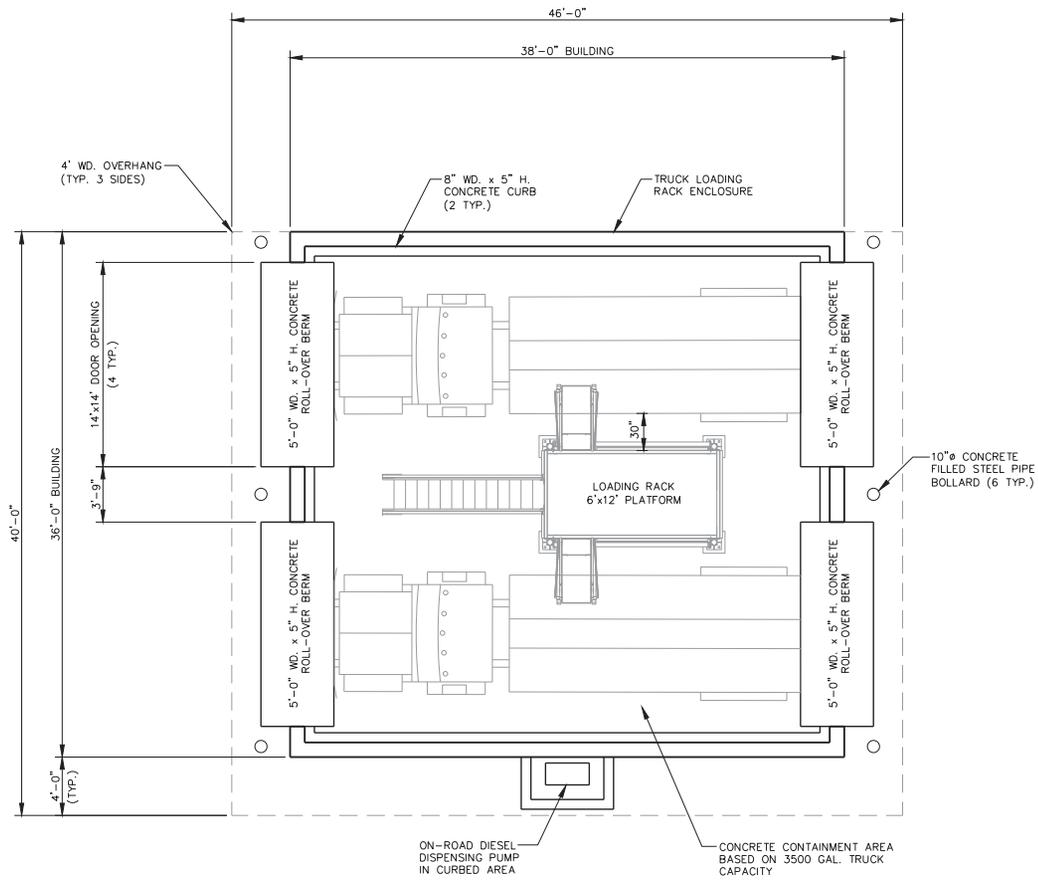
NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



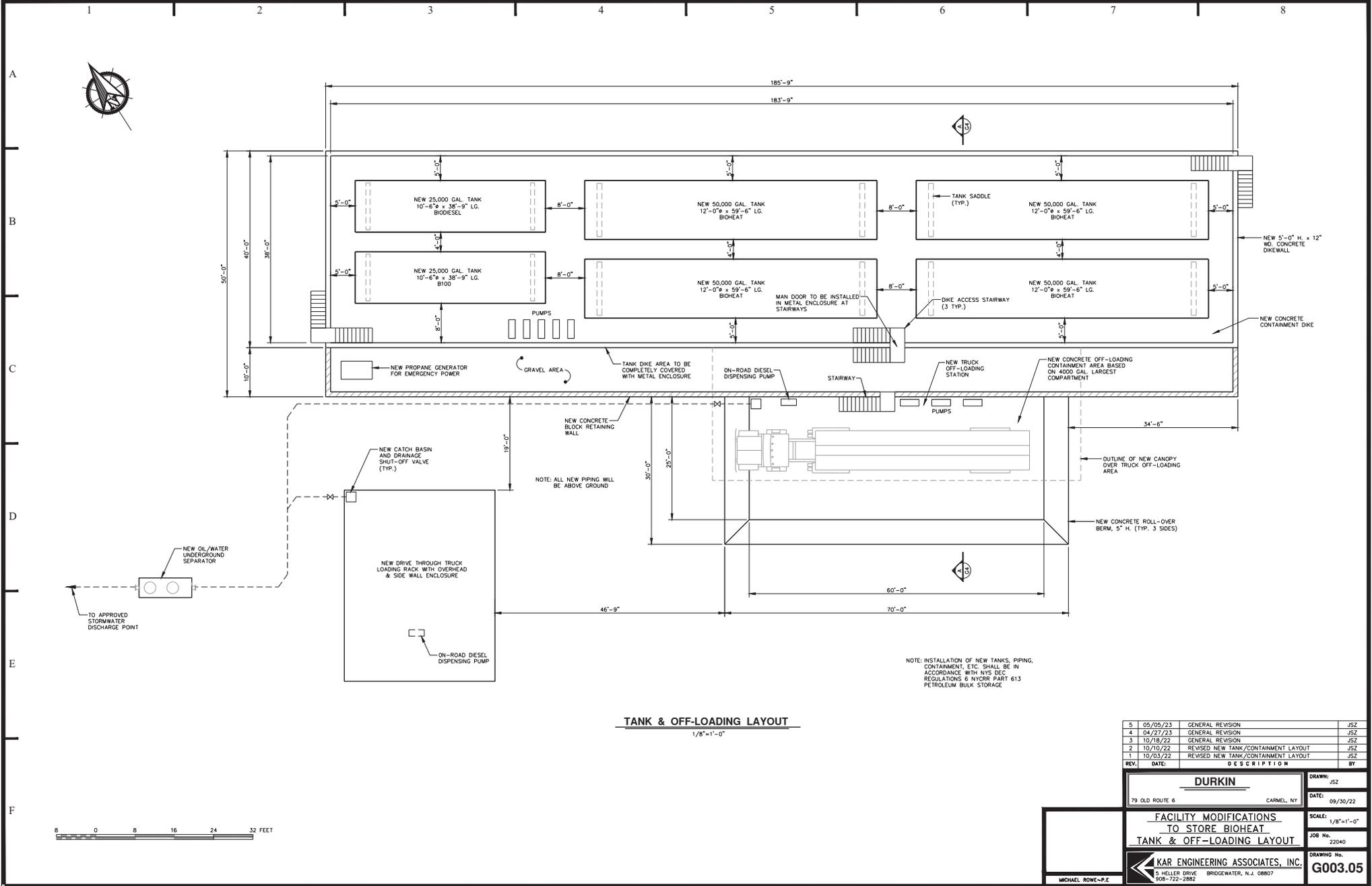
**SITE**

Google

Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, New York GIS, USDA/FPAC/BEQ, Map data ©2023 United States Terms Privacy Send Product Feedback 200 ft



**NEW LOADING RACK LAYOUT**



**TANK & OFF-LOADING LAYOUT**

1/8"=1'-0"

NOTE: INSTALLATION OF NEW TANKS, PIPING, CONTAINMENT, ETC. SHALL BE IN ACCORDANCE WITH NYS DEC REGULATIONS & WORK PART 613 PETROLEUM BULK STORAGE



5	05/05/23	GENERAL REVISION	JSZ
4	04/27/23	GENERAL REVISION	JSZ
3	10/18/22	GENERAL REVISION	JSZ
2	10/10/22	REVISED NEW TANK/CONTAINMENT LAYOUT	JSZ
1	10/03/22	REVISED NEW TANK/CONTAINMENT LAYOUT	JSZ
REV.	DATE:	DESCRIPTION	BY

**DURKIN**  
79 OLD ROUTE 6 CARMEL, NY

**FACILITY MODIFICATIONS TO STORE BIOHEAT TANK & OFF-LOADING LAYOUT**

SCALE: 1/8"=1'-0"  
JOB No. 22040  
DRAWING No. **G003.05**

**KAR ENGINEERING ASSOCIATES, INC.**  
HELLER DRIVE BRIDGEWATER, N.J. 08607  
308-722-2882

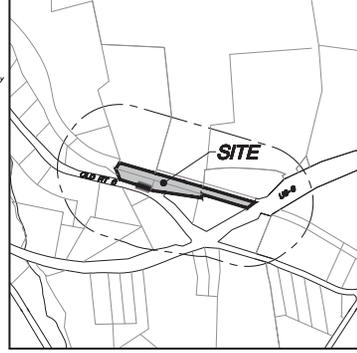
DRAWN: JSZ  
DATE: 09/30/22

MICHAEL ROWE-P.E.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING STONE WALL
	EXISTING CHAIN LINK FENCE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED FENCE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED BUILDING

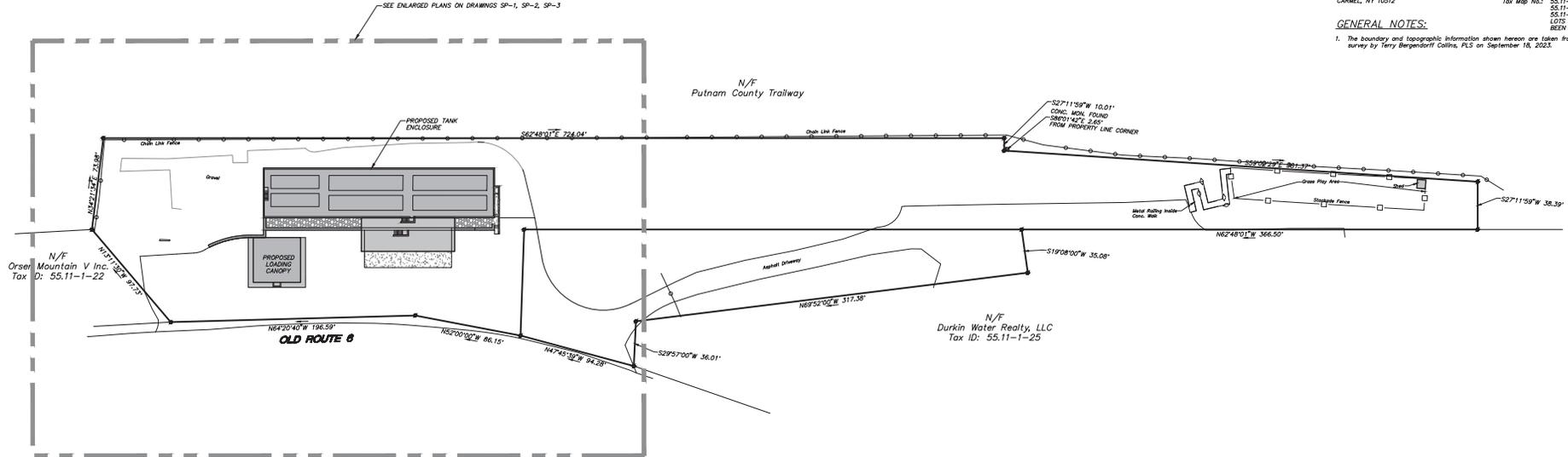
1. County of Putnam
2. 1952 Route 6 LLC
3. Hudson Valley Realty Corp
4. Hudson Valley Realty Corp
5. Hudson Valley Realty Corp
6. Hudson Valley Realty Corp
7. Town of Carmel
8. Putnam County Humane Society
9. Life Storage LP
10. Keith Degan
11. Orser Mountain V Inc
12. Andrew Durkin
13. 86 Old Route Stv LLC
14. Andrew Durkin
15. Durkin Water Realty LLC
16. Andrew Durkin
17. County of Putnam



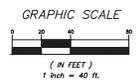
LOCATION MAP SCALE: 1" = 500'±

OWNER/APPLICANT:	SITE DATA:
ANDREW J. DURKIN 79 OLD ROUTE 6 CARMEL, NY 10512	Zone: C Total Acreage: 2.87 AC Tax Map No.: 55.11-1-23 55.11-1-24 55.11-1-27 LOTS HAVE BEEN MERGED

**GENERAL NOTES:**  
1. The boundary and topographic information shown herein are taken from a survey by Terry Berpordoff Collins, PLS on September 18, 2023.



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

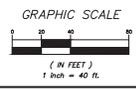
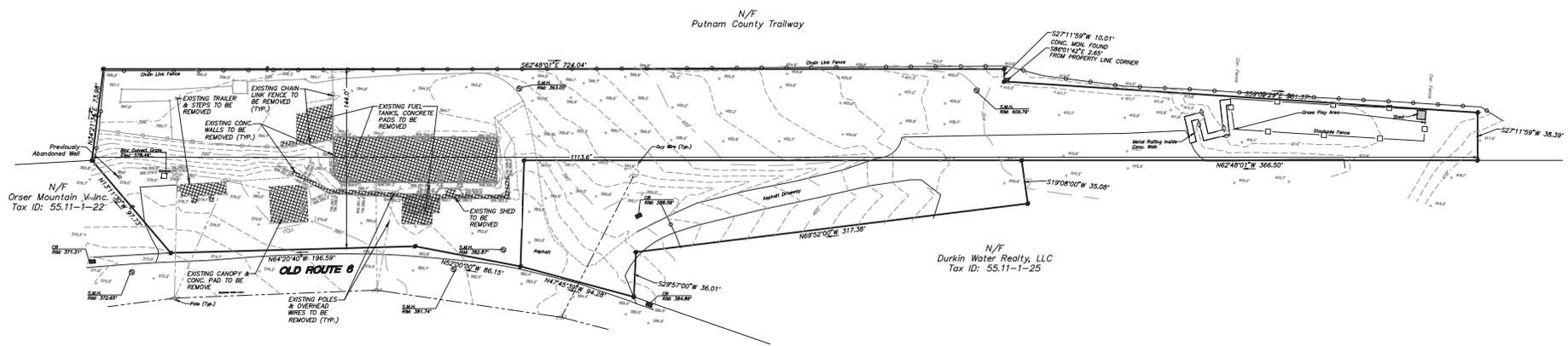


NO.	DATE	REVISION	BY
<b>PROJECT:</b> CARMEL TERMINALS 79 OLD RT. 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
<b>DRAWING:</b> OVERALL PLAN			
PROJECT NUMBER	23192.100	PROJECT MANAGER	R.D.W.
DATE	10-11-23	DRAWN BY	M.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
			DRAWING NO. SHEET
			OP-1 1/7



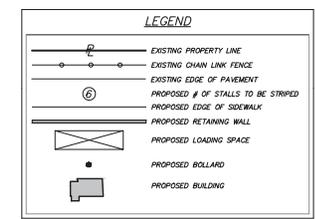
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING STOCKADE FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING UTILITY POLE w/ pipe & overhead wires
	EXISTING CATCH BASIN
	EXISTING SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING CLEAN OUT
	EXISTING WELL
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE

**REMOVALS NOTES:**  
 1. As part of the removal of the existing trailer, the existing sewer connection is proposed to be abandoned.



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

1	11/15/23	REVISED FOR ZBA SUBMISSION	ADT
NO.	DATE	REVISION	BY
PROJECT: <b>CARMEL TERMINALS</b> 79 OLD RT. 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>EXISTING CONDITIONS AND REMOVALS PLAN</b>			
PROJECT NUMBER	23192.100	PROJECT MANAGER	R.D.W.
DATE	10-11-23	DRAWN BY	M.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
			DRAWING NO. SHEET
			EX-1 2 / 7



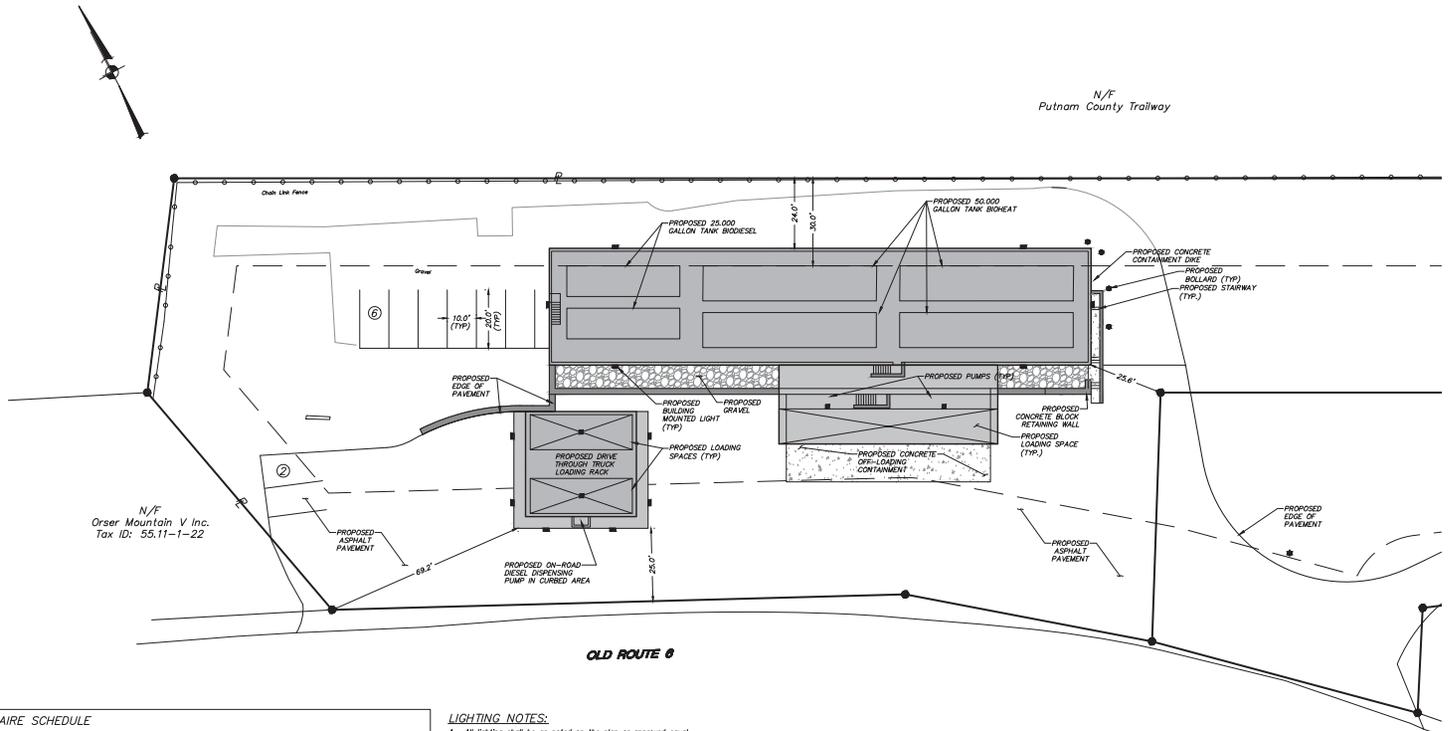
### ZONE REQUIREMENTS TOWN OF CARMEL COMMERCIAL DISTRICT

	REQUIRED / PERMITTED	PROPOSED
Minimum Lot Area:	40,000 s.f.	2.2 AC ± (95,973 s.f. ±) 0.6 AC ± (25,916 s.f. ±)*
Minimum Lot Width:	200'	1114' ±
Minimum Lot Depth:	200'	144' ±**
Minimum Front Yard:	40'	25**
Minimum Side Yard:	25'	28' ±
Minimum Rear Yard:	30'	24**
Maximum Permitted Height of Buildings:	35'	< 35'
Minimum Required Floor Area of Buildings:	5,000 s.f.	7,430 s.f.
Maximum Permitted Coverage of Lot by Buildings:	30%	11.6%

\* Pre-existing non conforming condition.  
\*\* Variance required.

**EXISTING VARIANCES**  
Variances for tax map number 55.11-1-27 (Now merged with lot 55.11-1-23), were granted on October 23, 1998 for Front Frontage, Lot Width, Side Yards and driveway width.

**PARKING SUMMARY**  
Warehouse, Wholesale Storage Use  
7,430 SF @ 1 space per 1,000 SF = 8 Spaces Required  
Spaces Provided = 8 Parking Spaces



### LUMINAIRE SCHEDULE

Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Notes
■	4	CNY LED P1 40K MVOLT	LITHONIA LIGHTING LED CANOPY LIGHT	LED	12'-0"	35
★	1	RADPT P1 27K ASY 102	Radian Post Top with P1 2700K Asymmetric Distribution	LED	10'-0"	25.4
■	12	GAW-SATC-735-U-73	Galleon Wall Luminaire(?) 700R, 3500K, 1050mA	LED	12'-0"	59.0

- ### LIGHTING NOTES:
- All lighting shall be as noted on the plan or approved equal.
  - Style and finish of all luminaires to be selected by owner.
  - Proposed lights will run on photocells during regular business hours, and will run on motion sensors after hours.
  - Type, location, and shading of all proposed lighting shall prevent the spillover of light onto all adjacent residential properties.
  - All light fixtures to be full cutoff to comply with dark sky guidelines.

### CNY LED LED Canopy/Ceiling Luminaire

**Specifications:**  
 Model: CNY LED P1 40K  
 Height: 47"  
 Depth: 16"  
 Weight: 15 lbs

**Introduction:**  
 The CNY LED canopy ceiling luminaire is a high-efficiency, long-life lighting fixture designed for use in commercial and industrial applications. It features a die-cast aluminum housing and a high-quality LED light source. The luminaire is available in multiple wattage options and is designed for easy installation and maintenance.

**EXAMPLE: CNY LED P1 40K MVOLT 40K**

Model	Wattage	Beam Spread	Color	Temp	Life
CNY LED P1 40K	40,000	120°	White	5000K	50,000

### Streetworks GAW Galleon Wall Wall Mount Luminaire

**Dimensional Details:**

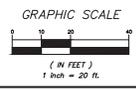
- 12" Depth
- 12" Height
- 12" Width

12" with 12" offset included (This depth includes the 12" offset)

12" with 12" offset included (This depth includes the 12" offset)

### Radian Post Top LED Luminaire

**Specifications:**  
 Model: RADPT P1 27K ASY 102  
 Height: 10'-0"  
 Diameter: 10"-0"  
 Weight: 15 lbs



1	11/15/23	REVISED FOR ZBA SUBMISSION	A.D.T.
NO.	DATE	REVISION	BY

## INSITE

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garnett Place  
Carmel, NY 12012  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-ny.com

PROJECT:  
**CARMEL TERMINALS**

79 OLD RT. 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:  
**LAYOUT PLAN**

PROJECT NUMBER: 23192.100

DATE: 10-11-23

SCALE: 1" = 20'

PROJECT MANAGER: R.D.W.

DRAWN BY: M.U.

CHECKED BY: A.D.T.

DRAWING NO.: SP-1

SHEET: 3

BY: 7

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

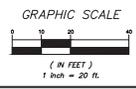
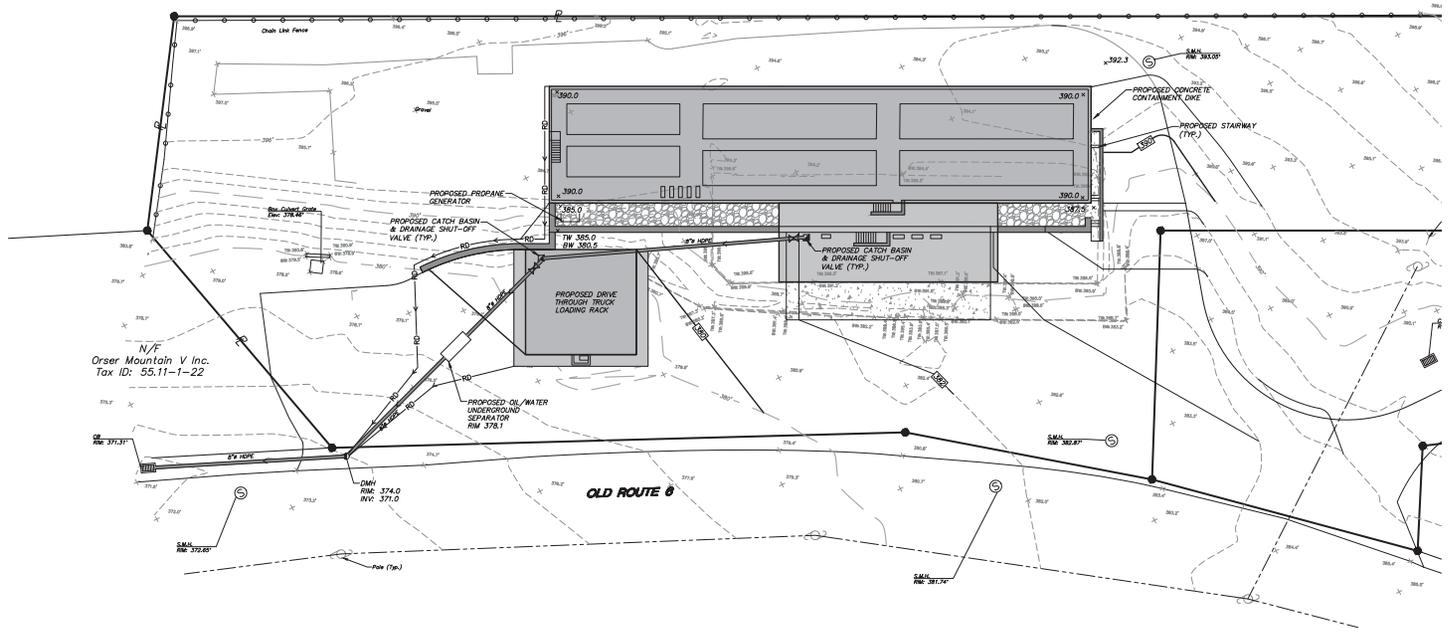


N/F  
Putnam County Trway

N/F  
Orser Mountain V Inc.  
Tax ID: 53.11-1-22

OLD ROUTE 6

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING CATCH BASIN
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
	PROPOSED BUILDING



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: CARMEL TERMINALS 79 OLD RT. 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: GRADING AND DRAINAGE PLAN			
PROJECT NUMBER	23192.100	PROJECT MANAGER	R.D.W.
DATE	10-11-23	DRAWN BY	M.U.
SCALE	1" = 20'	CHECKED BY	A.D.T.
DRAWING NO. SP-2			SHEET 4 / 7



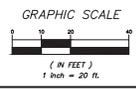
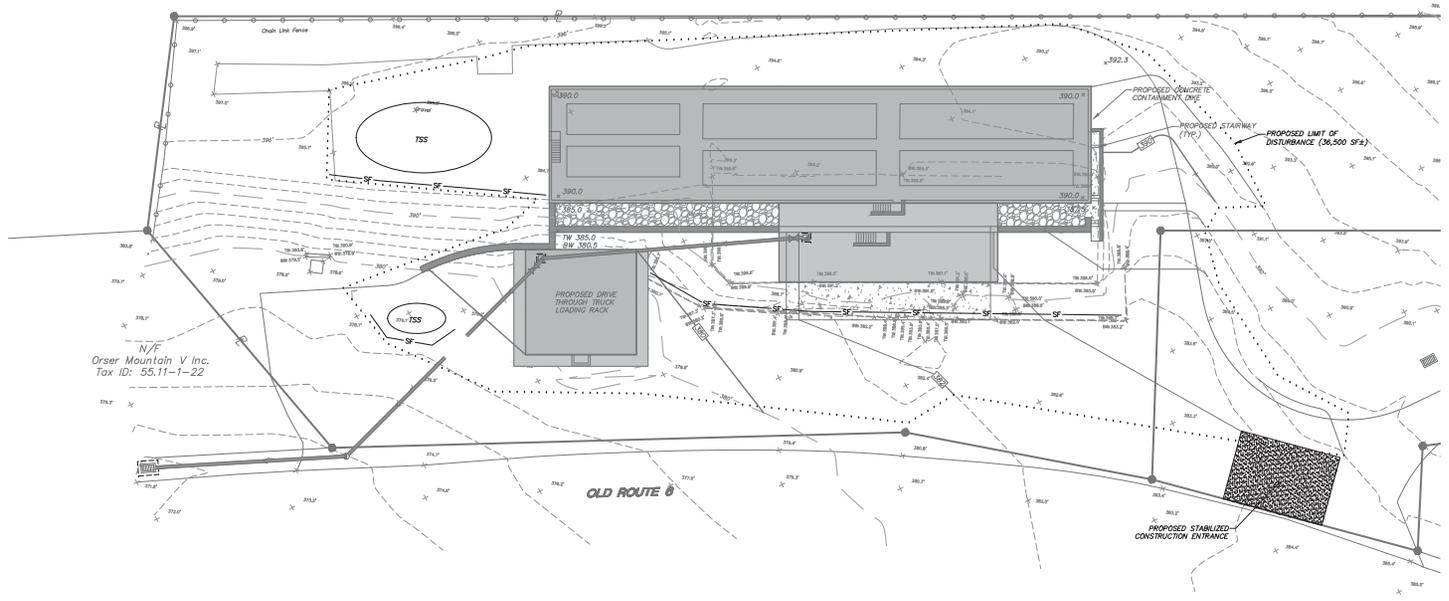


N/F  
Putnam County Trailway

N/F  
Orser Mountain V Inc.  
Tax ID: 55.11-1-22

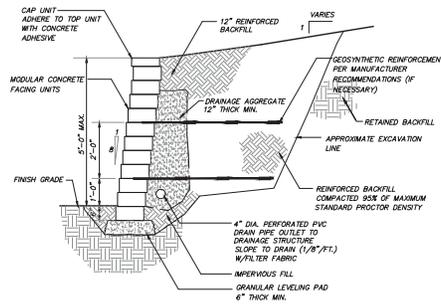
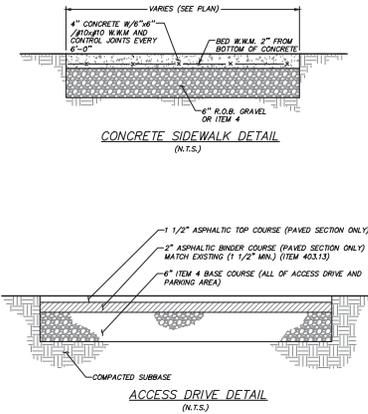
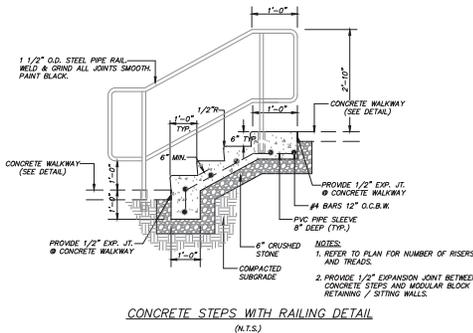
OLD ROUTE 6

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SILT FENCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED TEMPORARY SOIL STOCKPILE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED EROSION CONTROL BLANKET
	PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION
	PROPOSED BUILDING

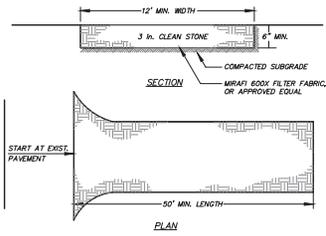
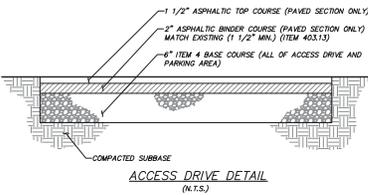


ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: <b>CARMEL TERMINALS</b>			
79 OLD RT. 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>EROSION AND SEDIMENT CONTROL PLAN</b>			
PROJECT NUMBER	23192.100	PROJECT MANAGER	R.D.W.
DATE	10-11-23	DRAWN BY	M.U.
SCALE	1" = 20'	CHECKED BY	A.D.T.
DRAWING NO.			SHEET
SP-3			5 / 7

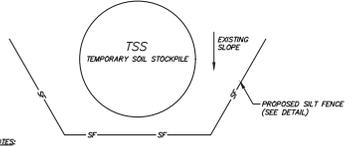


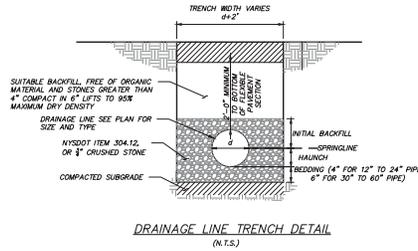
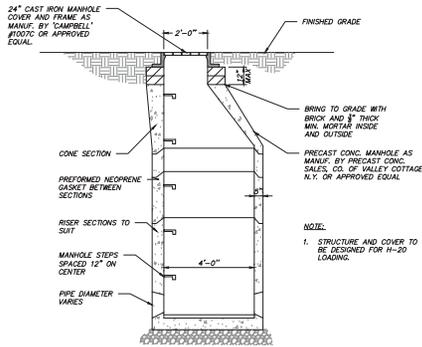
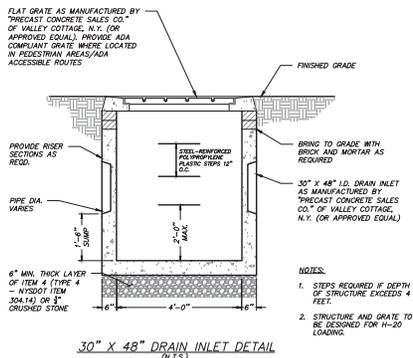
- NOTES:**
1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
  2. BENCH OUT ALL EXCAVATED SLOPES.
  3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSATURABLE SOIL.
  4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
  5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
  6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
  7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
  8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
  9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
  10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-1556).
  11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
  12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
  13. GEOSYNTHETIC SHALL BE PLACED WITH STRONGEST DIRECTION PERPENDICULAR TO WALL. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
  14. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
  15. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
  16. MODULAR BLOCK RETAINING WALL AT STEPS TO BE INSTALLED VERTICALLY (NO BATTER).
  17. MODULAR BLOCK RETAINING WALL MANUFACTURER TO SUPPLY CONSTRUCTION DETAILS OF WALL SOUNDED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF NEW YORK.



- INSTALLATION NOTES:**
1. STONE SIZE - USE 3" STONE
  2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BENCH WITH 5:1 SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ACCESS DETAIL**  
(N.T.S.)



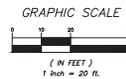


**EROSION & SEDIMENT CONTROL NOTES:**

1. The owner's field representative (D.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control", latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceases. Disturbance shall be minimized in the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grading or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristocrat" Winter Rye (annual rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
    - Kentucky Bluegrass 20%
    - Crested Wheat Grass 40%
    - Perennial Ryegrass 20%
    - Annual Ryegrass 20%
  - Mulch: Soil hay or small grain straw applied at a rate of 90 lbs./1000 SF, or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control", latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "HYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Mat Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge to disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the D.F.R. To insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and banks have not been eroded and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately reported by the contractor and inspected for by the D.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the D.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
18. The D.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and approved by the D.F.R. shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

**REQUIRED SWPPP CONTENTS PER GP-0-20-001:**

1. Pursuant to the NYSDEC "SPDES" General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001), all Stormwater Pollution Prevention Plans (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this standard, the owner or operator must demonstrate equivalence to the technical standard. The following list requires SWPPP contents as provided in accordance with Part III.B.1.a) of General Permit GP-0-20-001:
  - a. Background information: The subject project consists of demolition of an existing barn, shed and trailer and construction of a warehouse building and gravel driveway and parking area.
  - b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
  - c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Farmington-Sagey Complex (Fc) and Klocknerbocker Fine Sandy Loam (KfB), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "D" and "A".
  - d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
  - e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
  - f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
  - g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
  - h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
  - i. An inspection schedule: Inspections are to be performed once weekly and by a qualified professional as required by the General Permit (GP-0-20-001). In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
  - j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpsters for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from the site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
  - k. A description and location of any stormwater discharges associated with industrial activity from construction of the site: There are no known industrial stormwater discharges present or proposed at the site.
  - l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control": All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."



NO.	DATE	REVISION	BY
		3 Corbett Place Corvett, NY 13012 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT: CARMEL ARCHITECTURE			
79 OLD RT. 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: DETAILS			
PROJECT NUMBER	23192.100	PROJECT MANAGER	R.D.W.
DATE	10-11-23	DRAWN BY	M.U.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
DRAWING NO. D-2			SHEET 7

