JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

# TOWN OF CARMEL ZONING BOARD OF APPEALS



60 McAlpin Avenue Mahopac, New York 10541 Tel. (845) 628-1500 – Ext 187 www.ci.carmel.ny.us MICHAEL CARNAZZA Director of Code Enforcement

BOARD MEMBERS ROSE FABIANO SILVIO BALZANO 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:

# MARCH 23, 2023 - 7:30 P.M.

To hear the following applications:

# **NEW APPLICATIONS:**

 Application of <u>SANDRO & CHERYL EVANGELISTA</u> for a Variation of Section 156-15 seeking a Variance for permission to retain existing shed. The property is located at 34 Steiner Drive, Mahopac NY and is known as Tax Map #64.5-1-62.

Code Requires/Allows	Provided	Variance Required		
10' Rear	0'	10'		

 Application of <u>ANB HOLDINGS GCCM LLC</u> for a Variation of Section 156-15 seeking a Variance for permission to construct a 1-family dwelling. The property is located at 93 Teakettle Spout Road, Mahopac NY and is known as Tax Map #76.17-1-17.

Code Requires/Allows	Provided	Variance Required	
120,000 sf	42,680 sf	77,320 sf	

 Application of OSCAR CHAVEZ & GIOVANNA TORANZO for a Variation of Section 156-15 seeking a Variance for permission to build addition to kitchen (south side of house). The property is located at 710 South Lake Blvd., Mahopac NY and is known as Tax Map #75.11-2-15.

Code Requires/Allows	Provided	Variance Required	
15' side	13.77'	1.23'	

 Application of KENNETH & KIMBERLY BREIMAN for a Variation of Section 156-15 seeking a Variance for permission to retain greenhouse. The property is located at 7 Colonial Terrace, Mahopac NY and is known as Tax Map #75.42-1-63.

Code Requires/Allows	Provided	Variance Required		
20' Greenhouse	5'	15'		

# **MISCELLANEOUS:**

#### MINUTES:

January 26, 2023

By Order of the Chairman,

John Maxwell



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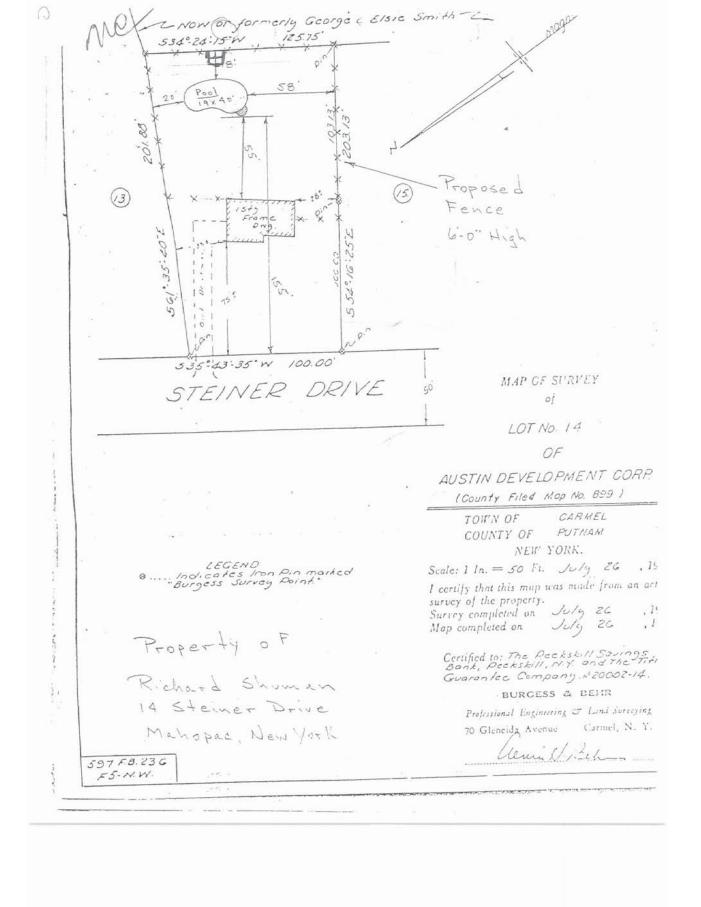
## ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

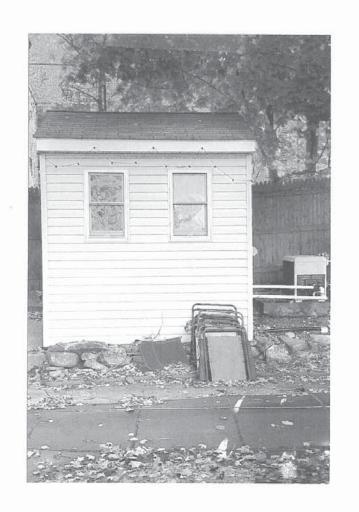
Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF THE APPEAL OF EUrgelista TO THE ZONING BOARD OF APPEAL OF THE TOWN OF CARMEL	.S Appl	ication Date:
Application For (circle applicable): Area V. Name of Property Owner, Sandro	very L Address: 34 S	Steiner Di Hangac, N
Mailing Address: (Address) (Cr. Zoning District: (R-120, Commercial, CrBP, or Conservation)	Phone Num  (State)  Tax Map: 45  (section)	
Applicant is: (circle one) (Owner) (Less	see) (Contract Vendee) [Atta	ch deed, contract of sale or lease agreement]
E-Mail Address:		101
Previous Appeals regarding the subject premi	ises:	
DATE	REQUEST	RESULTS
NO Previo	s ZBA apparano	o (Dma)
/ /	77	
List all improvements (1 family dwelling, po The owner shall submit with this application diagrams, neighborhood land use maps, prop understand the request. List attachments here Is any portion of the property within 500 ft. of Explain:  I, the applicant, am seeking permission to:	supporting materials including plans, eleverty survey, photographs of property and a survey. Photograph survey of any state or county highway, town bound	rations, landscaping diagrams, traffic circulation any other materials that will assist the Board to dary, parkway or public lands? YES/NO
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' Rean	0'	10'
State of New York 1  County of Putnam ) The undersigned petitioner, being duly sworn, deposes an (his) (her) knowledge except as to the matters therein stat Sworn to before methis day of 20  Notary Public  ALICE DALY Notary Public, State of New York No. 01DA634534	d says that (he) (she) has read the foregoing petition ed to be on information and belief, and as to those m	and knows the content thereof, and that the same is true to atters (he) (she) believes to be true.

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

Petitione Ferry Example List a Date 1822









#### ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541

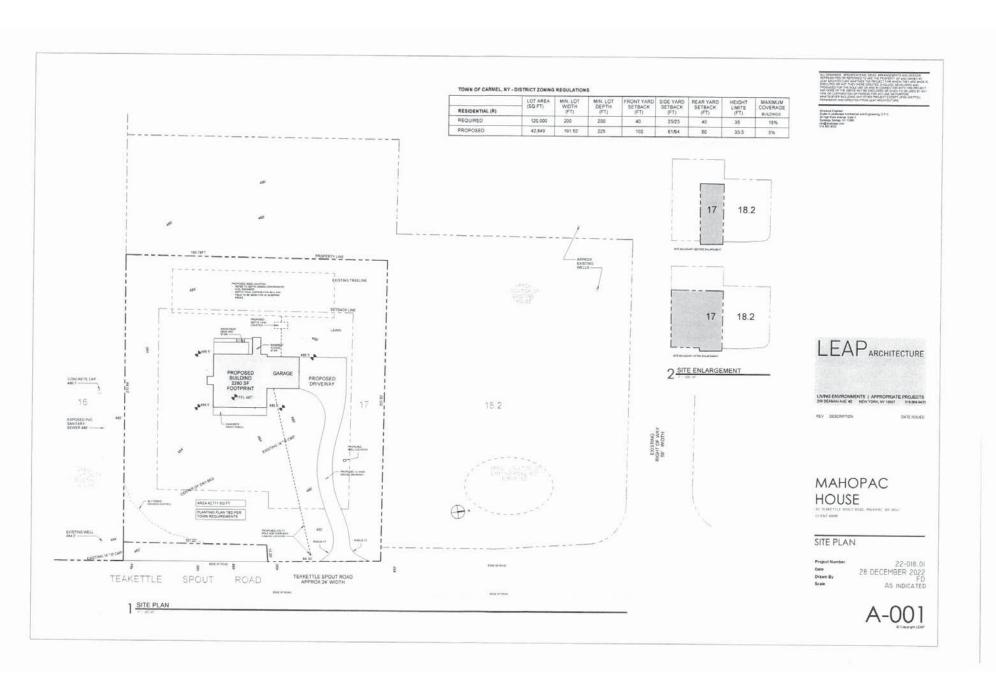
Mahopac, N.Y. 10541 (845)628-1500 IN THE MATTER OF THE APPEAL Application Date: O THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Variance (156, 15) Use Variance Mailing Address: Phone Number(s) Wentone Ste My 10 pi Zoning District: Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement] E-Mail Address: Previous Appeals regarding the subject premises: DATE REQUEST RESULTS anasteo List all improvements (1 family dwelling, pool, etc.) Wane 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: I, the applicant, am seeking permission to: CODE REQUIRES / ALLOWS PROVIDED VARIANCE REQUIRED State of Nev III WESTOUGHESTEN 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. day of MARQY 2023

ESTEBAN MUNOZ NOTARY PUBLIC STATE OF NEW YORK QUALIFIED IN FRANKLIN COUNTY LIC. #01MU6263345 COMM. EXP. JUNE 11, 2024 Petitioner Mulh Scr

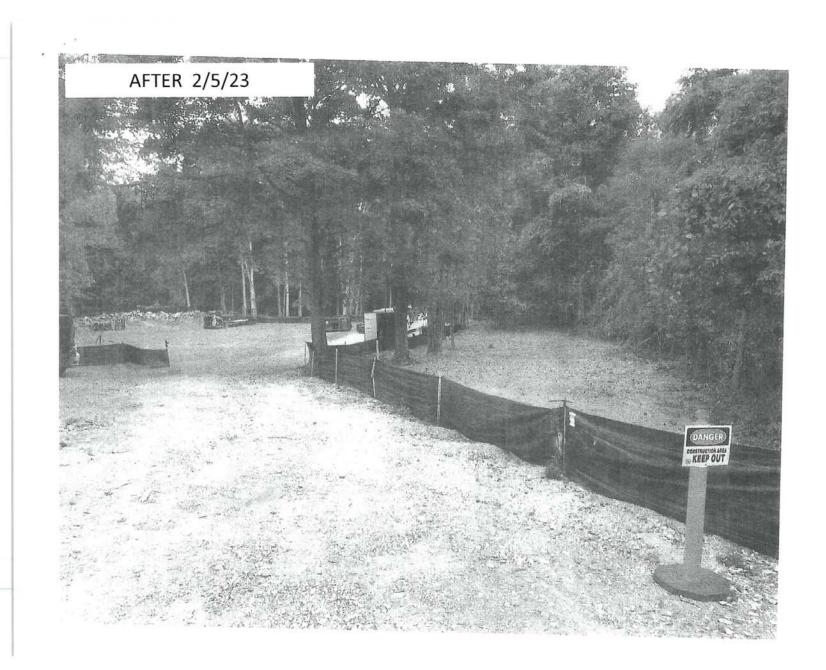
Date 3-3-20 23

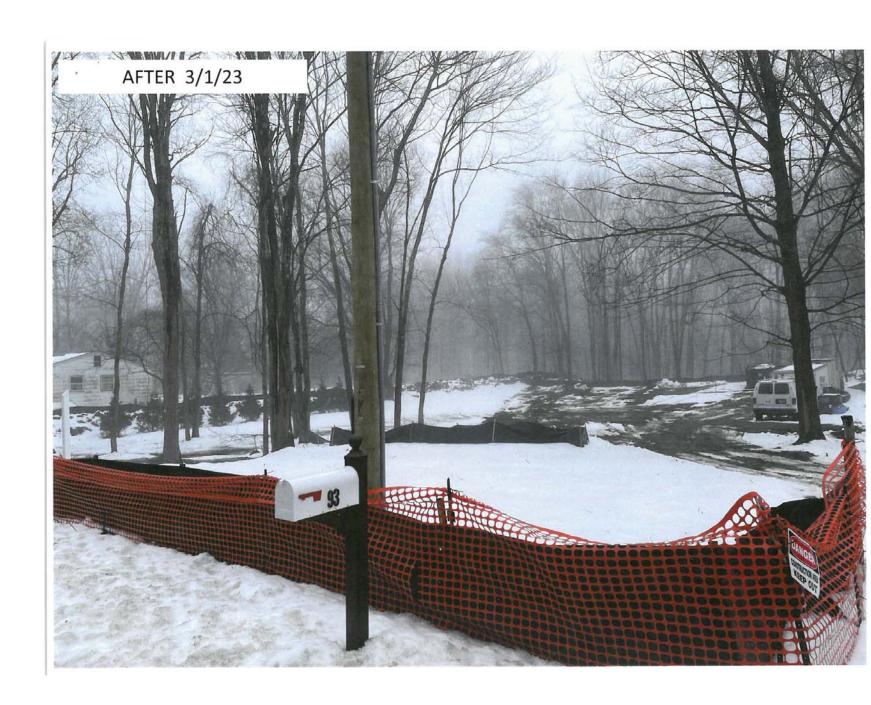
1 WETLANDS BOUNDARY SHOWN AS MAPPED ON SITE BY PAIL J. JAENNING ON DECEMBER 21, 2022. 2. PROPERTY IS MORE THAN 100 FEET AWAY FROM THE STATE REGULATED WETLAND CF.B , AS CONFIRMED BY NYSDEC ON EMAIL DATED JUNE 9, 2022 FROM SARAH PAWLICZAK, A2L ENGINEERING , UFT WET LANDA METES ANN BOUNDS พรราชานัย TRAE LINE AT. 451.6° ENIT N WHILL W H 10" 51" 15" W \$3.00 30.34 8 80° EE' 20° 30 10017 a territoria A5 A6 A7 A8 A4 B10 B10 H 47' 50' 11' W 10.54 18.46 18.46 10.06 1.14 10.57 N 10' 55' 56' 8. 4613.6 H 40" EE 00" E. Back PORTION LOTE 5 25" 50" 50" 5. 14 25" 52" 14" 5. 54 15" 16" 16" 16 9 83 9 83 TOTAL AL A A IE 6.46° E6.76° E1.440 H 70'05 24' E MAHOPAC HOUSE S MESCAPE. S MESCAPHI REMANDER OF LOT & A IS CONC. 486.7 THE NAME TO 17 - 1-18 L NAME TO 17 - 1-18 L LULGSURFS L. EMS (F 3 M) SPERME 84.88 serie te s. 93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541 ... 17.56 \$ 167 M (467 W) E HE HE IS E 4.61° A LA A LI N/E GRIMBHT L.1924 EP HES The 76.17-17-16 4884 E14 5 14" WES W \*\*\*\* 781.5 IN IN & SPOUT TERRETTLE & REPERENCE TO THE MARP 76-11-17-TOPOGRAPHY IS THE CONTOURS, FILLD MEASURED, ASSUMES BATUM.

ALSE, SEE "SUBDIVISION MANY SECTION I RULLING WOODS" AND
FILED MANY NO. 1515. FRS FLEREND MET OWN BROWNERS PLASSED SOIL BORING LICETION SLEV CONTROL REFLEREL TO - WETLENDS  $\varphi$  SOLS NAMP : PREFMILS BY PAUL T. THERMO-SHITE DEL. 21, 2021. LAND SURVEY MAP AND HOLDINGS GCCM LLC TOWN OF CHRIMEL REVISED DRAFT TOWN OF CREAMEL
PUTNAM COUNTY
NEW YORK
SULLE HELL 18 TO JULY 14, TORE
NEWEYER BY
I CHARLE BOOLLING F.L. 5.
LUE YORK THE LICENE N.B. OWNING H
JULY VERMINDER TR., GREAMFORM, N.
TILL. DIE SYL-TIE (RE-TILL) 487.0-8 P.Y.E. CAPS 0 UTB/CD ISS MARK BATE DESCRIPTION THE HELDINGS PREPARED FOR THE EXCLUSIVE USE OF MICH TO: ISSUED FOR REVIEW MINISTS SEC. 30, 2021 WET LANDS SURVEYED DRAWN'ST. LR 0805305 DEDED BY No. EXISTING CONDITIONS C-100



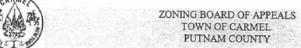








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Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

			(843)028-1300
IN THE MATTER OF THE	APPEAL		
house + Tos	· Ouborio }		
TOTHE ZONNIG BOARD	D EXENSION	Applica	ation Date: 33, 20, 23
TO THE ZONING BOARD OF THE TOWN OF CA	TO SECULIAR		
Application For (circle applicable	N. Assa Variance (	1-15	
Name of Property Owner:	GIF About 20 1	Use Variance	Interpretation 280A
Name of Property Owner:	Glovanna		. Lake Blvd Mehopac No
Mailing Address: (Address)	eine	Phone Number	r(s):
Zoning District: R-120, Commercial CVB	SP, or Conservation)	Tax Map: 75 (section)	
Applicant is: (circle one) Owne	(Lessee) (Contra	act Vendee) [Attach	deed, contract of sale or lease agreement
E-Mail Address			•
Previous Appeals regarding the s	abject premises:		
DATE		REQUEST	RESULTS
NO P	Denono 20	317 appear	ences (Duce)
		The state of the s	
List all improvements (1 family of		only House + SLed	3
s any portion of the property wit explain: R+10N/5. La , the applicant, am seeking perm	LKE BING; LAKE	MAHOPAC .	South Side of Low
CODE REQUIRES / ALLO	ows	PROVIDED	VARIANCE REQUIRED
15' Side	d	13.187	1.23'
		NIGOTAL T	1.03
			l .
State of New York )			
SS:		Y	
County of Putnam ) The undersigned petitioner, being duly sw	orn, deposes and says that (he) (st	ne) has read the foregoing petition a	and knows the content thereof, and that the same is true to
County of Putnam ) The undersigned petitioner, being duly sw his) (her) knowledge except as to the ma	AA	ne) has read the foregoing petition a ation and belief, and as to those mat	ad knows the content thereof, and that the same is true to ters (he) (she) believes to be true.
County of Putnam ) The undersigned petitioner, being duly sw (his) (her) knowledge except as to the ma	AA	ne) has read the foregoing petition are ation and belief, and as to those mat	and knows the content thereof, and that the same is true to ters (he) (she) believes to be true.
County of Putnam ) The undersigned petitioner, being duly sw his) (her) knowledge except as to the ma	AA	ne) has read the foregoing petition ar ation and belief, and as to those mat	nd knows the content thereof, and that the same is true to ters (he) (she) believes to be true.
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County of Putnam ) The undersigned petitioner, being duly sw his) (her) knowledge except as to the ma Sworn to before me this 2 day of Notary Public  PATRICIA R. GENNIA	MARCH 2023	ne) has read the foregoing petition are ation and belief, and as to those mat	nd knows the content thereof, and that the same is true to ters (he) (she) believes to be true.
County of Putnam ) The undersigned petitioner, being duly sw his) (her) knowledge except as to the massworm to before me this day of	MARCH 2023 Jenna W York	ne) has read the foregoing petition and ation and belief, and as to those mat	and knows the content thereof, and that the same is true to ters (he) (she) believes to be true.
county of Putnam )  he undersigned petitioner, being duly sw his) (her) knowledge except as to the ma  worn to before me this	MARCH 2023 Jenna W York	ation and belief, and as to those mat	and knows the content thereof, and that the same is true to ters (he) (she) believes to be true.



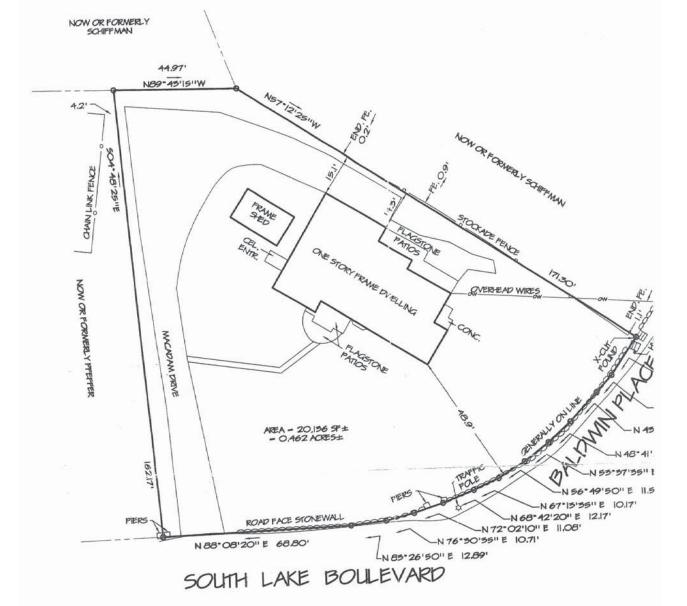
#### ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

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

# AUTHORIZATION FORM

RE: Property of: OSCAV Chave	ez Gioranne Branzo
Located at: 710 So. Lake	Blvd (Owner)
Tax Map #: 75, 1/ (Address)	(City, Town, Village)
In the matter of:Cheve Z	TOVAN TO (Variance Request)
To whom it may concern:	1 1 1 C
This letter is to authorize \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	R. Ada
a/an (check one) AttorneyEngineer_	ArchitectOther_V ( contractor )
to apply for the required variance(s) on the a	above noted property and to sign all necessary papers and make all
necessary representations on my behalf in co	onnection with the above-mentioned master.
Countersigned: David R. Adler	Signed: Grovarue Voranzo
(Print Name)	VGIOVANNE TURANZO
Mailing Address: 14 Sincet Drive	Mailing Address: 10 South Lake Blud
State: NY. Zip: 10594	State: NY Zip: 10541
Telephone # 914 557 2032	Telephone #
E-mail: adlerador 46 Cy alveo.	COM
2000	

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

STEVEN G. SLOANE ELIZABETH A. SLOANE

SITUATE IN

TOWN OF CARMEL SCALE: |" - 20'

PLITNAM CO., N.Y. JUNE 11, 2003

COPYRIGHT @ 2003 ROBERTH, DERGENDORFF, ALL RIGHTS RESERVED

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCLIMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER PACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

MAY DISCLOSE.

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ENSTINA CODE OF PRACTICE FOR LAND SURVEYS ADDITED BY THE NEW YORK STATE ASSOCIATION OF PROPESSIONAL LAND SURVEYORS, INC.

CERTIFICATIONS SHALL RIN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS DEHALF TO THE TITLE CO, AND LENDING INSTITUTION LISTED HEREON.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUPSECIENT OWNERS.

Boot of Beng ROBERT H. BERGENIORFF N.Y. Lic. no. 40507 CT. Lic. no. 8000

OFFICE OF RICHARD H. GORR 559 ROUTE 6 P.O. BOX 916

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#### CODE REVIEW 2020 RCNYS & ECCCNYS CONSTRUCTION TYPE: 5-B

USE GROUP CLASSIFICATION: EXISTING: SINGLE FAMILY (R3) PROPOSED: SINGLE FAMILY (R3) CATEGORY OF WORK: NEW ADDITION

ALLOWABLE LOADS:

BUILDING:

IST FLOOR= 40psf SECOND FLOOR= 30psf SEMENT= 20psf BOOF= 20psf

ENERGY CODE REQUIREMENTS: PRESCRIPTIVE (RESIDENTIAL)

92 U.F./I.OW 'F' GLAZING!

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

Locati	ion: Mahopa	c, NY					_					Zone: 4
Grand	Mod	Salarsic		Subject to I	Damage From						ice Shield	Floor
Snow	Speed (righ)	Cetegery (9001 Only)	Wedter	Frist Line Death	Termite .	Decoy	Winter Design Temp.	Design Temp.	Degree	Zone	Underlayment Regt.	Heart
30	115 to 123	С	Severe	42"	Moderate to Heavy	Slight to Moderate	,	84	5750	4	Yes	Yes

#### PLAN LEGEND

EXISTING TO BE DEMOLISHED EXISTING PARTITIONS & WALLS PROPOSED INTERIOR PARTITION

ROPOSED 2x6 EXTERIOR PARTITION w/ R-21 INSULATION PROPOSED EXTERIOR WALL TO BE INSULATED MAXIMUM R-VALUE

PROPOSED FOUNDATION WALL

#### ZONING REQUIREMENTS

ZONE: ITEM USE YARDS:	FRONT YARD SIDE YARD: ONE REAR YARD	R REQUIRED ONE FAMILY 40.0' 25.0' 40.0' 20042x15%= 3006sf	EXISTING ONE FAMILY 48.9' 13.7' 48.25' 2135sf	LOT SIZE: 20,04: PROPOSED ONE FAMILY 48.9' 13.7' 48.25' 2135sf
		35'	18'-7°	18'-7"

#### GÉNERAL NOTES

- ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS DOCUMENTS & THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- ONDERED TO THE ATLEATION OF THE MOUNTAIN DEFONE FANCE, AND ONE ATT MITTAIN.

  THE COMPRISIONE SHALL REVEW ALL DOCUMENTS & VERBEY ALL DIMENSIONS & PIELD CONDITIONS & SHALL CONDITIONS OF SHALL COMPRISE THAT WORK IS SHAULHER AS SHOWN, ANY CONFILET OR DIMENSIONS, etc., SHALL BE IMPOINTLY REPORTED TO THE ARCHITECT FOR CLARRICATION PRIOR TO THE PERFORMANCE OF ANY MORK IN CLESTION. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE TIPS.
- CONTROL, HE SHALL BE HAS CONTROL TO SERVING DURATION OF THE WORK ALL EXITS, EXIT HER CONTRACTOR SHALL MAINTAIN FOR THE EXIT LISHTS ENTIRE DURATION OF THE WORK ALL EXITS, EXIT HERTING, THE PROTECTION DEVICES & ALERWAY IN CONFORMANCE WITH ALL APPLICABLE CODES & ORDINA
- TYP." SHOULD MEAN THAT THE CONCITION IS REPRESENTATIVE FOR SWILLAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE, NOTED, DETAILS ARE USUALLY REYED & NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
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- PLINCH LIST ITEMS ARE TO BE COMPLETED WITHIN 7 DAYS OF ISSUANCE & PRIOR TO CONSTRUCTION COMPLETION
- ONE (1) AS BUILT SET OF DRAWINGS SHALL REMAIN ON SITE IN PLAN TUBE HOLDER.
- THE G.C. & SUB-CONTRACTORS SHALL OBTAIN & PAY FOR ALL REQUIRED PERMITS.
- G.C. IS TO CAPRY WORKMAN'S COMP. & DISABILITY INSURANCE AS REQUIRED BY NEW YORK STATE
- THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.
- THE G.C. SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE & ADJOINING PROFERILES
- ALL DIMENSIONS ARE APPROPRIATE & MAY VARY DUE TO UNSEEN EXISTING CONDITIONS THE CONNER WILL PROVIDE ALL TEMPORARY POWER, LIGHT, WATER & TELEPHONE DURING THE CONSTRUCTION. THE USE OF EXISTING TOLETS BY THE WORKNEY WILL BE PERMITTED, WITH THE UNDERSTAINING THAT THE USE OF EXISTING TOLETS BY THE WORKNEN WILL BE PERMITTED, WITH THE UNDERSTANDING THE THE AREA MILL BE MAINTAINED & CLEANED AT THE COMPLETION OF THE WORK.
- DURING THE COURSE OF THE WORK/PROJECT, NO CHANGES TO THE SCOPE WILL BE PERMITTED, UNLESS SPECIFICALLY REQUESTED/AUTHORIZED BY EITHER THE ARCHITECT OR DULY AUTHORIZED PERSONNEL.
- ALL ELECTRICAL & PLUMBING WORK TO BE PERFORMED BY SUB-CONTRACTORS WHO ARE LICENSED IN THE

#### PLUMBING NOTES

- All plumbing shall be in accordance with the local building construction code.
- The Contractor shall obtain all permits, approvals, affidavits, certifications, etc. & pay all fees as required by the local authorities.
- Provide all final connections, etc. to all fixtures, cases, etc.

#### GYPSUM WALL BOARD NOTES

- Provide cypsym wallocard materials in sizes & types as indicated on the drawings.
- Reliver to the job site in original packages, begring manufacturer's name.
- Keep materials flot, under cover & out of contact with damp surfaces until ready for use. Gold Bond (National Gypsum Co.), U.S. Gypsum Co., Donn products, approved by Architect.
- One participated signature (special co.), is a signature of the consistency of the consis

#### FIRE STOPPING NOTES

- Duct & pipe spaces & conceded spaces within partitions, wails, floors, roots, stairs, furning, pipes spaces column enclosures, etc. that would permit passage of florme, smoker, furnes or hot gases from one floor to another floor or roof spaces, or from one conceded ones to another, shall be filled with
  - Fire stopping may be of combustible material consisting of wood not less than 2" nominal thickness with tight joints, except that non-combustible fire stopping shall be used in consected spaces of fire division & where in concept with freedoms, flues & chimmers.
- All hollow partitions & furred out spaces shall be fire stopped at each floor level. Fire stops shall be the full blickness of the hallow furred out spaces.
- Ceings that contribute to the required fire resistant rating of a floor or roof assembly shall be continuous between setzion walls, vertoof fire disistins, fire separations, corrisks partitions or other partitions having a least the south fire resistance rulles as the ceiling. The conceiled space done such ceiling shall be fire stopped into areas not exceeding 3000st for the full height of the conceiled space.
- certy that do eit is suppose that one to the control that of the building or within the effect valid of the building of within the effect valid of the building building or within the effect valid of the building building or within many. Chimney located entirely suited in extent valid of the building shorting entirely entire the settle or control, that have on minimum obspace deteracted if and, (25mm). The changes that has the first entirely entirely
- Fireblacking, in combustible construction, fireblacking shall be provided to cut off both vertical and horizontal conceiled draft openings and to form an effective fire barrier between stories, and between too story and the root space. Fireblacking shall be provided in wood-fromed construction in the following the provided in wood-fromed construction in the following the provided in which the provided in which the provided in which the following the provided in which the provided in which the following the provided in the provided in which the following the provided in the provided i
- nocurous. 1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs of

#### CARPENTRY NOTES

- A minimum of 2", shall be maintained between all wood joists & beams adjacent to chimneys wood flooring shall be light 1/2" from chimney.
- The Corporary Conference shall be responsible to the level of all floors, sits, etc. & plumbing of all walls
- All interior doors shall match existing & shall be finished per Owners spec.
- All finished hardware shall be supplied by the Owner & installed by the Corpentry Contractor. The Carpe shall be responsible for obtaining all necessary templates, etc. & insure the proper installation of all finished hardware. Corpenter shall provide bross butts, 180 degree awing & minimum 3 per door.

#### SMOKE DETECTORS NOTES

- Smake detectors shall be installed as required by NYS Code Sect. R314 in dwelling units Detectors shall be either ignization chamber or photolectronic type & to comply with R314.1.1
- a. Underwriters Laboratory North Brook, IL

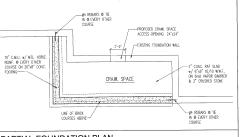
#### **ENERGY CONSERVATION**

- Domestic water heater to have input of 75,000 blus or less with capacity of not less than 20gal, or more than 120gal, wit receivery efficiency of 75%.

- NITICE 4.1.1 (R4C2.4.1.3) installation. The components of the teading thermal envelope as indicated in Total NITICE 4.1.1 shall be in accordance with the manufacture in installations and the orders indicated in Table NITICE 4.1.1, as applicable to the method-construction. Mathem required by the building default, on opproved third party shall impact all components and veryll complications.

- ntrol measures. Including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not social beyond intended infili

# Chavez-Toranzo Residence 710 So. Lake Blvd. - Mahopac, NY



#### PARTIAL FOUNDATION PLAN



- Provide all blocking & cutouts as required for medicine cabinets, access doors as required. Plumbing fixtures, H.V.A.C., etc. verify with Architect & Owner prior to start of carpentry work.

- Units to be operaved by the Board of Standards & Appeals, accepted pursuant to rules & regulations pramulgated by the commissioner or listed by an acceptable testing laboratory, such as:
- Units shall be installed in areas designated on plans; they shall be located on or near the ceiling & within  $15-0^{\circ}$  & within any rooms used for steeping purposes; for desiring units with multiple levels when any level this only one means of egrees, units shall be provided at all steeping.
  - Smoke detectors shall be installed as follows:

    a. Ceiling mounted closest edge of the unit shall be min. at 4" from any wall.

    b. Wall mounted clasest edge of unit shall be min. at 6" & a max of 12" from ceiling.

- Window infiltration shall sat exceed. Sctm per linear foot of cruck when tested of impact pressure of 25mph wind.

  Door infiltration shall not exceed 1 cm; per linear foot of cruck when lested at impact pressure of 25mph wind.
- Exterir point around data it windows, with it collings, rick and it is usual, aposited, weether stripped or otherwise session. The building or winding will not be leaded and winding to know as an indeep rate and executing lives and compare beau. This might also exclusion a source with RFM ISF 200 or proposed or a present of 20 and an expension of 20 miles and ordinate of 20 miles and 20 mil Exterior joints around doors & windows, walls & cellings, etc. shall be coulsed, gaskated, weather stripped or otherwise seeled.

- Billipation control recourse.

  C. Interior down, il indicated on the time of the test, shed he open.

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  C. Interior down, it consists are evaluation repleters and held recovery wetfalters shed be desert and sealed.

  C. Interior specific consists are evaluated in the time of the test, shot the turned all the day open.
- 1. Supply of inter-register, I included at the red of the first, shall be for of the first, which is the William State of the first, which is the off the first, which is the William State of the first, which is the depth of the first, which is the William State of the first of
- perification by the party conducting the test of the occuracy of the test results; and signature of the party conducting the test
- NOTE: SEE TABLE N1102.4.1.1 ON DRAWING A5

- NOTE: THESE PARAMETERS APPLY TO THE ADDITION; EXISTING FIRST FLOOR WALLS & WINDOWS NOT TO BE REPLACED WILL NOT COMPLY WITH THESE PARAMETERS.

# SOIL STOCKPILE DETAIL

ALL SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED SOUTH LAKE BOULEVARD

#### ENGINEERED WD. PLACARD SITE PLAN STOCK PILE DETAIL

# POST WITH SUPPORT NET --FILTER FABRIC --FLOW --BACKFILL -NATIVE SOIL

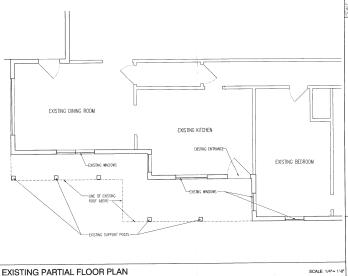
- INSTALLATION NOTES EXCAVATE A 4"x4" TRENCH ALONG THE LOWER PERMETER OF THE SITE.
- 2. UNROLL A SECTION AT A TIME & POSITION THE POSTS AGAINST THE BACK (COANSTREAM) MALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM
- 5. JOIN SECTIONS AS SHOWN ABOVE. **EROSION CONTROL**

#### **EXCAVATION NOTES**

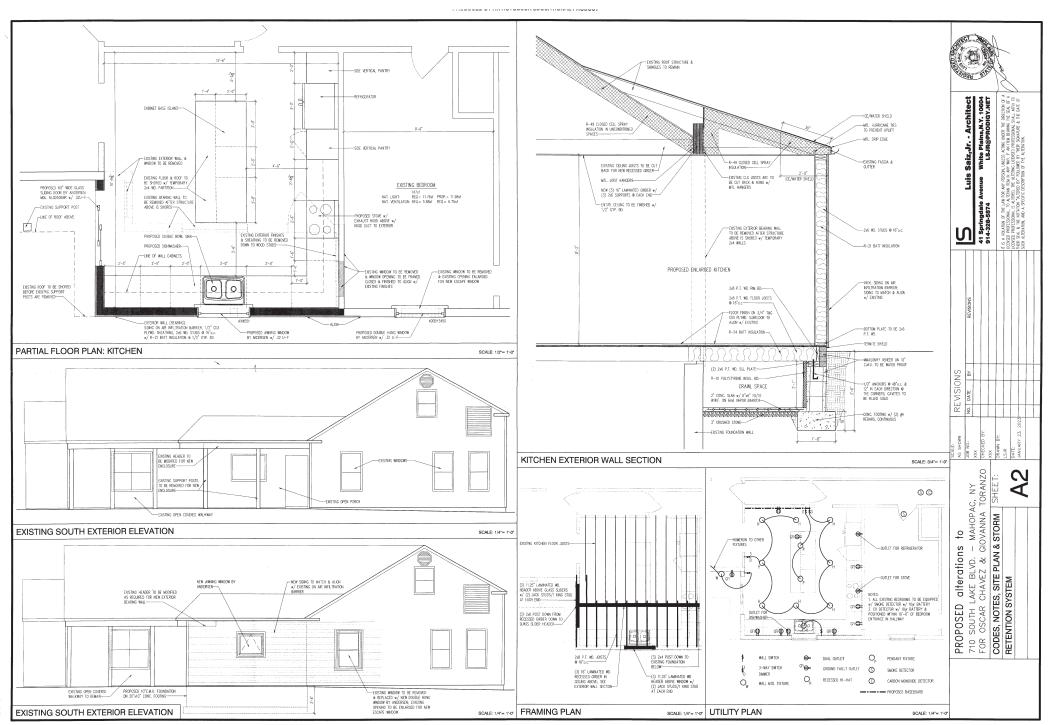
- Sail value assumed at 2 tons per sa. It.: subject to building inspectors approval
- Som varue vascures on a citor per 34, 11, source, to volume and set and the inspected by the engine of the said directly underlying dozings, chandlesin peirs is directly auditor waits shall be inspected by the engine ofter execution & prior to construction of foothers. The Dept. of Buildings shall be notified 3 serving days grier to construction of foothers. A report of such inspections describing conditions found shall be filed with the Dept. of Building by the Engineer making the inspections.
- Difference in footing levels are to be stepped up or down at a 30degree angle
- Bottom of all exterior facting shall be a minimum of 3'-6" below adjoining grade

#### Rottom of all footings shall be placed an undisturbed earth - unless otherwise noted **ELECTRICAL NOTES**

- The Contractor shall obtain all permits, approvals, offidavits, certificates, etc. & pay all fees as required by the local authorities & Fire Underriters.
- All work shall be in strict accordance with all local laws & regulations & the National Electrical Code.
- All new fixtures shall be furnished by the Owner & installed by the electrical Contractor All both tollet & kitchen type outlets shall be GFI approved type.
- The Contractor shall obtain Electrical Underwriters Cartification upon completion of his work.
  - Lighting equipment: not less than 90 percent of the permanently installed lighting fixtures shall contain only high efficacy lamps.



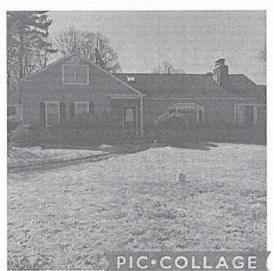
- MAHOPAC, NY GIOVANNA TORANZO STORM ∞ alterations LAKE BLVD. CHAVEZ & SITE NOTES,









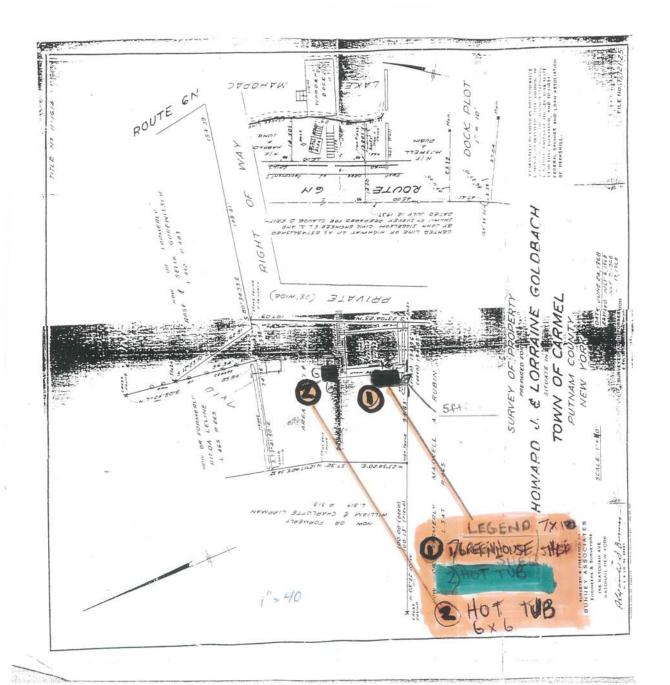


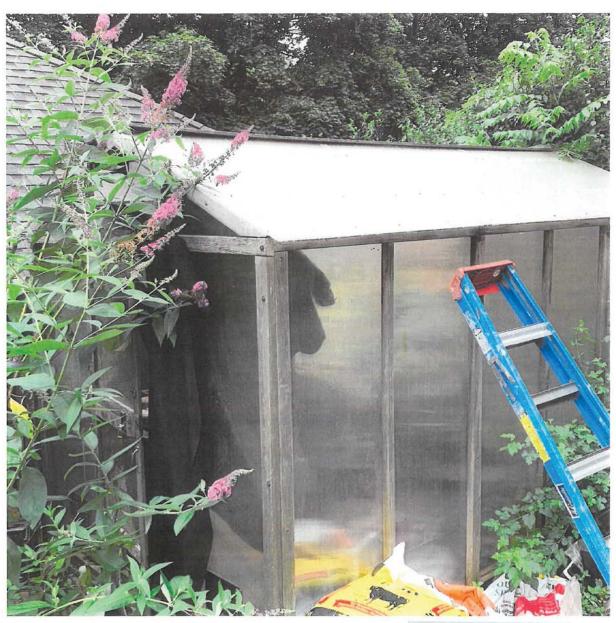


#### ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

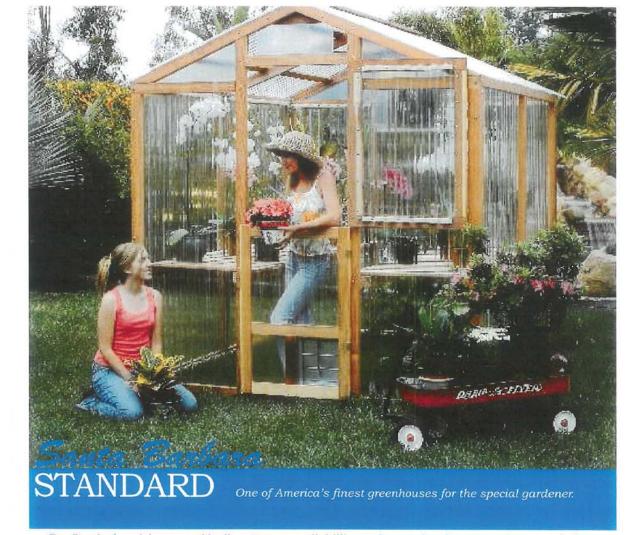
Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF THE	APPEAL		
Q OF		}	application Date: 2/15, 20 23
TO THE ZONING BOARD			application Date: 2 13 . 20 2 2
OF THE TOWN OF CA	RMEL		
Application For (circle applicable	e): Area V	ariance ( 156-15) Use Varian	nce Interpretation 280A
Name of Property Owner: B	eaman	KENNETHA Address: 7 Col	orial terrace Mahasia My
54 11 Add 520 2		Phone N	umber(s):
Zoning District: (R-120, Commercial, C1	100	(Spic) Tax Map: 75	42 - 1 - 63
/R-120, Commercial, C.1	P. or Conservation	(section	(Hisck) (Let)
Applicant is: (circle one) (Own	er) (Les	see) (Contract Vendee) [A	ttach deed, contract of sale or lease agreement]
E-Mail Address:			
Previous Appeals regarding the s	ubject prem	ises:	
DATE		REQUEST	RESULTS
٨	10 RA	means liberd affe	emances (CT)
	1	//	
		11 1	
List all improvements (1 family of	lwelling, po	ol. cic.) Hot tub	Greenhouse / Family Dully
The owner shall submit with this	application	supporting materials including plans, e	levations, landscaping diagrams, traffic circulation
diagrams, neighborhood land use understand the request. List attack	maps, prop	erty survey, photographs of property and 5 ct 1 ct 2	dany other materials that will assist the Board to
		9 / (104)	
Is any portion of the property wit	hin 500 ft. o	of any state or county highway, town bo	oundary, parkway or public lands? VESDO
		Date: MANTE	or Green house
I, the applicant, am seeking perm	ission to:	Network 1985	a cross rives
CODE REQUIRES / ALLO	)WS	PROVIDED	VARIANCE REQUIRED
de Gree	roshurse	3	13
		"	
State of New York ) ss:			
			tion and knows the content thereof, and that the same is true to
	ters therein stat F-W- 20	ted to be on information and belief, and as to thos	se matters (he) (she) believes to be true
Sworr to before me this 13 day of	1 OVJ- 20	03	
Mile Wally			
Water Frank	)		
ALICE DAL	Y	1/	210
Notary Public, State No. 01DA634	5218	Petitioner Petitioner	Ph_ Date 2/15/23
Qualified in Putnal Commission Expires J	m County uly 25, 202	4	





MAR 9 C 2020



Our Standard model comes with all parts pre-cut, all drilling and measuring done at our factory and all hardware sorted for your convenience. Clear and fully illustrated directions guide you step by step. A few common household tools are all that you will need, no special skill is required. The dutch doors are standard equipment, pre-assembled and ready for hanging. All metal parts are galvanized for years of weather resistance. When completed your Greenhouse will be firm and strong...held together by steel bolts, plates and brackets. Our standard models have 4 sets of sliding vents to assure your plants a steady supply of fresh air.

RECEIVED TO MAR 9 8 2029 P. Cam shootened To

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