

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:

**MARCH 23, 2023 – 7:30 P.M.**

To hear the following applications:

**NEW APPLICATIONS:**

1. Application of **SANDRO & CHERYL EVANGELISTA** 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'

2. Application of **ANB HOLDINGS GCCM LLC** 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

3. 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'

4. 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



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

Application Date: 11/8, 2022

Application For (circle applicable): Area Variance (18015) Use Variance Interpretation 280A  
Name of Property Owner: Sandro & Cheryl Evangelista Address: 34 Steiner Dr Mahopac, NY  
Mailing Address: Same as above Phone Number(s): 10541  
Zoning District: R130 Tax Map: 64.5 - 1 - 62  
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>NO previous ZBA appearances</u>	<u>Dma</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwl, Shed, Pool

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Survey, photographs

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO (NO)  
Explain: \_\_\_\_\_

I, the applicant, am seeking permission to: Retain existing shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Rear</u>	<u>0'</u>	<u>10'</u>

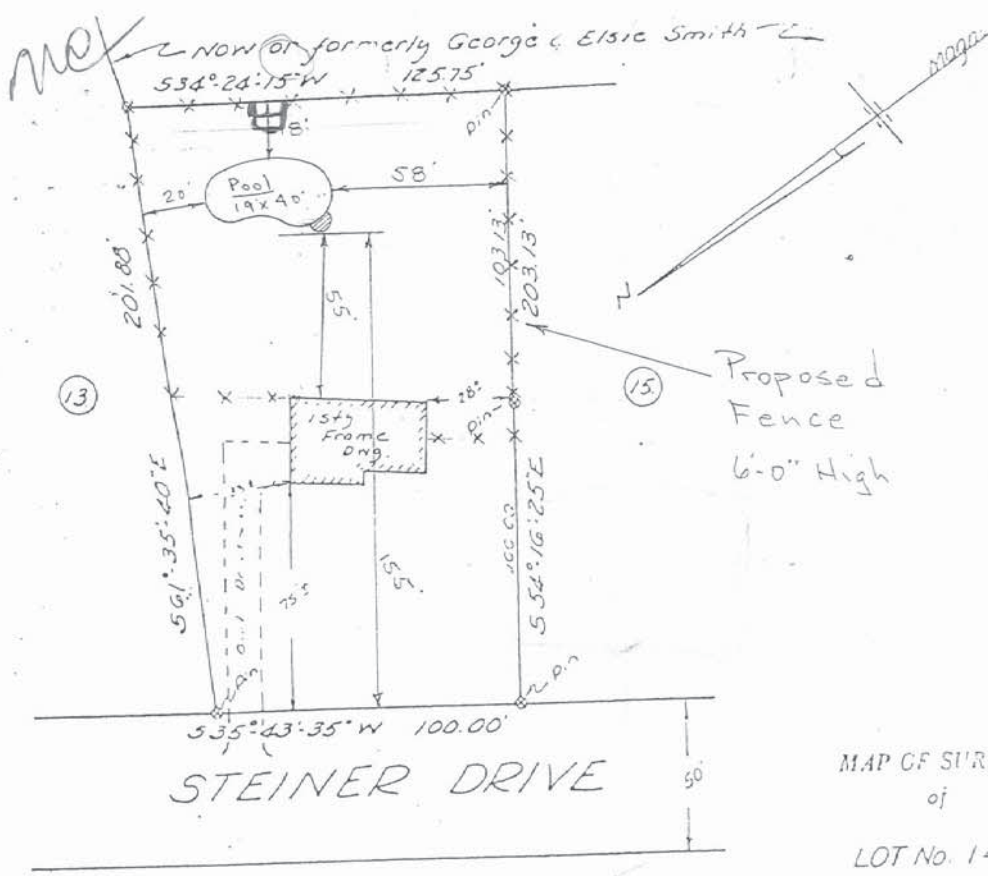
State of New York )  
County of Putnam )  
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and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

Sworn to before me this 8 day of Nov, 2022

Alice Daly  
Notary Public

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

Petitioner: Cheryl Evangelista Date 11/8/22



MAP OF SURVEY  
of  
LOT No. 14  
OF

AUSTIN DEVELOPMENT CORP.  
(County Filed Map No. 899)

TOWN OF CARMEL  
COUNTY OF PUTNAM  
NEW YORK.

Scale: 1 In. = 50 Ft. July 26, '15  
I certify that this map was made from an actual survey of the property.  
Survey completed on July 26, '15  
Map completed on July 26, '15

Certified to: The Peckskill Savings Bank, Peckskill, N.Y. and The Title Guarantee Company, #20002-14.

BURGESS & BEHR  
Professional Engineering & Land Surveying  
70 Glencida Avenue Carmel, N. Y.

*Gerrit H. Behr*

LEGEND  
⊙..... Indicates Iron Pin marked "Burgess Survey Point."

Property of  
Richard Shuman  
14 Steiner Drive  
Mahopac, New York

597 FB. 23 G  
F5-N.W.





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  
ANB Holdings GCCM LLC  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 3/2, 20 23

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: ANB Holdings GCCM LLC Address: 93 Teakettle Spout Rd Mahopac NY 10541  
Mailing Address: 60 McAlpin Ave Phone Number(s): -  
Zoning District: R Tax Map: 76.17.1-17

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>1998</u>	<u>lot subdivision</u>	<u>denied</u>
<u>1993</u>	<u>lot width</u>	<u>granted</u>

List all improvements (1 family dwelling, pool, etc.) None

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

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: Construct 1 family dwelling

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>170,000</u>	<u>42,680</u>	<u>77,320</u>

State of New York )  
                          ) ss:  
County of WESTCHESTER  
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.

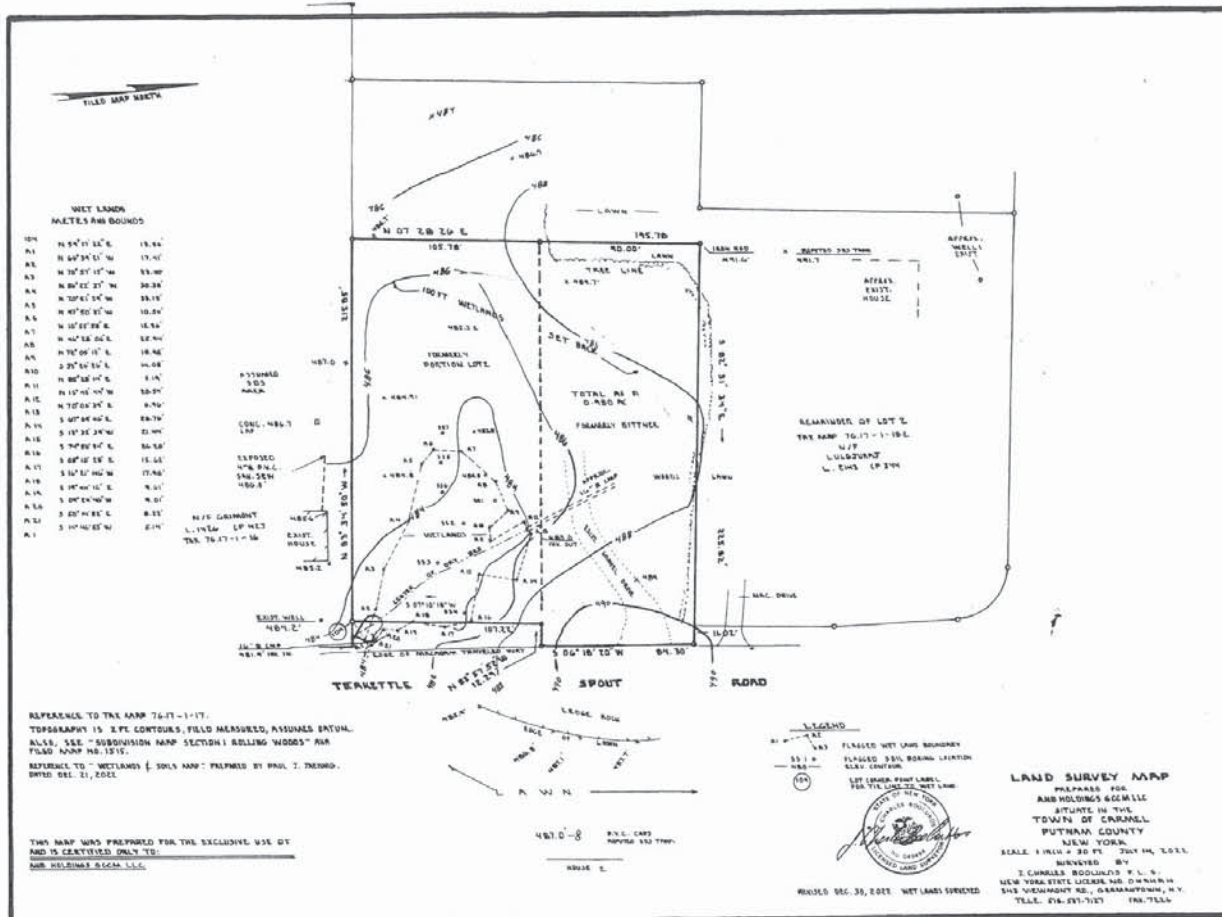
Sworn to before me this 3 day of MARCH 2023  
Eth Munoz  
Notary Public

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

Petitioner [Signature] Date 3-3-2023

**WETLAND NOTES:**

1. WETLANDS BOUNDARY SHOWN AS MAPPED ON SITE BY PAUL J. JÄENNING ON DECEMBER 21, 2022.
2. PROPERTY IS MORE THAN 100 FEET AWAY FROM THE STATE REGULATED WETLAND CF-9, AS CONFIRMED BY NYSDEC ON EMAIL DATED JUNE 9, 2022 FROM SARAH PAWIJCZAK.



REFERENCES TO THE MAP 76-17-1-17:  
 TOPOGRAPHY IS 3 FT. CONTOURS, FIELD MEASURED, ASSUMES DATUM.  
 ALL S, S&E - SUBDIVISION MAP SECTION 1 BOLLING WOODS AIR  
 TRV MAP NO. 1515.  
 REFERENCE TO "WETLANDS & SOILS MAP" PREPARED BY PAUL J. JÄENNING,  
 DATED DEC. 21, 2022.

THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF  
 AND IS CERTIFIED ONLY TO:  
 ANNE HOLDINGS LLC, LLC.

**LEGEND**  
 - - - - - FLAGGED WETLAND BOUNDARY  
 - - - - - FLAGGED 35% BORING LOCATION  
 - - - - - 35% BORING LOCATION  
 - - - - - LOT (UNDER POINT LABEL FOR THE 100' X 200' LOT)  
 - - - - - LEGAL ROAD  
 - - - - - FACE OF LAWN  
 - - - - - WETLAND

**LAND SURVEY MAP**  
 PREPARED FOR  
 ANNE HOLDINGS LLC, LLC  
 SITUATE IN THE  
 TOWN OF CARMEL  
 PUTNAM COUNTY  
 NEW YORK  
 SCALE: 1 INCH = 30 FEET  
 SURVEYED BY  
 I. CHANELL RODRIGUEZ P. L. C.  
 1500 YORK STREET, LICKING VALLEY, OHIO 44515  
 443 VERNON RD., GARDEN CITY, N.Y.  
 TEL: 516-571-7127 FAX: 516-571-7128



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7208 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7208, SUBSECTION 2.

PROJECT NAME: MAHOPAC HOUSE  
 PROJECT ADDRESS: 93 TEARLETTLE SPOUT ROAD, MAHOPAC, NY 10541

NO.	DATE	REVISION
2	2/23/23	ISSUED AS FINAL
1	1/10/23	REVISED DRAFT
0	1/19/23	ISSUED FOR REVIEW

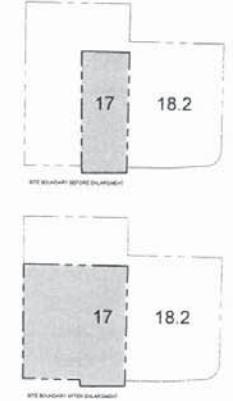
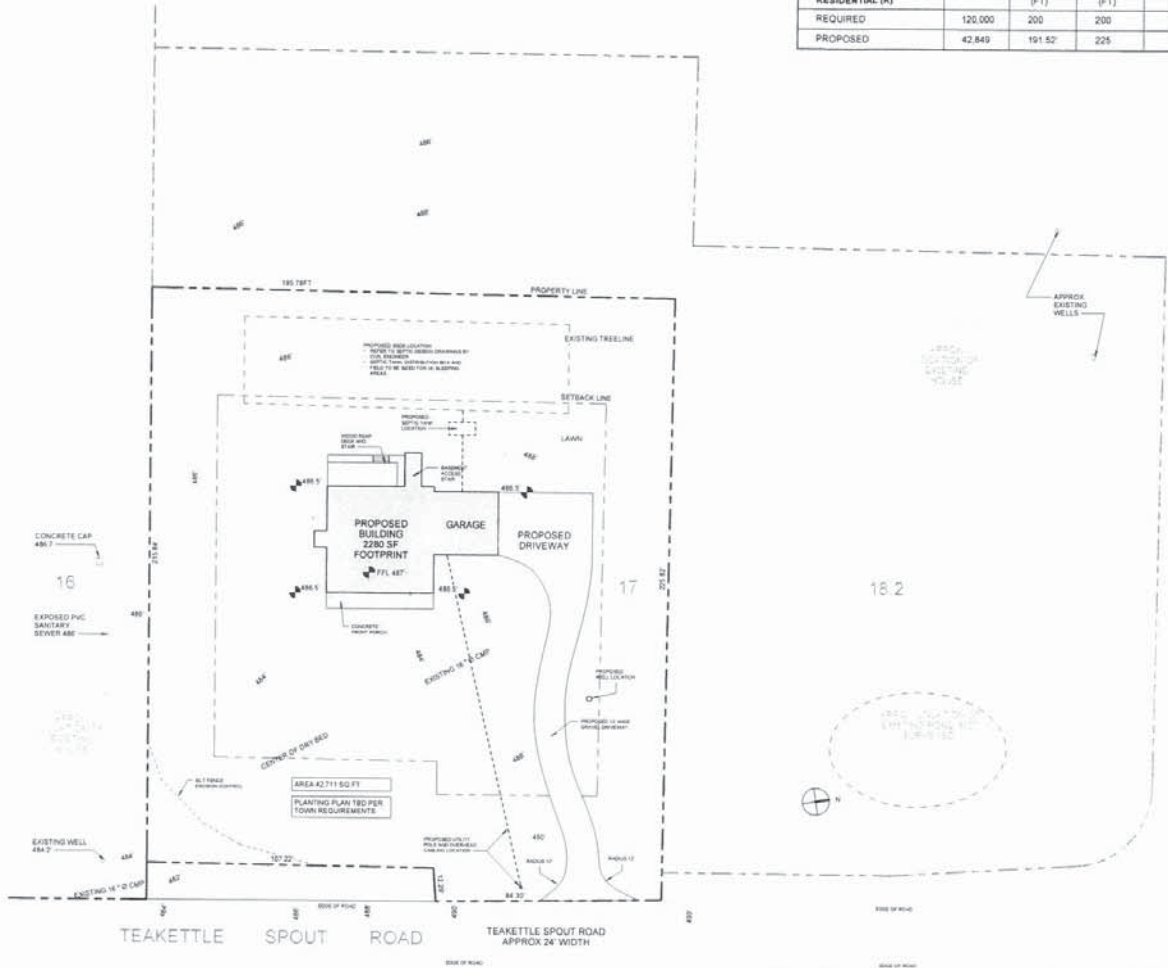
PROJECT NO: 202207  
 DRAWING FILE:  
 DRAWN BY: LR  
 CHECKED BY: AL  
 SHEET TITLE: EXISTING CONDITIONS  
 SHEET NUMBER: C-100

TOWN OF CARMEL, NY - DISTRICT ZONING REGULATIONS

RESIDENTIAL (R)	LOT AREA (SQ FT)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	HEIGHT LIMITS (FT)	MAXIMUM COVERAGE BUILDINGS
REQUIRED	120,000	200	200	40	25/25	40	35	15%
PROPOSED	42,849	191.52'	225	102	61/64	60	33.5	5%

All drawings, specifications, codes, amendments and conditions, supplements or references to any of the project or associated LEAP architectural drawings are the property of and owned by LEAP ARCHITECTURE. ANYONE WHOSE PROJECT FOR WHICH THEY ARE WORKING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEAP ARCHITECTURE. ANY REUSE OR ALTERATION OF ANY PROJECT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION AND CORRECTION FROM LEAP ARCHITECTURE.

Division of Planning  
 State of New York  
 100 South Avenue, Suite 1  
 Saratoga Springs, NY 12858  
 518.888.8438  
 www.leaparch.com



2 SITE ENLARGEMENT

1 SITE PLAN

LEAP ARCHITECTURE

LIVING ENVIRONMENTS | APPROPRIATE PROJECTS  
 250 SEAMAN AVE #2 NEW YORK, NY 10007 518.888.8438

REV DESCRIPTION DATE ISSUED

MAHOPAC HOUSE

151 TEAKETTLE SPOUT ROAD MAHOPAC, NY 10541  
 CLIENT NAME

SITE PLAN

Project Number 22-018.01  
 Date 28 DECEMBER 2022  
 Drawn By FD  
 Scale AS INDICATED

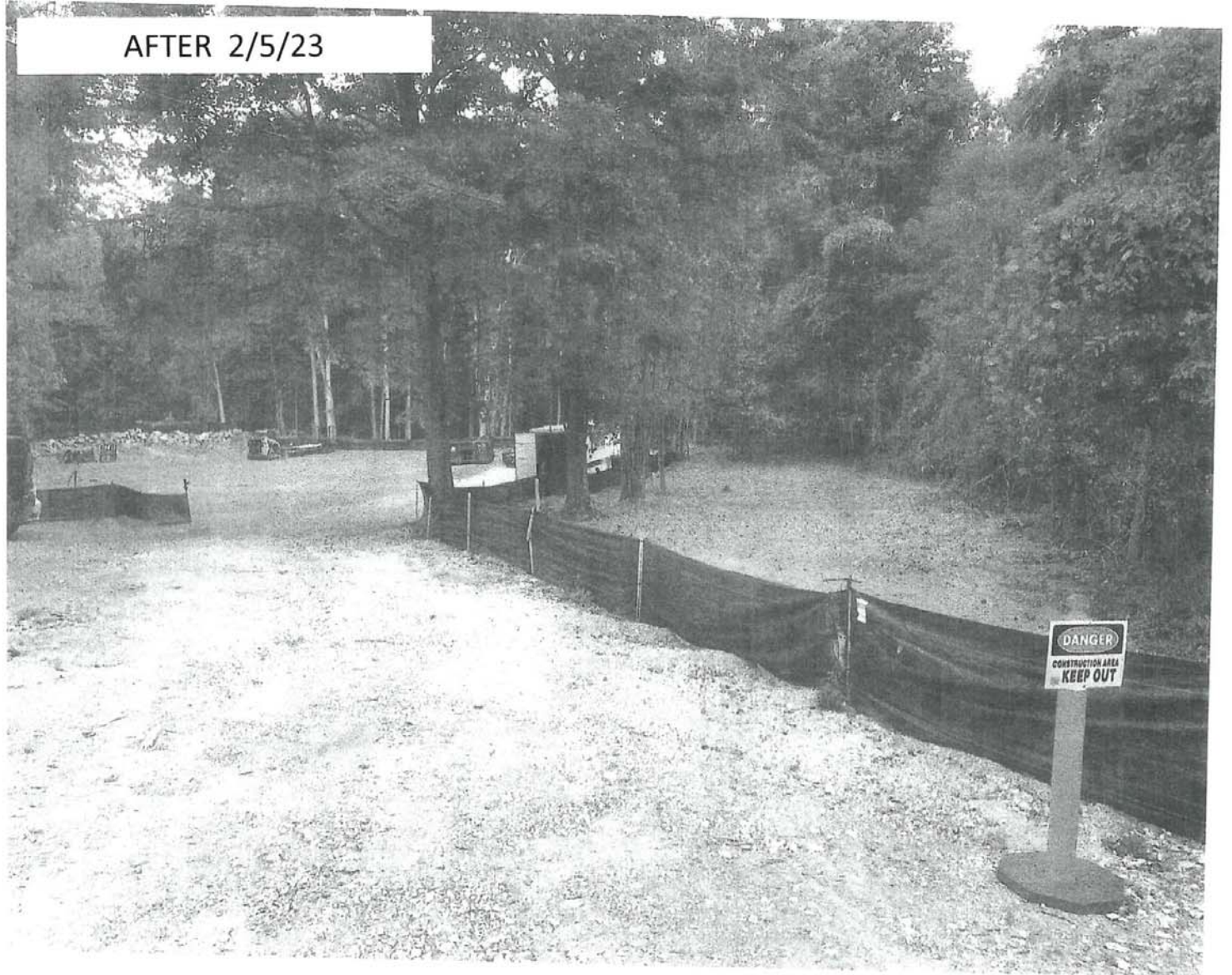
A-001  
 © Copyright LEAP



BEFORE 5/1/22



AFTER 2/5/23



AFTER 3/1/23





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MA*

IN THE MATTER OF THE APPEAL  
OF  
Chavez + Toranzo extension  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 3/3, 20 23

Application For (circle applicable): Area Variance 15ft-15' Use Variance Interpretation 280A  
 Name of Property Owner: Oscar Chavez + Giovanna Toranzo Address: 710 S. Lake Blvd Mahopac NY  
 Mailing Address: same Phone Number(s): (415) 10341  
 Zoning District: R120 Tax Map: 75.11 - 2 - 15  
 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>NO previous ZBA appearances</u>	<u>(DMA)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family House + Sted

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, photos

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO  
 Explain: Rt 16N/S. Lake Blvd; LAKE MAHOPAC

I, the applicant, am seeking permission to: Build addition to Kitchen (South Side of house)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15' Side</u>	<u><del>15'</del> 13.77'</u>	<u>1.23'</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 3 day of March 2023  
Patricia R. Genna  
 Notary Public

PATRICIA R. GENNA  
 Notary Public, State of New York  
 No. 05GE6132305  
 Qualified in Putnam County  
 Commission Expires 3-12-2027

Petitioner Giovanna Toranzo Date 3/3/23



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

**AUTHORIZATION FORM**

RE: Property of: Oscar Chavez Giovanna Brenzo  
Located at: 710 So. Lake Blvd (Address) (City, Town, Village)  
Tax Map #: 75.11 2 15  
In the matter of: Chavez Toranzo (Variance Request)

To whom it may concern:

This letter is to authorize David R. Adler  
a/an (check one) Attorney  Engineer  Architect  Other  (contractor)

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.

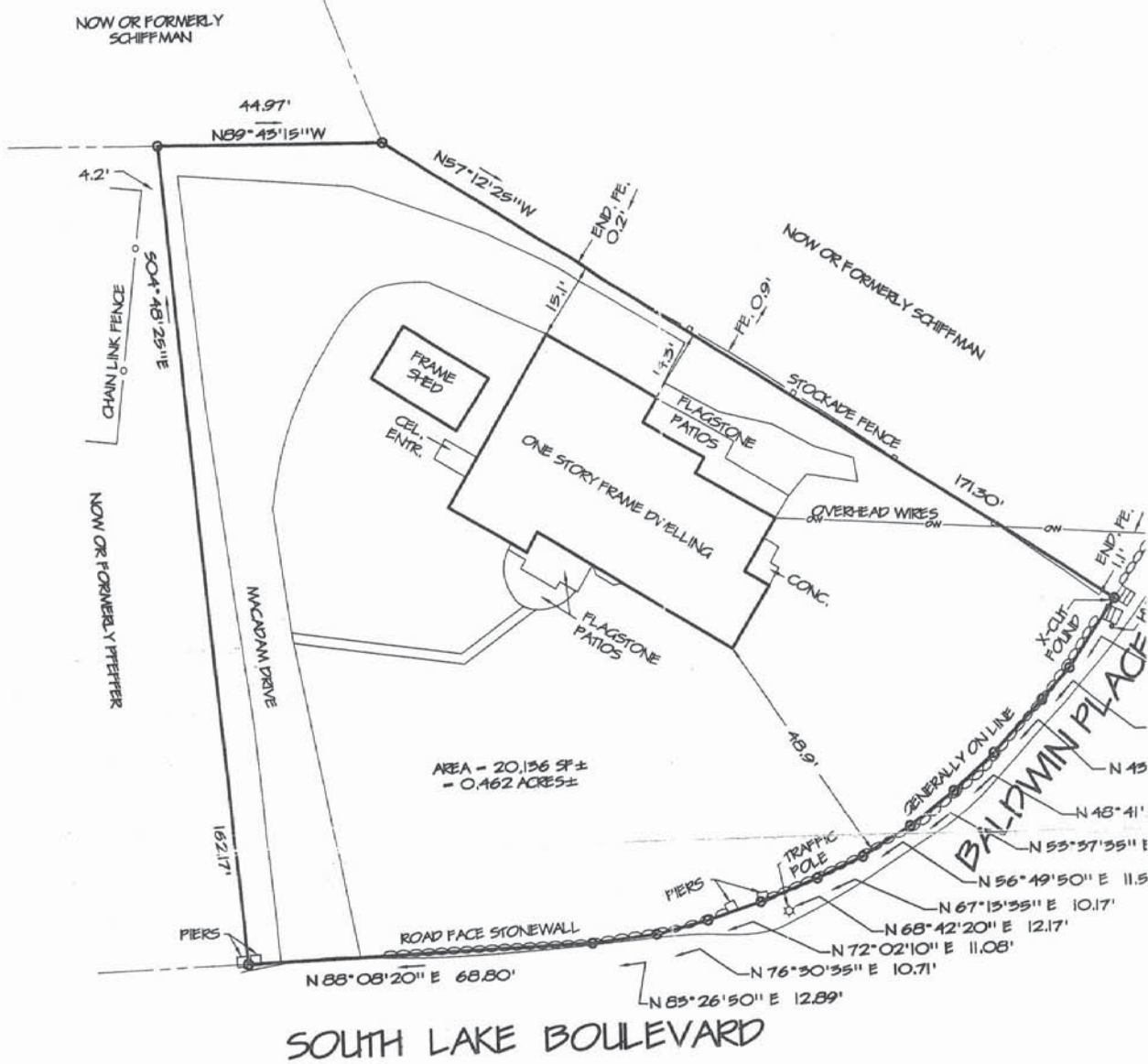
Countersigned: David R. Adler  
(Representative)  
(Print Name)

Signed: Giovanna Toranzo  
(Owner of Property)  
Giovanna Toranzo  
(Print Name)

Mailing Address: 19 Sunset Drive  
Thousand Oaks  
State: NY Zip: 10994  
Telephone # 914 557 2032  
Date: 3-3-09  
E-mail: adleradler48cg@aol.com

Mailing Address: 710 South Lake Blvd  
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.



AREA - 20,136 SF ±  
 = 0.462 ACRES ±

**SOUTH LAKE BOULEVARD**

**SURVEY OF PROPERTY**  
 PREPARED FOR  
**STEVEN G. SLOANE**  
 AND  
**ELIZABETH A. SLOANE**

SITUATE IN  
**TOWN OF CARMEL PUTNAM CO., N.Y.**  
**SCALE: 1" = 20'**  
**JUNE 11, 2003**  
 COPYRIGHT © 2003 ROBERT H. BERGENDORFF. ALL RIGHTS RESERVED

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

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

*Robert H. Bergendorff*  
**ROBERT H. BERGENDORFF**  
 N.Y. Lic. no. 40907 CT. Lic. no. 8000

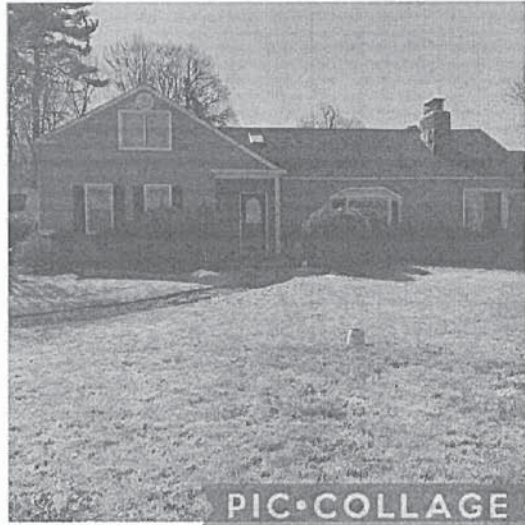
OFFICE OF RICHARD H. GORR  
 599 ROUTE 6 P.O. BOX 916

THE ALTE  
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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

*MC*

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

Application Date: 2/15 20 23

Application For (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A  
 Name of Property Owner: Breiman, KENNETH <sup>(SEE MAP)</sup> Kimberly Address: 7 Colonial Terrace Mahopac NY  
 Mailing Address: Same (Address) (City) (State) Phone Number(s): C  
 Zoning District: R- (R-121, Commercial, C/TIP, or Conservation) Tax Map: 75.42 - 1 - 63  
 (section) (Block) (Lot)  
 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>No previous board appearances</u> <u>RT</u>	

List all improvements (1 family dwelling, pool, etc.) Hot tub / Greenhouse / Family Dally

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, Photos, Brochure

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? (YES) No  
 Explain: RT 6

I, the applicant, am seeking permission to: Retain ~~the~~ Greenhouse

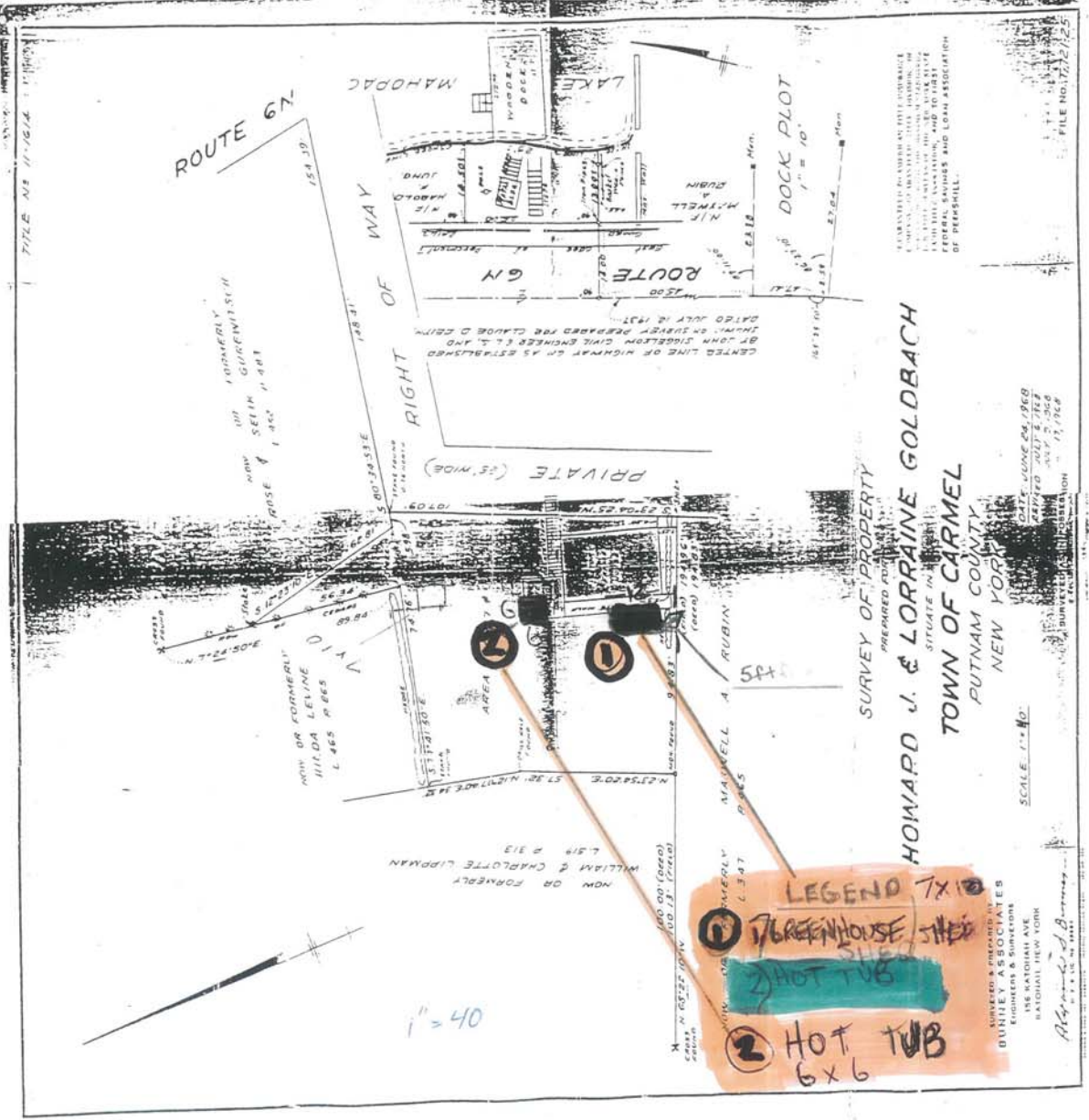
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' Greenhouse</u>	<u>5'</u>	<u>15'</u>

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 15 day of Feb. 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: [Signature] Date 2/15/23



SURVEY OF PROPERTY  
 PREPARED FOR  
**HOWARD J. & LORRAINE GOLDBACH**  
 SITUATE IN  
**TOWN OF CARMEL**  
**PUTNAM COUNTY**  
**NEW YORK**

**LEGEND TX 10**  
 1 GREENHOUSE 31x42  
 2 HOT TUB  
 2 HOT TUB 6x6

DATE: JUNE 04, 1968  
 RAISED: JULY 8, 1968  
 SURVEYED: JULY 2, 1968  
 FILE NO. 72-25

SURVEYED & PREPARED BY  
**BUNNEY ASSOCIATES**  
 ENGINEERS & SURVEYORS  
 NATIONAL NEW YORK

1" = 40'

EXAMINED BY ARCHITECT FOR THE PURPOSE  
 OF DETERMINING THE LOCATION OF THE  
 FEDERAL SAVINGS AND LOAN ASSOCIATION  
 OF DEERHILL.



TOWN OF CARMEL RECEIVED  
MAR 03 2023  
Anne Spofford



*Santa Barbara*

## STANDARD

*One of America's finest greenhouses for the special gardener.*

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.

3

