

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:

JUNE 22, 2023 – 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of **FRANK GIORDANO** for an Interpretation of Section 156-15. Applicant seeks Interpretation that the apartment above garage is legally pre-dated, or in the alternative, a Use Variance to permit same to continue. The property is located at 23 Seminary Hill Road, Carmel NY and is known as Tax Map #55.6-1-68.
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.

Code Requires/Allows	Provided	Variance Required
Dock:		
Lake frontage 50'	6'	44'

Minimum Depth 30'	4'	26'
Minimum Area 3000	96	2904

NEW APPLICATIONS:

3. Application of **RODOLFO ROGUE** for a Variation of Section 156-20 seeking a Variance for permission to retain 6' fence in front yard. The property is located at 116 Gleneida Avenue, Carmel NY and is known as Tax Map #44.13-2-70.

Code Requires/Allows	Provided	Variance Required
4'	6'	2'

4. Application of **SONJA TSALDARIS FAMILY TRUST** for a Variation of Section 156-15 seeking an Area Variance for permission to retain shed. The property is located at 58 Steiner Drive, Mahopac NY and is known as Tax Map #64.9-1-10.

Code Requires/Allows	Provided	Variance Required
10'	1'	9'

5. Application of **A.GUAMAN & D.FERNANDEZ** for a Variation of Section 156-15 seeking an Area Variance for permission to retain addition, deck & stairs. The property is located at 619 Route 6N, Mahopac NY and is known as Tax Map #75.6-2-65

Code Requires/Allows	Provided	Variance Required
20' rear	13' addition	7'
20' rear	12' landing deck	8'
20' rear	10' deck to patio	10'

6. Application of **728 ROUTE 6, LLC** for a Variation of Section 156-15, 156-41C(9) seeking a Variance for permission to alter originally variances front yard; new setback will 15'. Code requires commercial building to exist more than 25' from property line to have free standing sign; building is 15' from property line. The property is located at 728 US Route 6, Mahopac NY and is known as Tax Map #76.22-1-54

Code Requires/Allows	Provided	Variance Required
Front Yard 40'	15'	25'
32 s.f. free standing sign	40 s.f. proposed (2 sides combined)	8 s.f.
Sign not allowed if Building is less than 25' from property line	15' from property line.	Sign location variance
25' Side	17.3'	7.7'

7. Application of **Laura Molen** for a Variation of Section 156-10A seeking a Variance for permission to construct tent on property without principal. The property is located at 8 Canopus Island, Mahopac NY and is known as Tax Map #75.8-1-21

Code Requires/Allows	Provided	Variance Required
Accessory dwellings on lots with Principal.	Accessory only.	To allow Accessory without Principal.

MISCELLANEOUS:

MINUTES:

- April 27, 2023
- May 25, 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

*make
attached
5/9/23
Sara*

IN THE MATTER OF THE APPEAL
OF
Frank Giordano
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: **Frank Giordano** Address: **23 Seminary Hill Road, Carmel, NY**
Mailing Address: **3811 Perry St., Jefferson Valley, NY** Phone Number(s): _____
Zoning District: **C.M.M.** Tax Map: **55.6** - **1** - **68**

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
1978	Approve subject apartment	Denied

List all improvements (1 family dwelling, pool, etc.) **main house w/2 apartments, 2 story frame 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: affidavit, memorandum of law, assessment card

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Seminary Hill Road is a Town road

I, the applicant, am seeking permission to: see attached

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

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 May, 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 _____ Date _____
[Signature]

ATTACHMENT

Applicant seeks interpretation that the apartment above garage is legally pre-dated or in the alternative a use variance to permit same to continue.



AUTHORIZATION FORM

RE: Property of: Frank Giordano
(Owner)
Located at: 23 Seminary Hill Road, Carmel
(Address) (City, Town, Village)
Tax Map #: 55.6-1-68
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.

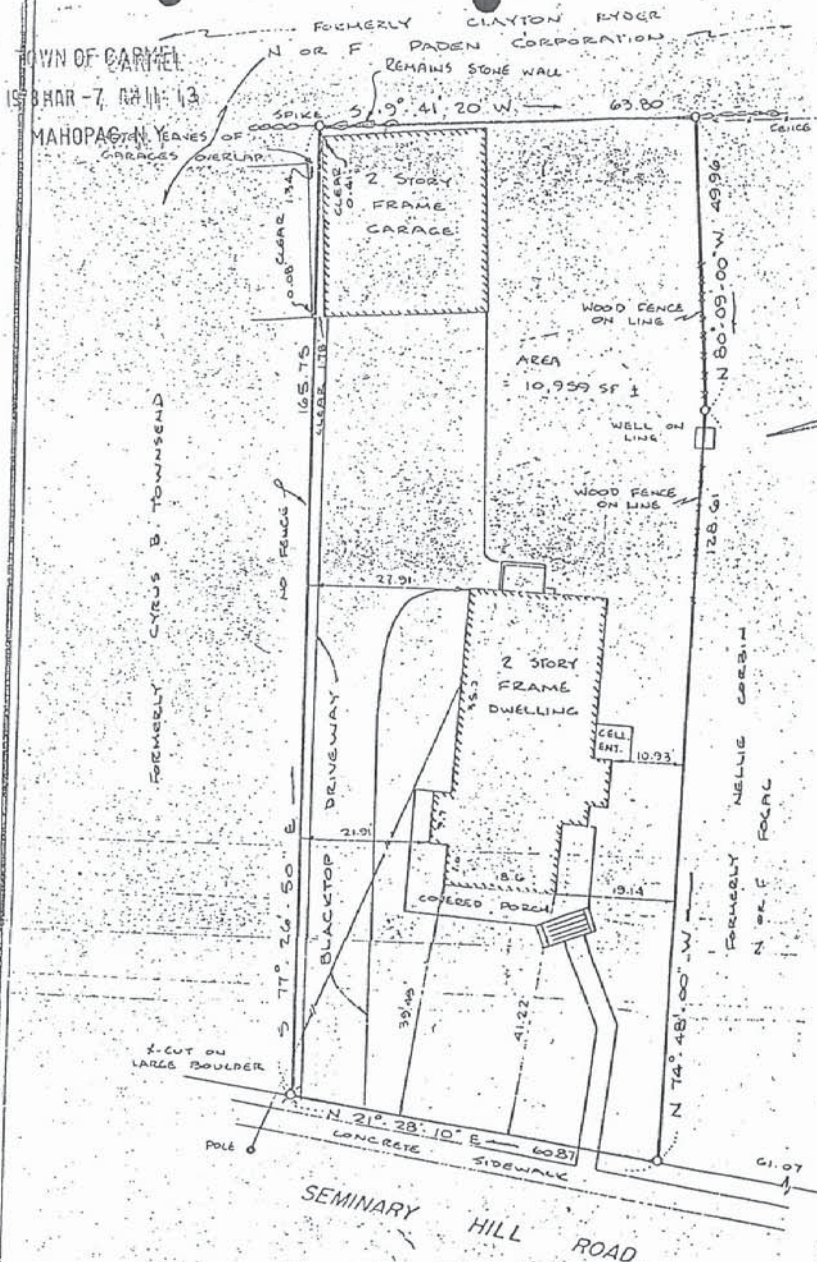
Countersigned: _____
(By Counterparty)
William A. Shilling, Jr., Esq.
(Print Name)

Signed: _____
(Owner/Proprietor)
Frank Giordano
(Print Name)

Mailing Address: 1961 Route 6, Suite U3
Carmel
State: NY Zip: 10535
Telephone # 845-225-7500
Date: 5/9/2023
E-mail: waslaw@shillinglegal.com

Mailing Address: 3811 Perry St.
Jefferson Valley
State: NY Zip: 10535
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
 TO BE CONVEYED TO
JOHN W. & JULIA M. CA
 SITUATE IN

DECISION AND ORDERFile No. 1978-3-3
TM 18-3-17Name of petitioner: Giovanni Grioli
Address: 23 Seminary Hill, Carmel, New York
Location of property: 23 Seminary Hill, Carmel, NE Corner

Nature of petition: Variation of Sec. 63-9.3 - Permitted Principal Uses in a multi-family residence district.

PRESENT: Chairman, Joseph Girven, Michael A. Bibbo, Jr., Richard Lowenstein, Michael J. Meany, Wm. K. Wallis, Morrie Koblenz, Walter Pritchett, Building Inspector, Nick Molle, Zoning Inspector, Marge Agor, Deputy Building Inspector, Louis Goldstein.

The above referred to petition having been duly advertised for a public hearing in the Putnam County Courier the official paper of the Town of Carmel, in the issue published on March 15, 1978 and the matter having duly come on to be heard before a duly convened meeting of the board on March 23, 1978, at the Town Hall, Mahopac, N. Y., and all the facts, matters and evidence produced by the petitioner, by the administrative official concerned, and by interested parties having been duly heard, received and considered, and due deliberation having been had, the following decision is hereby made:

FINDINGS OF FACT:

Application concerns property located at 23 Seminary Hill Road in an R.M.F. zone in Carmel, New York. Applicant seeks permission to complete another dwelling unit in the garage at the subject premises.

The applicant was represented by her nephew, Peter Copollo, who stated that Mrs. Grioli has one family living above her and wishes to make an apartment in the garage for her son. Applicant said that the property is serviced by Town water and sewer facilities and she plans to install a kitchen in the proposed third dwelling unit. Mrs. Grioli indicated that the hardship she suffers is the illness of her husband. A Board member expressed concern over what would happen to the proposed third apartment should the applicant's son vacate it at some time in the future. Mr. Copollo responded that the applicant has a rented apartment upstairs from which she derives income. Additionally, the son plans to pay rent for the proposed third apartment should it be approved.

CONCLUSION

After due deliberation the Board concluded that the proposed variance request would require 24,000 sq. ft. for three dwelling units while the applicant has only 10,959 sq. ft. The Board reasoned that allowing the variance would overburden the property and create an excessive abuse of the discretionary power of the Board to grant area variances.

DECISION

Request for a variance is denied
ORDERED, that the petition be and same hereby is DENIED .

Dated, Mahopac, N. Y.,
on April 18 19 78
Filed in the office of the
Town Clerk, Mahopac, N. Y.,
on April 20 19 78
Submitted to Putnam
County Planning Board
on 19
Approved By the Putnam
Planning Board
on 19

Joseph F. Scully
Chairman
Margaret M. Moore
Clerk

Mr. & Mrs. Giovanni Grioli

23 Seminary Hill Rd., Carmel, N.Y.

TM #18-3-17

RMF

Permission to complete another dwelling unit above existing garage.

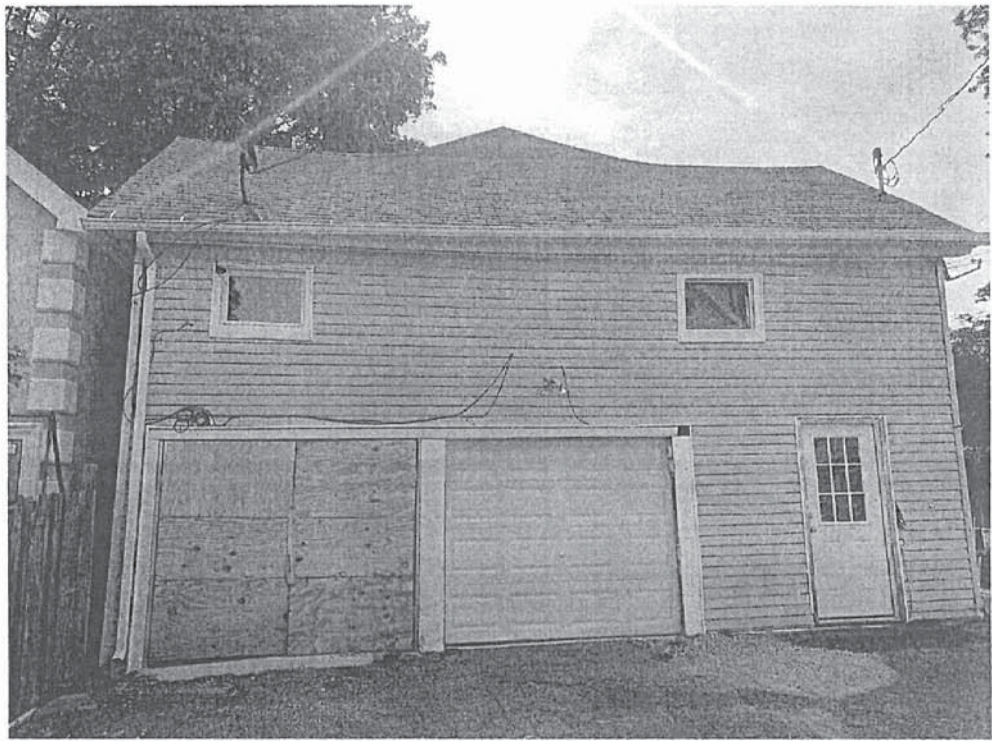
Denied - March 7, 1978

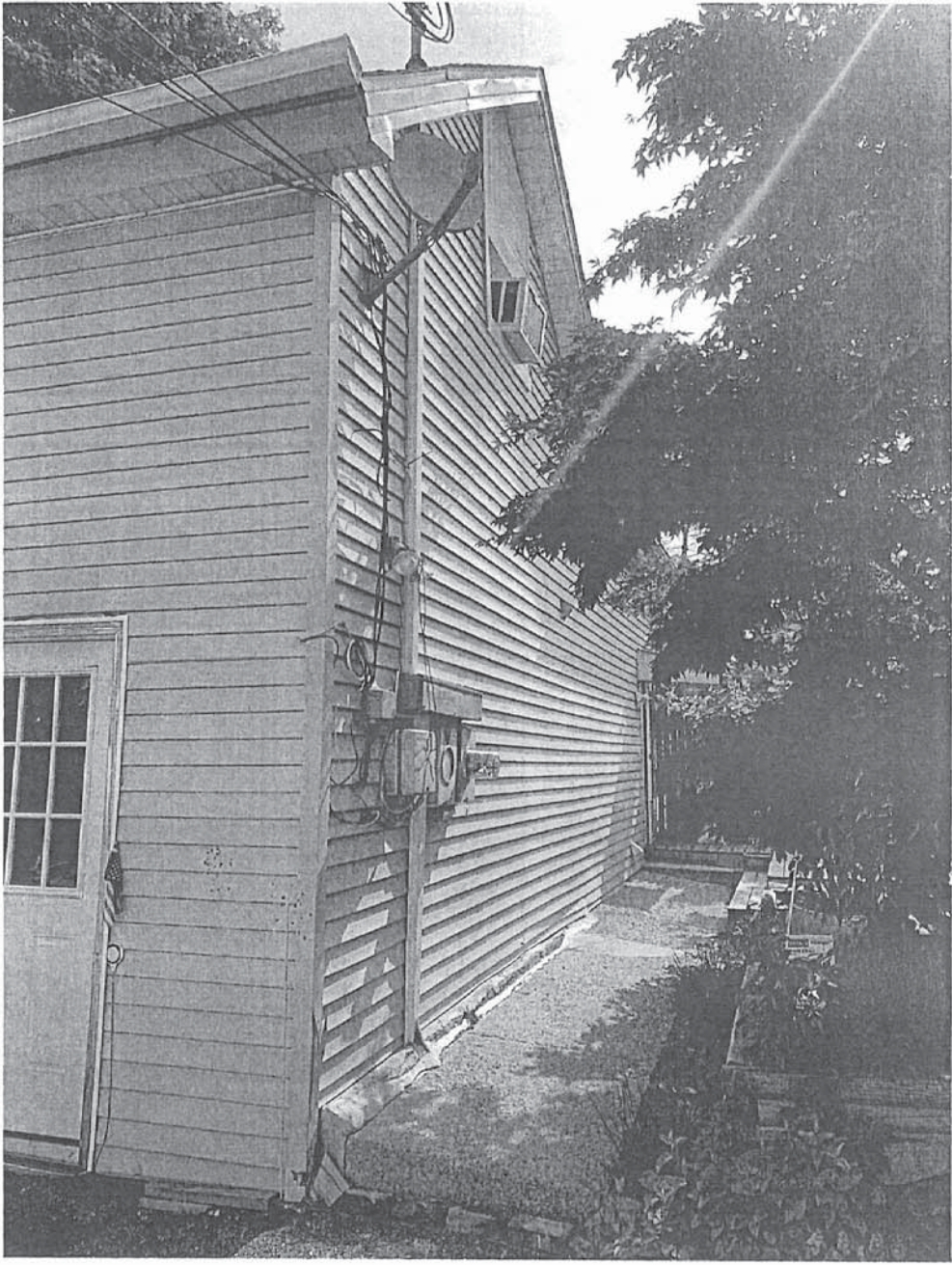
There are existing two dwelling units on the lot at present, an additional dwelling unit would be in violation of the permitted uses in RMF zone.

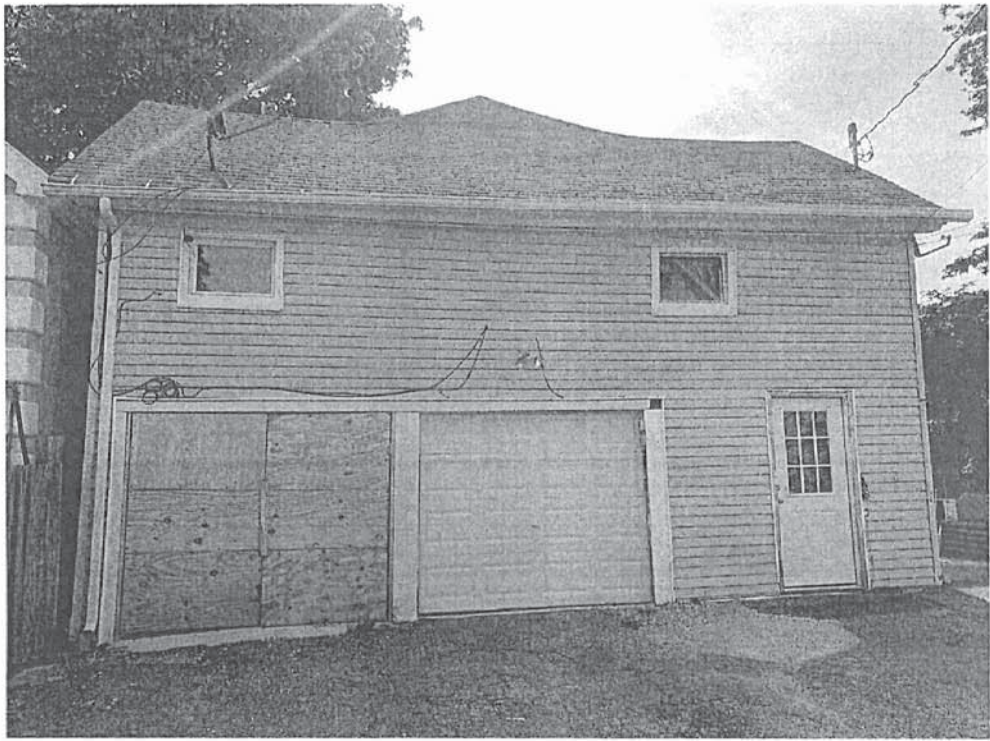
TOWN OF CARMEL
1978 HAR - 7 RHM: 13
MAHOPAC, N.Y.

Michael M. ...
TOWN OF CARMEL
MAHOPAC, N.Y.













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
	<u>See attached</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 9th day of May 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, 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'	44' 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.

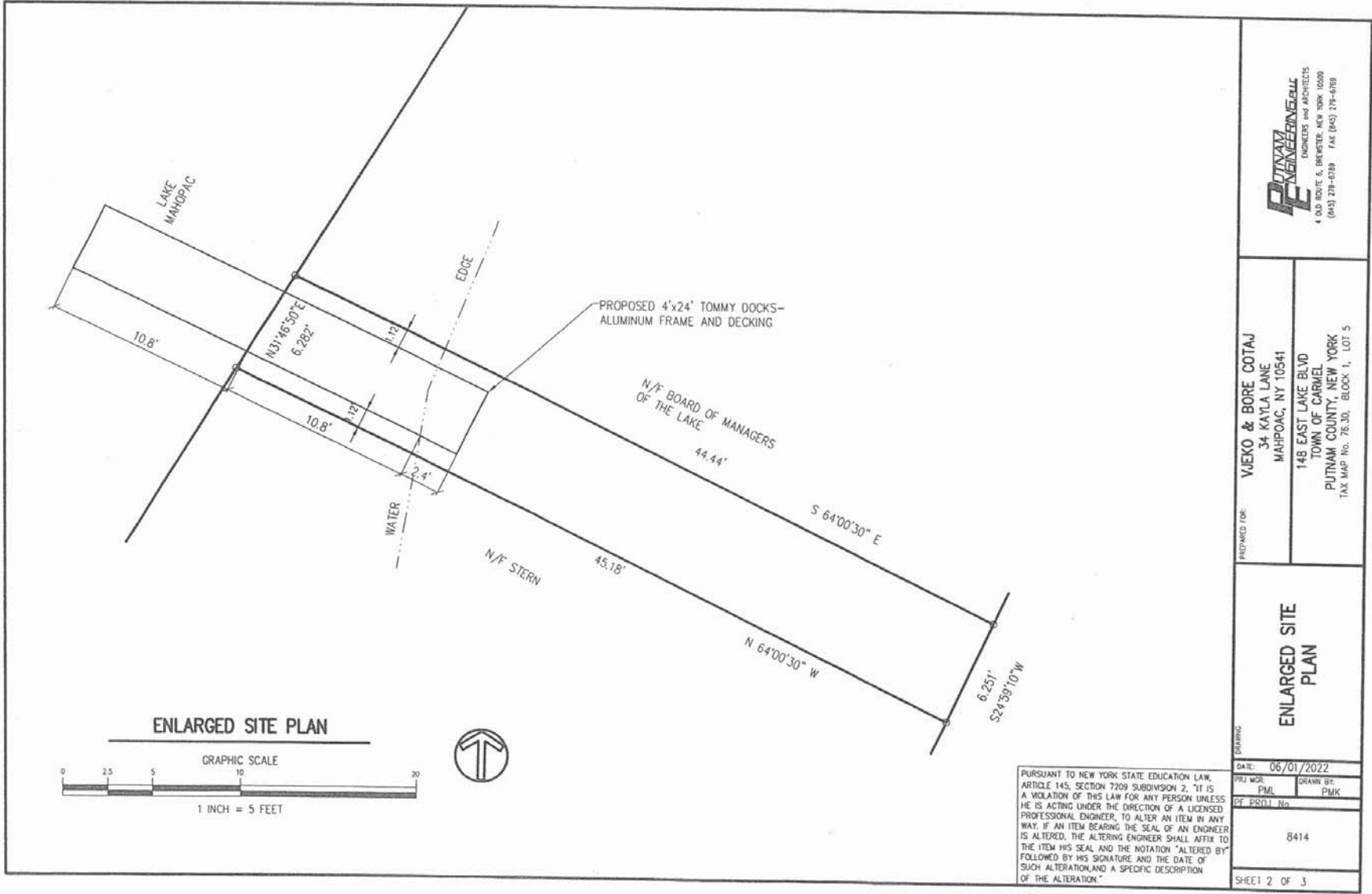
Countersigned: _____
(Representative)
William A. Shilling, Jr., Esq.
(Print Name)

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@shillinglegal.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.



PUTNAM ENGINEERING
ENGINEERS and ARCHITECTS
4 OLD ROUTE 6, BRIDGEVILLE, NEW YORK 10599
(845) 278-6789 FAX (845) 278-6788

PREPARED FOR:
VJEKO & BORE COTAJ
34 KAYLA LANE
MAHOPOAC, NY 10541
148 EAST LAKE BLVD
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP No. 76.30, BLOCK 1, LOT 5

**ENLARGED SITE
PLAN**

DATE: 06/01/2022
PRJ MGR: PML
DRAWN BY: PMK
PT. PROJ. No.

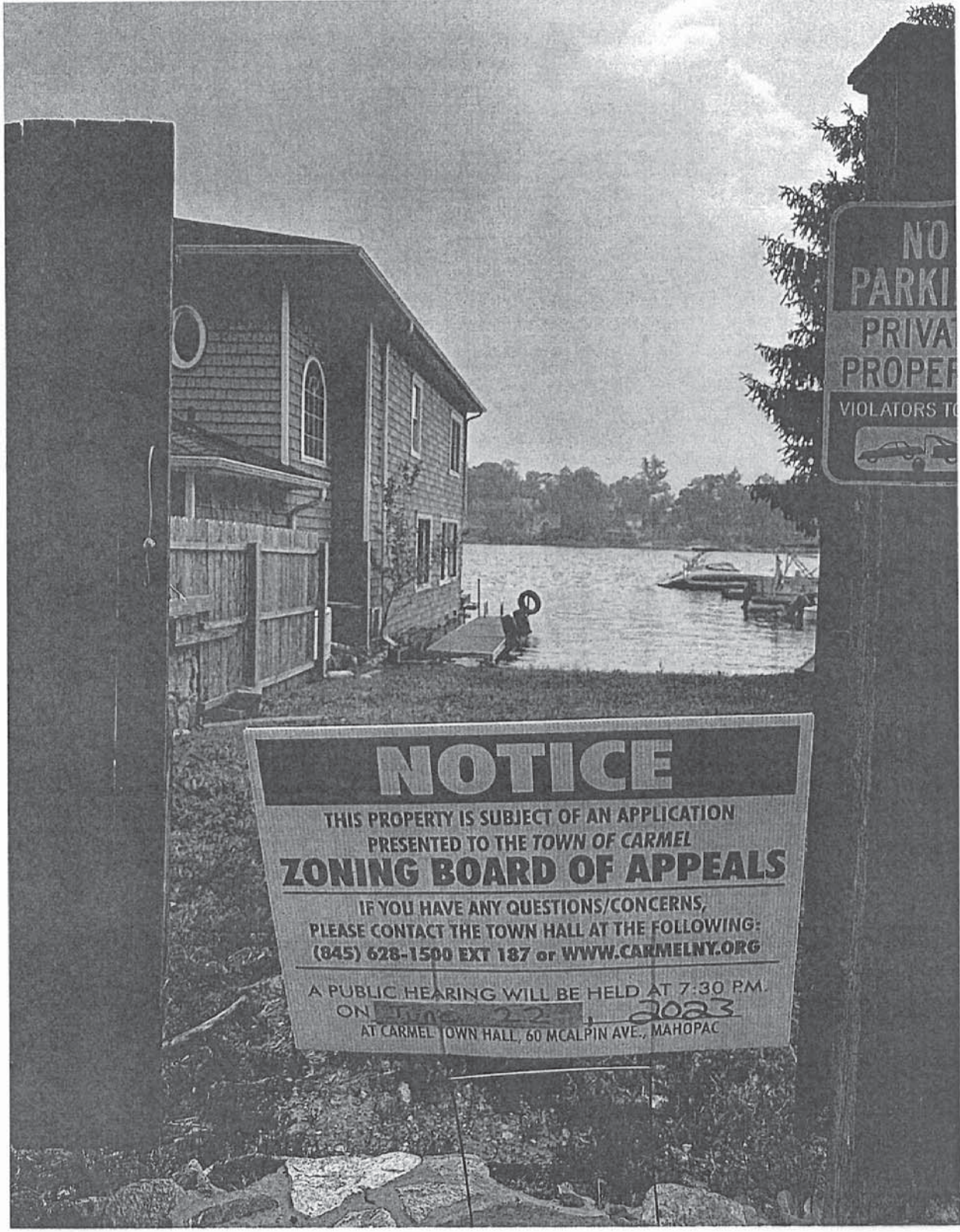
8414

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 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."



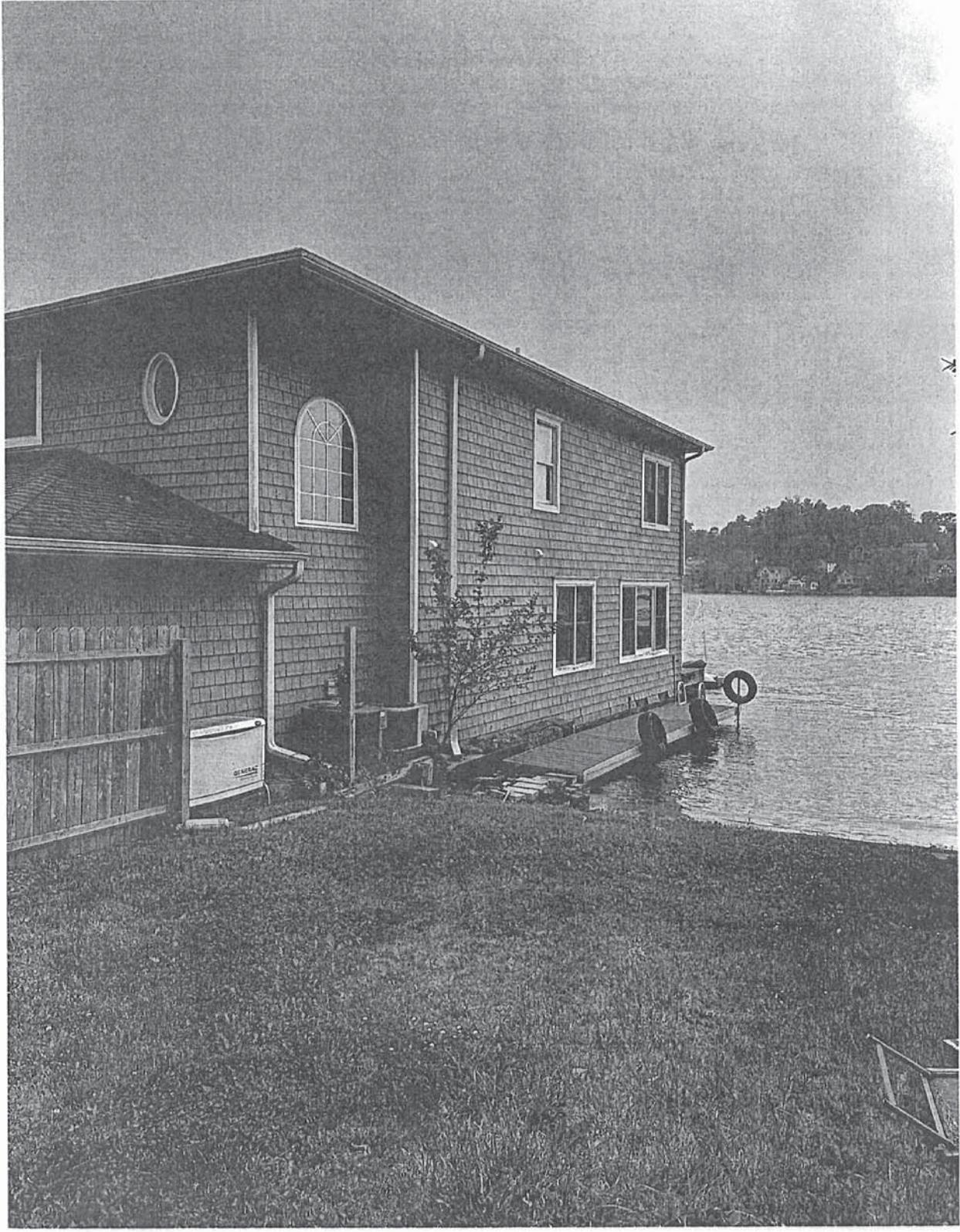
**NO
PARKING
PRIVATE
PROPERTY**
VIOLATORS TOWED

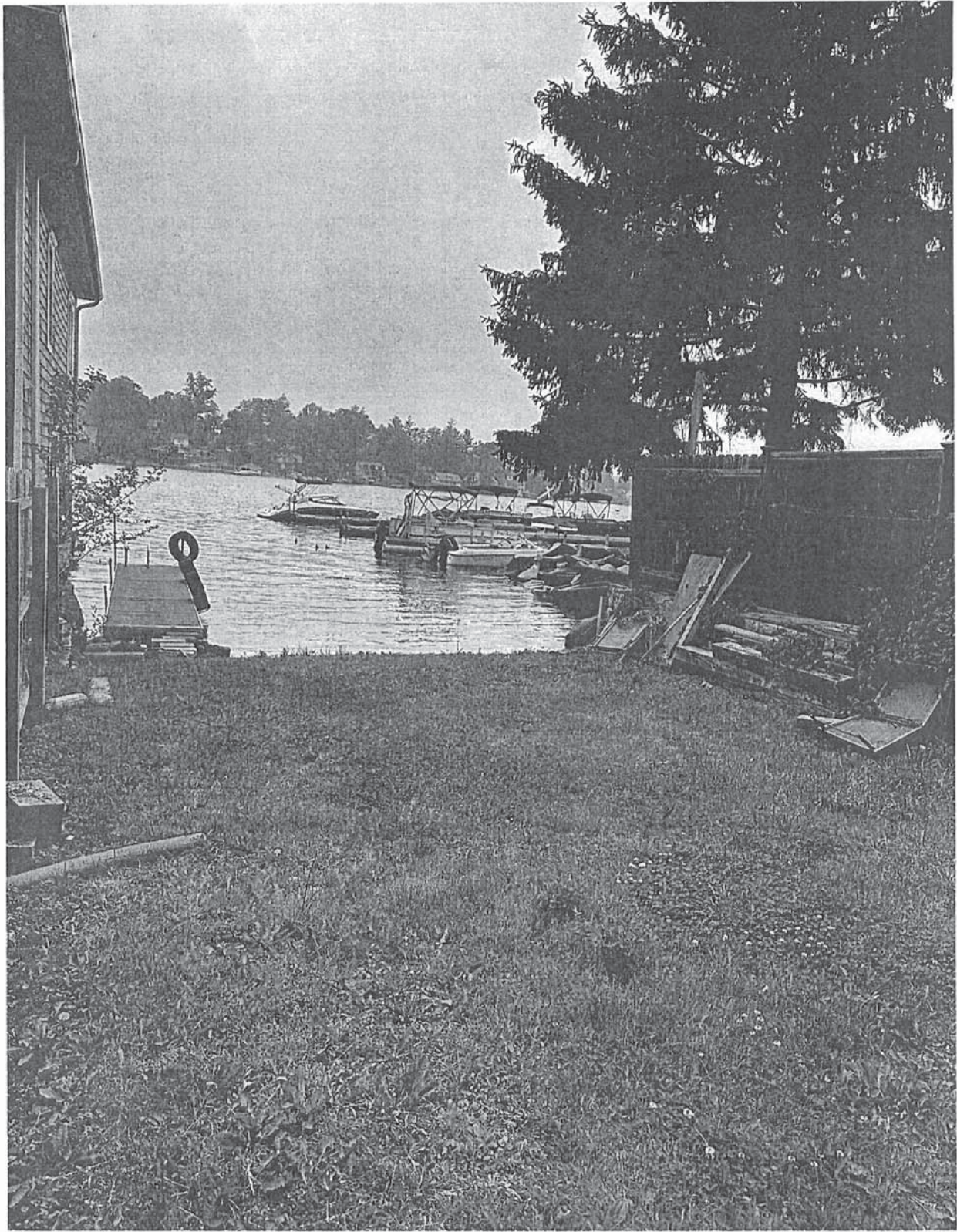
NOTICE
THIS PROPERTY IS SUBJECT OF AN APPLICATION
PRESENTED TO THE TOWN OF CARMEL
ZONING BOARD OF APPEALS
IF YOU HAVE ANY QUESTIONS/CONCERNS,
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:
(845) 628-1500 EXT 137 or WWW.CARMELNY.ORG
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.
ON JUNE 22, 2023
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MAHOPAC

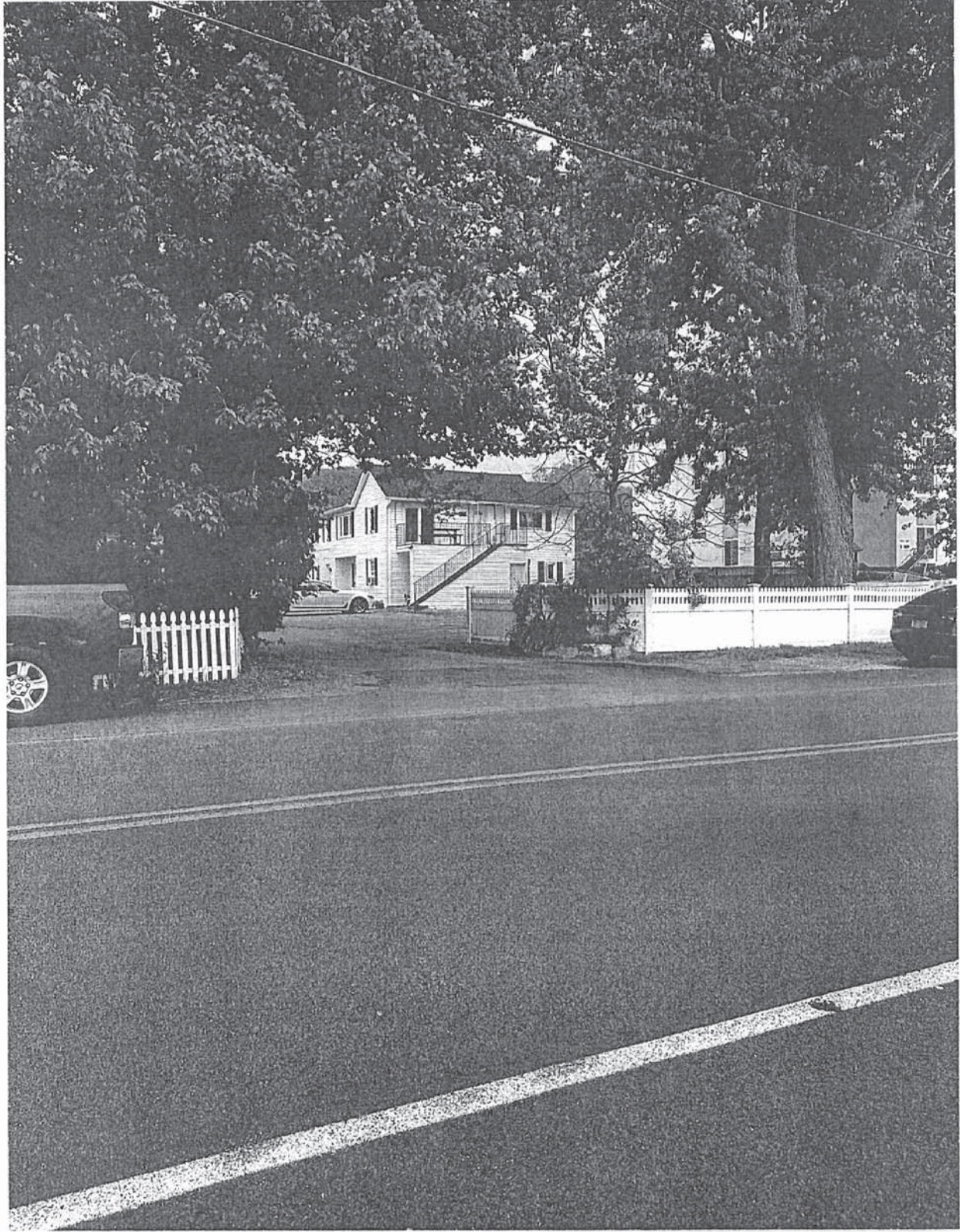


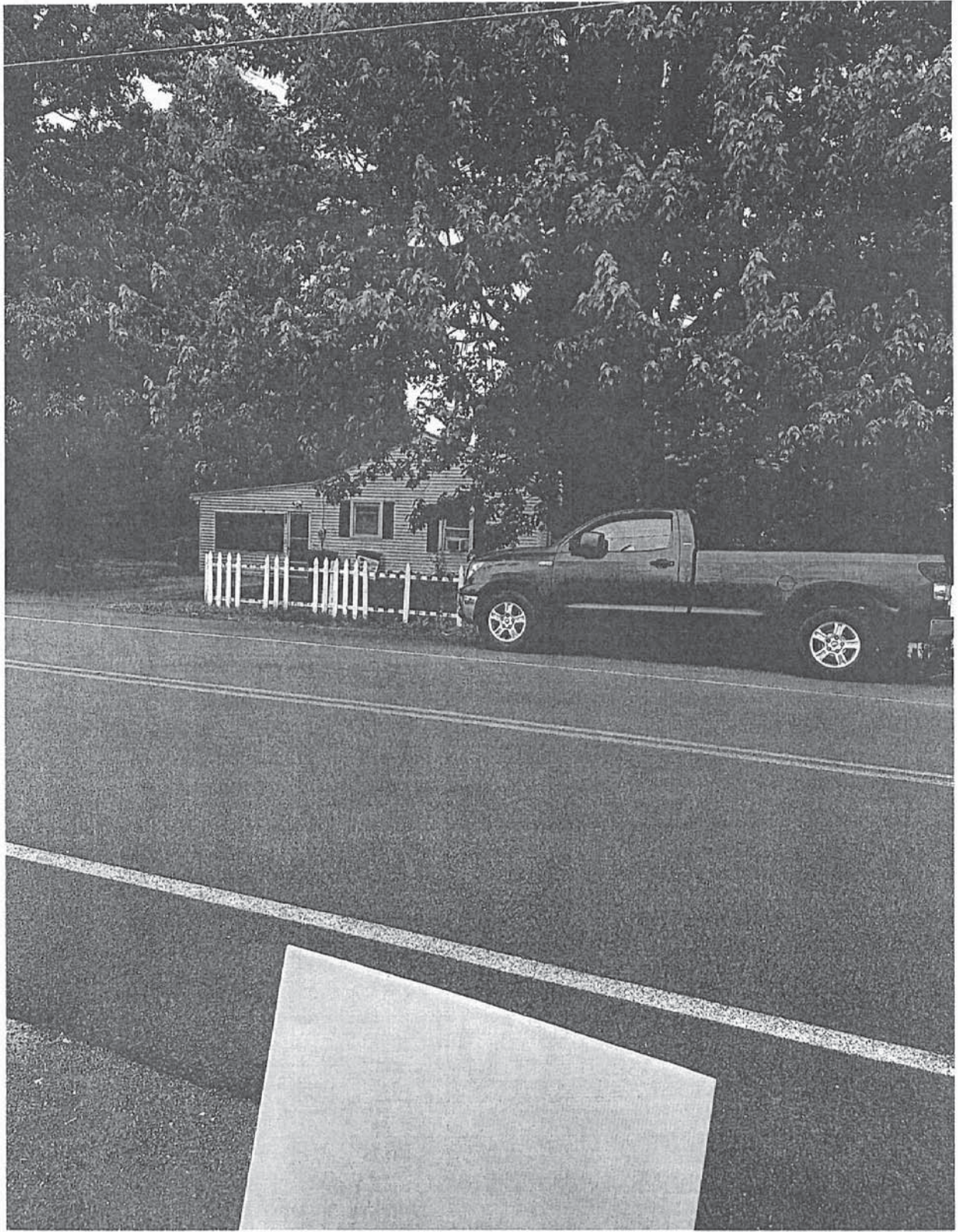
NO
PARKING
PRIVATE
PROPERTY
VIOLATORS TO

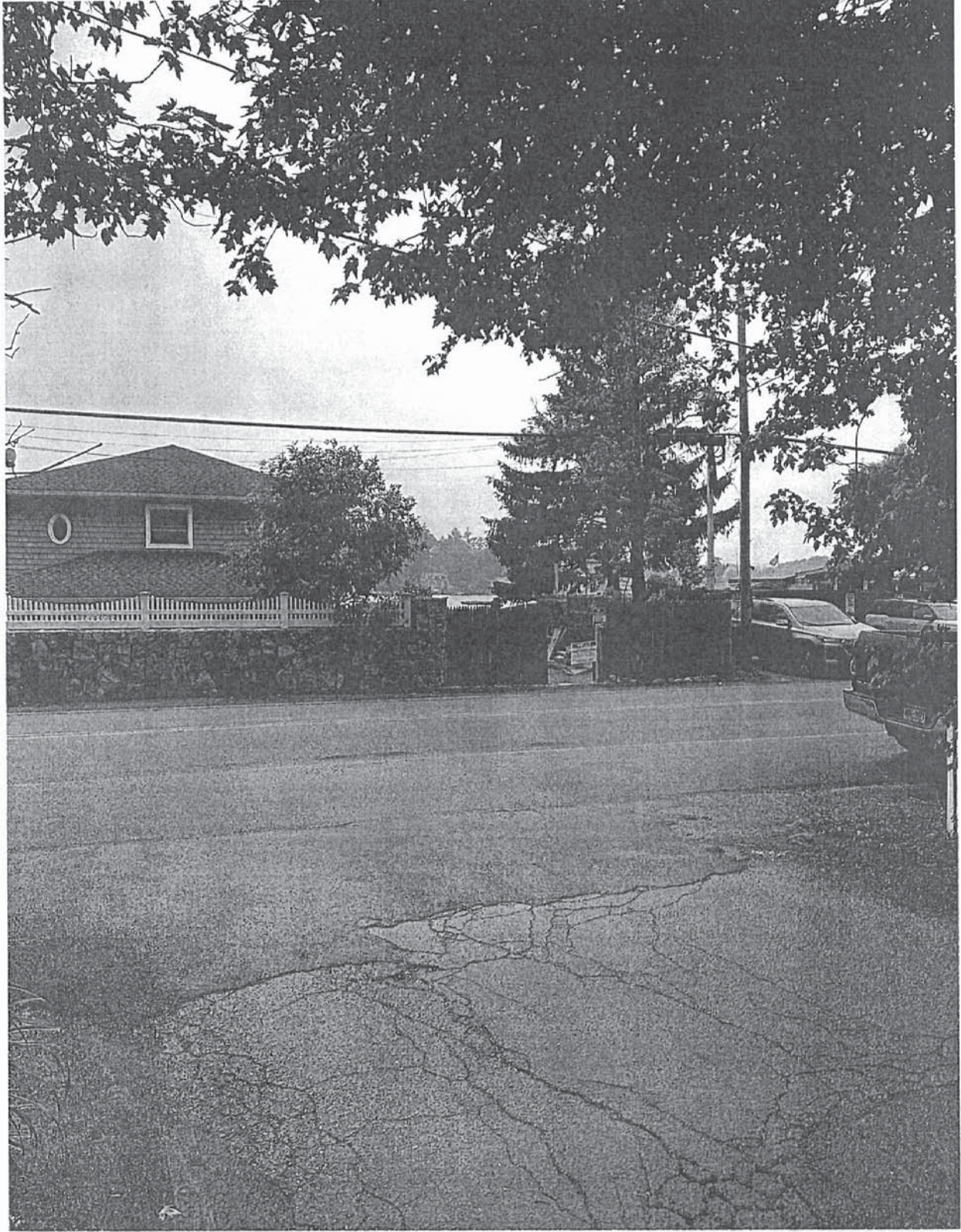

NOTICE
THIS PROPERTY IS SUBJECT OF AN APPLICATION
PRESENTED TO THE TOWN OF CARMEL
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IF YOU HAVE ANY QUESTIONS/CONCERNS,
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AT CARMEL TOWN HALL, 60 MCALPIN AVE., MAHOPAC

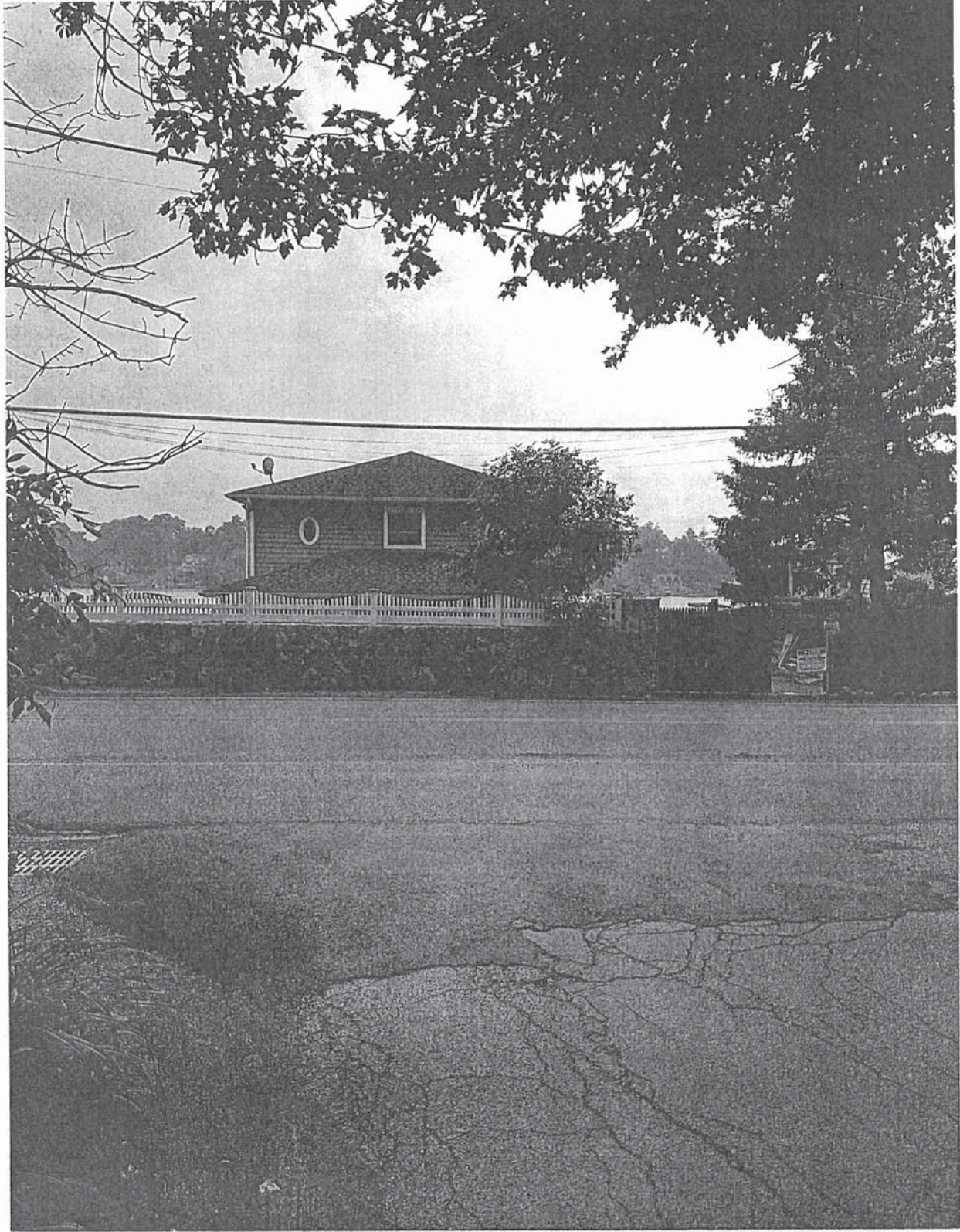


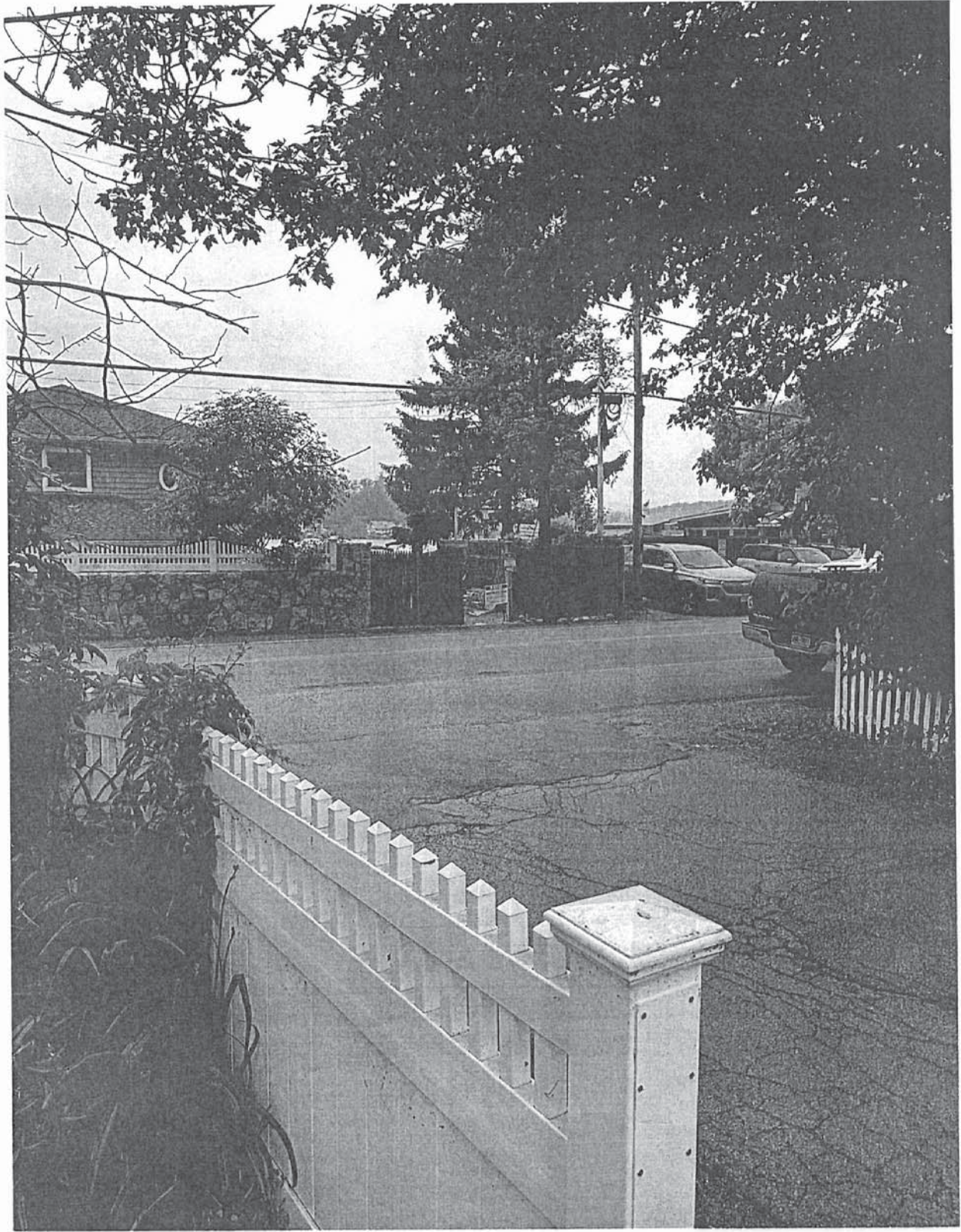


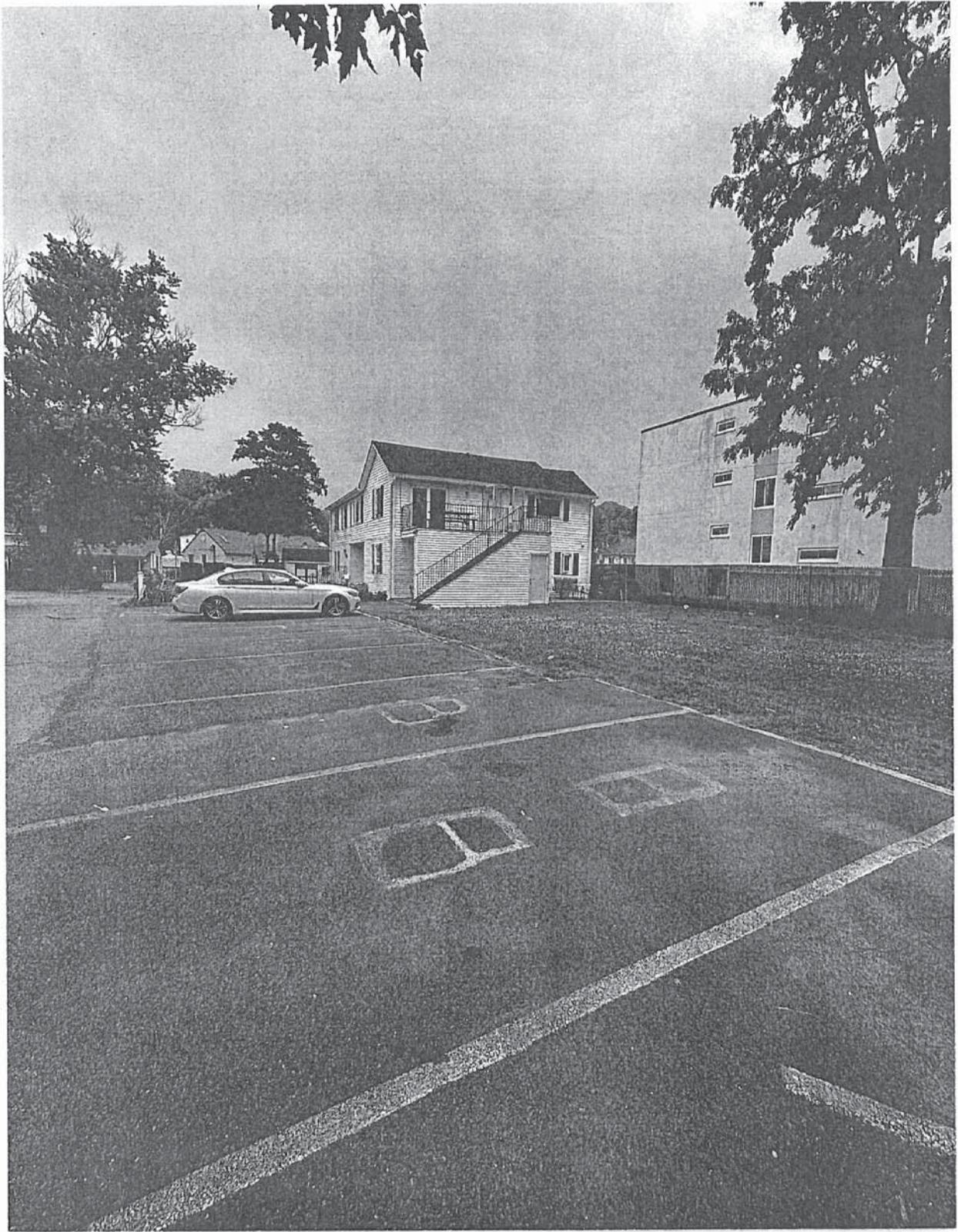




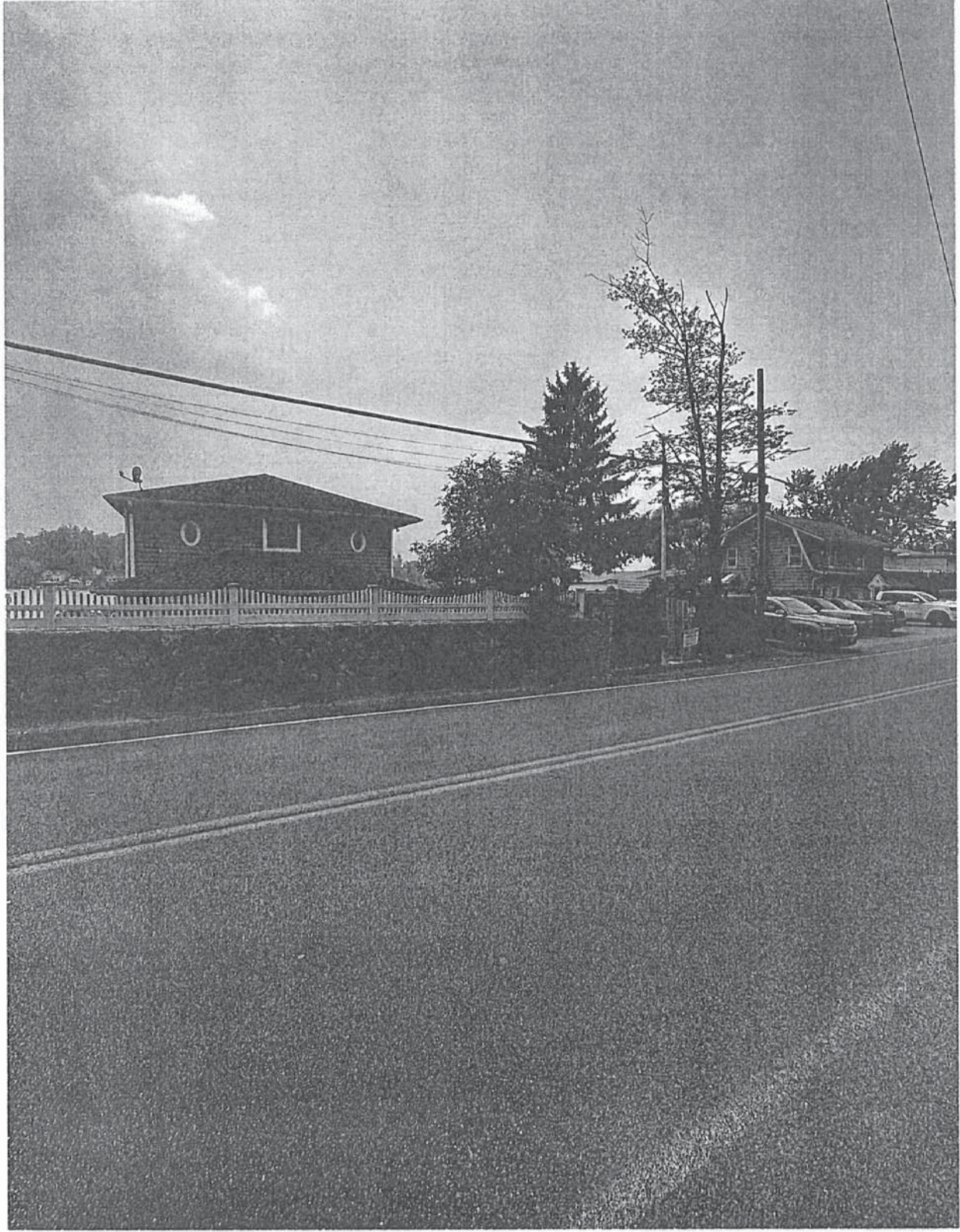














ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

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

Application Date: 4/4, 2023

Application For (circle applicable): Area Variance (156.20) Use Variance Interpretation 280A
Name of Property Owner: Rodolfo A. Roque Address: 116 Gleasida Ave, Carmel N.Y.
Mailing Address: 116 Gleasida Ave, Carmel Phone Number(s): NY 44.13 - 2 - 70
Zoning District: C-Commercial Tax Map: 44.13 - 2 - 70

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

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>1980</u>	<u>2 sheds; 2 dwelling units - denied</u>	<u>(DMA)</u>
<u>2011</u>	<u>replace garage; add 2nd floor - approved</u>	<u>(DMA)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family w/ apt. + Car + 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: 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: Yes RT 52

I, the applicant, am seeking permission to: Retain 6' Fence in front yd

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>4'</u>	<u>6'</u>	<u>2'</u>

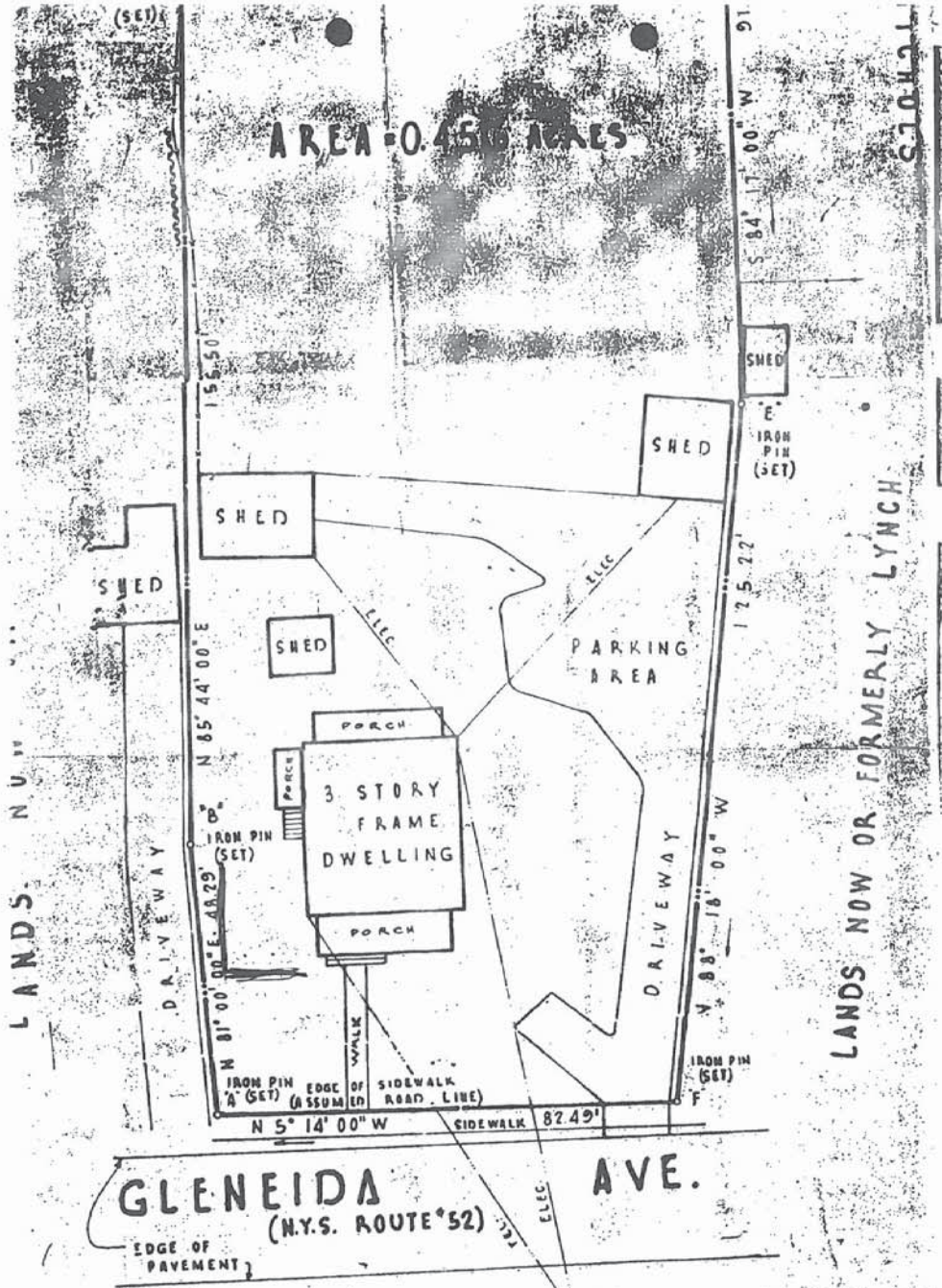
State of New York)
 ss:
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge as to the matters therein stated to be on information and belief,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

Sworn to before me this 4th day of April, 2023
Kathleen S. Kraus
Notary Public

KATHLEEN S. KRAUS
NOTARY PUBLIC, STATE OF NEW YORK
No. 01KR6172737
Qualified in Putnam County
My Commission Expires August 13, 2023

Petitioner Rodolfo A. Roque Date 4/4/2023

AREA = 0.456 ACRES



LANDS N.U. 11

LANDS NOW OR FORMERLY LYNCH

GLENEIDA AVE.
(N.Y.S. ROUTE 52)

Map 16 Block 2 Lot 4

NOTE:
PROPERTY LINES FROM POINT "A" THROUGH POINT "F" MUST BE CONFIRMED BY A RECORDED

TOWN OF CARMEL
1980 SEP 15 AM 11:35
MAHOPAC, N.Y.









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
Tsaldonis Sonja Family Trust
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4/3/2023

Application For (circle applicable): Area Variance (15615) Use Variance Interpretation 280A
Name of Property Owner: SONJA TSALDONIS TRUST Address: 58 STEINER DR, MAHOPAC NY

Mailing Address: Same Phone Number(s): _____

Zoning District: R- Tax Map: 64.9 - 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>No previous board appearances (RT)</u>	

List all improvements (1 family dwelling, pool, etc.) 1 family dwl, Pool + 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: Photo + Survey

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: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10</u>	<u>1</u>	<u>9'</u>

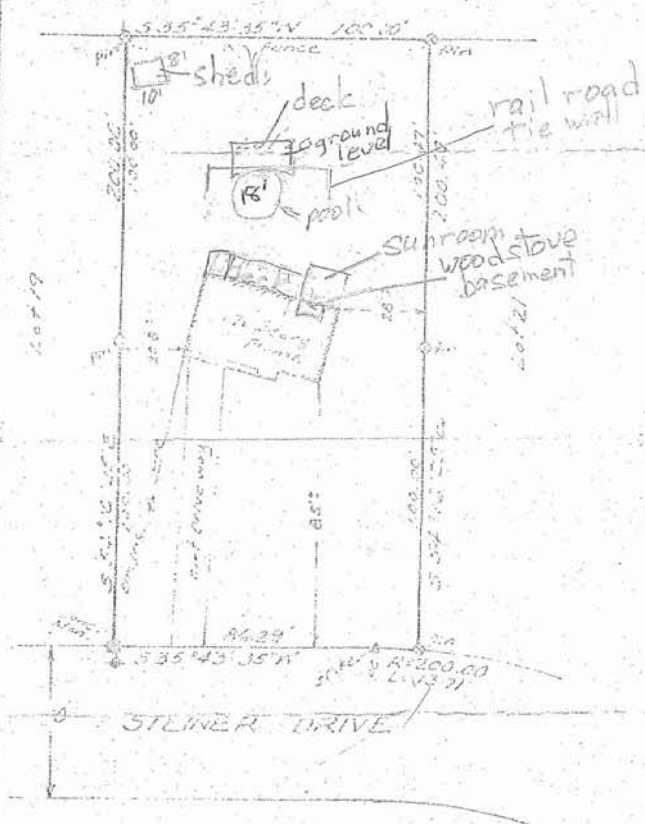
State of New York)
 ss:
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief,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

Sworn to before me this 3 day of April 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 Sonja Tsaldonis Date 4-3-23

Plan of Property
George & Elsie Smith



MAP OF SURVEY
of
LOT No. 20
OF
AUSTIN DEVELOPMENT CORP.
(County Filed Map No. 999.)
TOWN OF CARMEL
COUNTY OF PUTNAM
NEW YORK.

Scale: 1 In. = 50 Ft. December 16, 1916.
I certify that this map was made from an actual survey of the property.
Survey completed on December 15, 1916.
Map completed on December 16, 1916.

LEGEND

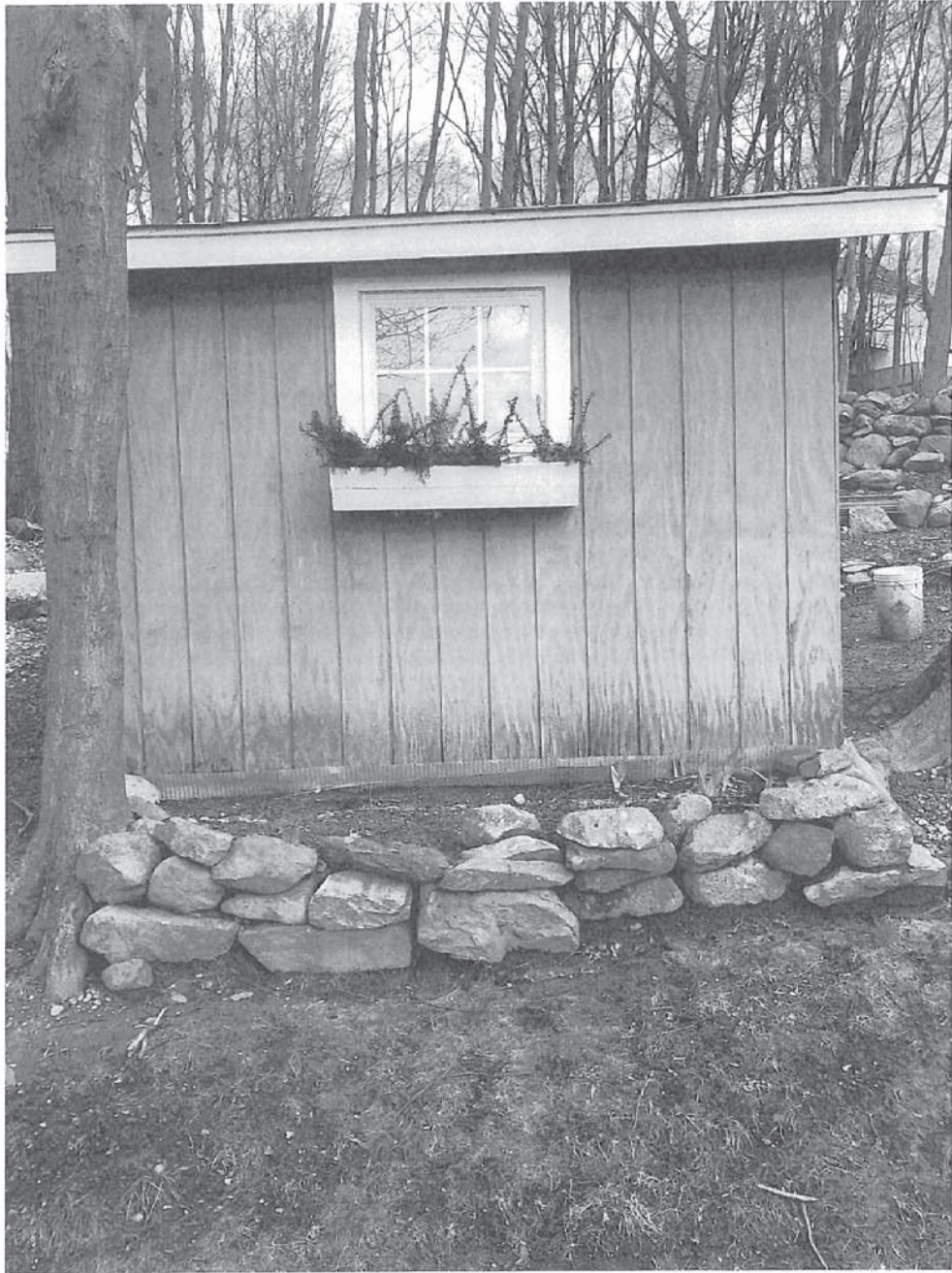
- ⊙..... Indicates Iron Pin marked Burgess Survey Point.
- Indicates Concrete Monument.
- ▲..... Indicates stake.

Certified in: The Title Guaranty Compa.
Title 2002-19; and The Peckskill
Savings Bank.

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

William H. Behr

577 E. 1st St.
P.O. Box 111





H

Mc



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

Guaman + Fernandez ^{3 season room}
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 06/01, 2023

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

Name of Property Owner: Alonso Guaman Address: 619 Route 6W Mahopac NY

Mailing Address: 53 Almadale Rd Pawtucket NY 10541 Phone Number(s) _____

Zoning District: R-120 Tax Map: 75-6 - 2 - 65

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>Sept 1962</u>	<u>use premises for display + sale of used furniture + antiques; Not conforming use</u>	<u>Granted</u>
<u>May 1980</u>	<u>Deck - rear yard of 26-14'</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) 1 family home, deck, enclosed 3 season room

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: application, survey, photos, sketches/dimensions

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 Rt 6W

I, the applicant, am seeking permission to: retain addition, deck + stairs.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' Rear</u>	<u>13' Addition</u> 1	<u>7</u>
<u>20' Rear</u>	<u>12' landi deck.</u> 2	<u>8</u>
<u>20' Rear</u>	<u>10' Deck to patio</u> 3	<u>10</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.

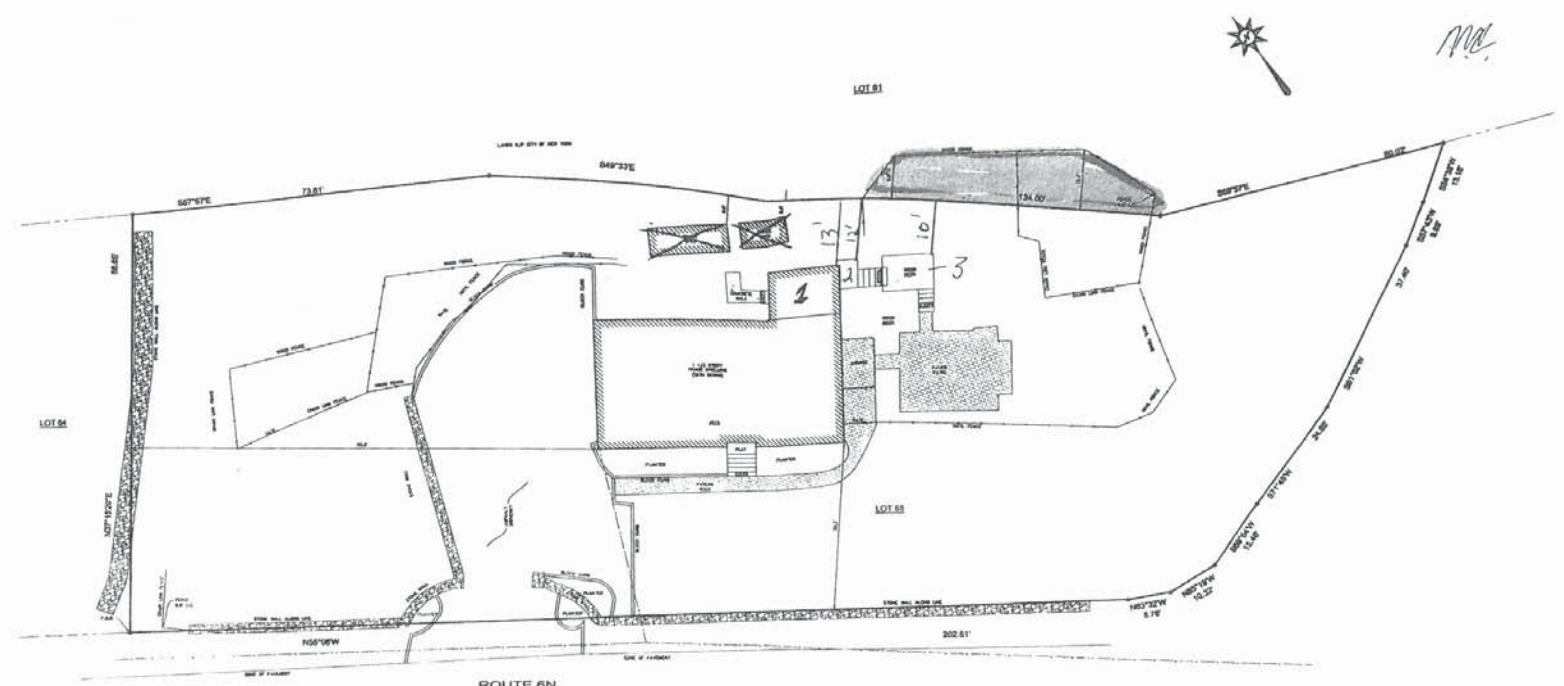
Sworn to before me this 2nd day of June, 2023

Ann Spofford
Notary Public

ANN SPOFFORD
Notary Public, State of New York
Qualified in Putnam County
No. 01SP6146807
Commission Expires May 22, 2026

Petitioner [Signature] Date 06/02/23

C



484 ac.

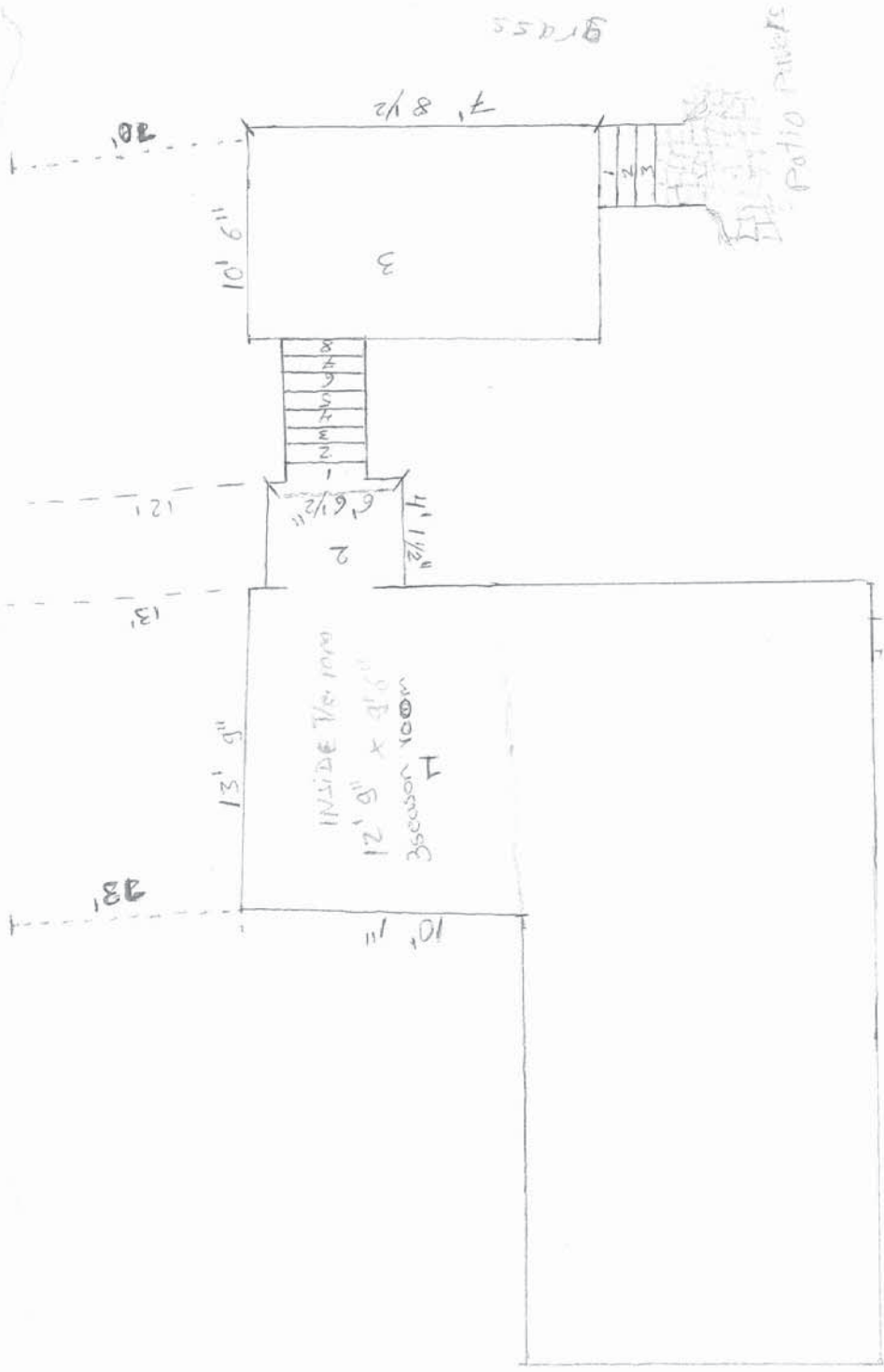
MAP IS CERTIFIED TO:
 AND RETURN AGENCY, LLC (EN-P-46337-22)
 UNIV. TITLE INSURANCE COMPANY
 ARAJ AND KATARINA MARJAN
 180 MORTGAGE BANKERS, INC. FLAIDA

HORIZONTAL ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S
 (A VIOLATION OF THE NEW YORK LAW) ONLY SURVEY MAPS WITH THE SURVEYOR'S ENDORSEMENT
 ARE DEEMED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
 ANY REVISIONS HEREON SHALL BE MADE TO THE PERSON FOR WHOM THE SURVEY IS
 MADE AND ON THEIR BEHALF BY THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING
 INSTITUTIONS AND TO THE ADDRESSEES OF THE LEADING INSTITUTIONS. CERTIFICATIONS ARE
 NOT LISTED HEREON AND TO THE ADDRESSEES OF THE LEADING INSTITUTIONS OR SUBSEQUENT OWNERS.
 UNLESS OTHERWISE SPECIFIED, THIS SURVEY IS FOR THE PURPOSES OF CONVEYANCE OF TITLE ONLY AND IS SUBJECT
 TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, RIGHTS-OF-WAY AND CONDITIONS OF RECORD AND SUCH
 AS THEY MAY BE DISCOVERED BY AN ABSTRACT OF TITLE WHICH DISCLOSES.

AREA			
21683 SQ. FT.			
0.491 ACRES			
SURVEY OF PROPERTY KNOWN AS:			
TAX MAP LOT 54, BLOCK 2 SECTION 15			
SHEET NO. 218 ROUTE 6N			
TOWNSHIP OF CHEMUNG, COUNTY OF ALBANY			
STATE OF NEW YORK			
SCALE:	DRAWN BY:	CHECK BY:	PROJECT #:
1" = 10'	A.S.	J.M.	1422-0301
ALLSTATE MAPPING & L.I.			
A PROFESSIONAL SURVEY AND MAP			
CERTIFICATE OF AUTHORIZATION ENG			
330 BROAD STREET, 2E TEL: 973-2			
BLOOMFIELD, NJ 07003 FAX: 973-2			
WWW.ALLSTATEMAPPING.COM			
SARAHORA D. NEWMAN, P.E.S.		N.Y. LIC. NO.	
SUTHERLAND P. FELDMAN, P.L.S.		N.Y. LIC. NO.	
MICHAEL H. SAPIORITA, P.L.S.		N.Y. LIC. NO.	
		DATE: OCTOBER	

river

R I V E R



Front of the house

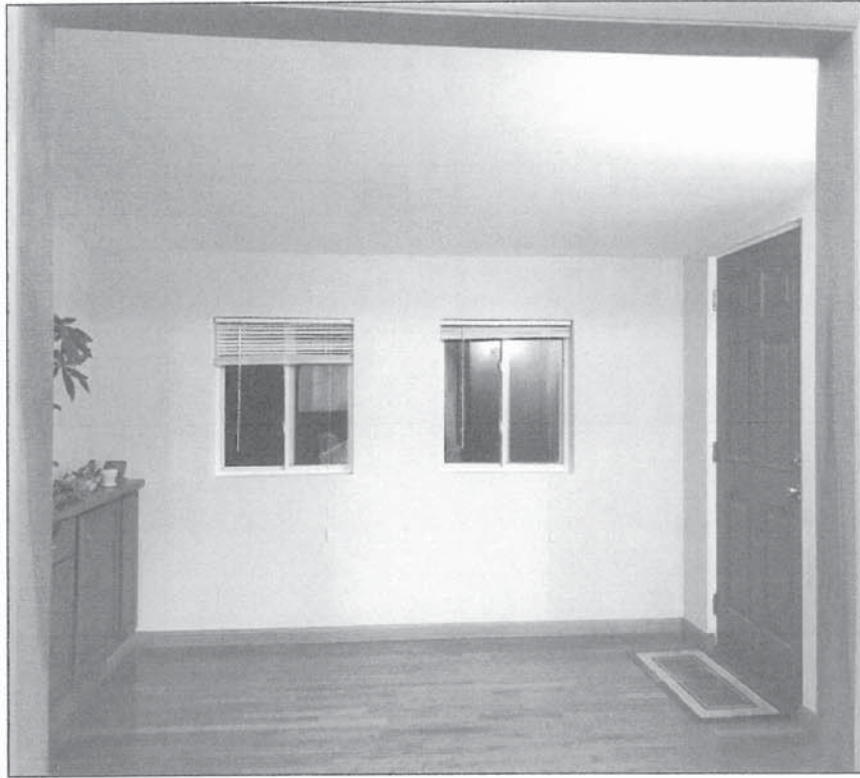
Back of house













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
728 ROUTE 6, LLC

Application Date: June 6, 2023

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
(156.41e9)

Name of Property Owner: 728 Route 6, LLC Address: 728 US Route 6, Mahopac, NY 10541
(Address) (City) (State)

Mailing Address: 728 US Route 6, Mahopac, NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: C Tax Map: 76.22 - 1 - 54
(R-120, Commercial, C BP, or Conservation) (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
12/18/1986	Front Yard Setback. Required 40' Provided 13'	27' variance granted

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

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: application, site plan, sign detail, pictures and building 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: Yes. US Route 6

I, the applicant, am seeking permission to: alter originally variances front yard, new setback will be 15'
code requires commercial building to exist more than 25' from P.L. to have free standing sign. building is 15' from P.L.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Front Yard 40'	15'	25'
32 s.f. free standing sign	40 s.f proposed (2 sides combined)	8 s.f.
sign not allowed if bldg is less than 25' from P.L.	15' from property line	<u>Sign Location Variance</u>
<u>25' Side</u>	<u>17.3</u>	<u>7.7'</u>

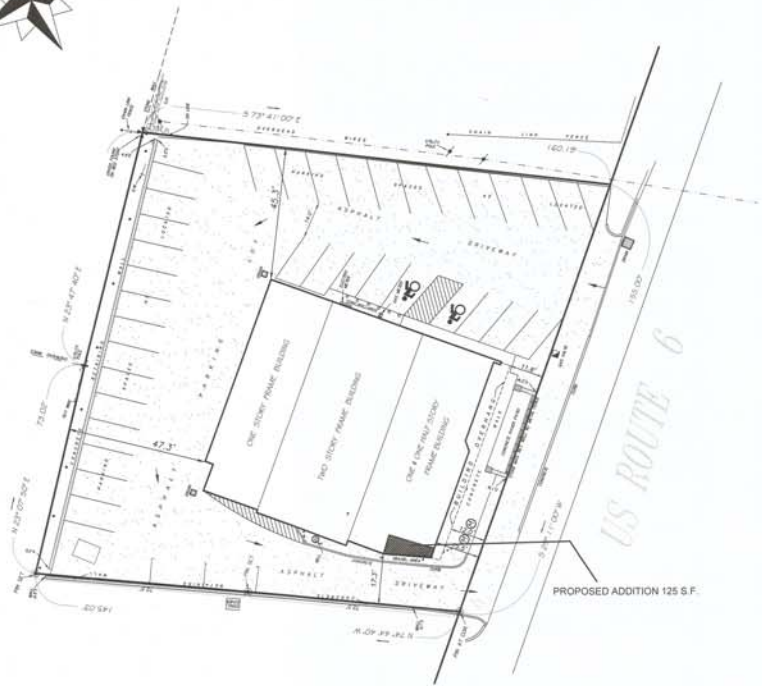
State of New York)
)
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief,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

Sworn to before me this 8 day of June 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 William Behaert Date 6/16/23



SITE PLAN
SCALE 1"=20'

NOTES:

1. THIS SITE PLAN IS FOR THE PURPOSE OF USE CHANGE AND RENOVATION OF EXISTING COMMERCIAL BUILDING. NO CHANGE IN SQUARE FOOTAGE.
2. ORIGINAL USE OF THE BUILDING WAS RESTAURANT AND CATERING HALL WITH SEATING CAPACITY OF 240 SEATS. THE PROPOSED USE IS 5 INDIVIDUAL SPACES TO BE USED AS RETAIL AND SMALL RESTAURANT.
3. ORIGINAL RESTAURANT/BARBANQUET BUSINESS HAD A SEATING CAPACITY OF 140 SEATS CATERING, 80 SEATS RESTAURANT AND 20 SEATS BAR.
4. SEWAGE FLOW FOR ORIGINAL USE WAS 4,600 GALLON PER DAY AND THE PROPOSED USE WILL HAVE 3,070 GALLON PER DAY.
5. THE SITE IS SERVED WITH EXISTING MUNICIPAL SEWER CONNECTION AND PRIVATE WELL.
6. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.
7. PARKING REQUIREMENTS FOR ORIGINAL USE WAS 80 PARKING SPACES AND NEW USE WILL REQUIRE ONLY 34 PARKING SPACE OF WHICH 31 SPACES EXISTING. (FROM ORIGINAL USE)

ZONING TABLE

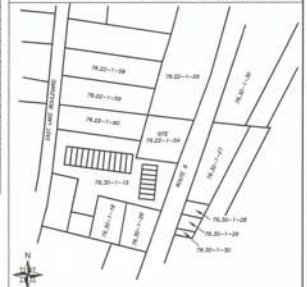
COMMERCIAL	REQUIRED	PROVIDED	ADDITION	VARIANCE REQUIRED
C				
MIN. LOT AREA	40,000 SQ. FT.	23,282 SQ. FT.		GRANTED
MIN. YARDS:				
FRONT	40 FT.	15 FT.		GRANTED
SIDE	25 FT.	17.3 FT.		GRANTED
REAR	30 FT.	47.3 FT.		
MIN. FRONTAGE	200 FT.	155 FT.		
MAX. BLDG. HEIGHT	35 FT.	30 FT.		
MIN. LOT WIDTH	200 FT.	150 FT.		GRANTED
MIN. LOT DEPTH	200 FT.	123 FT.		GRANTED
MIN. REQ. FLOOR AREA	5000 SQ. FT.	8,180 FT.		
MAX. BLDG. COVERAGE	33%	27.4%	27.4%	GRANTED
MIN. DRIVEWAY WIDTH	12 FT. (ONE WAY)	12 FT. (ONE WAY)		
PARKING REQ. FOR	34 PARKING SPACES	35 SPACES (9'X18') PLUS 2 H.C. SPACE TOTAL 37 SPACES		VARIANCE FOR ADDITIONAL 30 PARKING SPACES GRANTED

PARKING CALCULATIONS

PARKING REQUIREMENTS FOR ALL SPACES OF THIS BUILDING.
 Pho Vietnamese Restaurant 52 seats/3=17.3 required 10 parking spaces
 The Patron Restaurant 36 seats/3=12 required 12 parking spaces
 Dim Sum Dumpling takeout (patron use area) 200= 9 required 1 parking space
 Bella Cucina Italian retail (patron use area) 531 s.f./200= 2.6 required 3 parking spaces
 Total parking spaces required 34 parking spaces
 Total parking spaces provided 37 parking spaces



VICINITY MAP SCALE: 1" = 1000' +/-



AREA MAP SCALE: 1" = 200' +/-

TAX LOT	ADDRESS
76.22-1-55	MAHOPAC CENTRAL SCHOOL DISTRICT 178 EAST LAKE BLVD. MAHOPAC, NY 10541
76.22-1-27	JAY W. REALTY, LLC 725 ROUTE 6 MAHOPAC, NY 10541
76.30-1-15	THE LAKE MAHOPAC CONDOMINIUMS 60 MOUNTAIN AVE. MAHOPAC, NY 10541
76.22-1-60	JOHN A. MOONEY KCC FND., INC. 181 EAST LAKE BLVD MAHOPAC, NY 10541
76.22-1-59	MATTHEW SPALLINA 185 EAST LAKE BLVD MAHOPAC, NY 10541

ADJOINING OWNERS

DENIED
 BY TOWN OF CARMEL
 PLANNING BOARD ON
 DATE 11/11/2020
 CHAIRMAN *[Signature]*

TOPOGRAPHIC SURVEY PREPARED BY:

Link
Land Surveyors P.C.
 21 Clark Plaza, Suite 1-8 Mahopac, N.Y. 10541 Phone: 845-428-0887 Fax: 845-421-0713
 DATED NOVEMBER 19, 2020



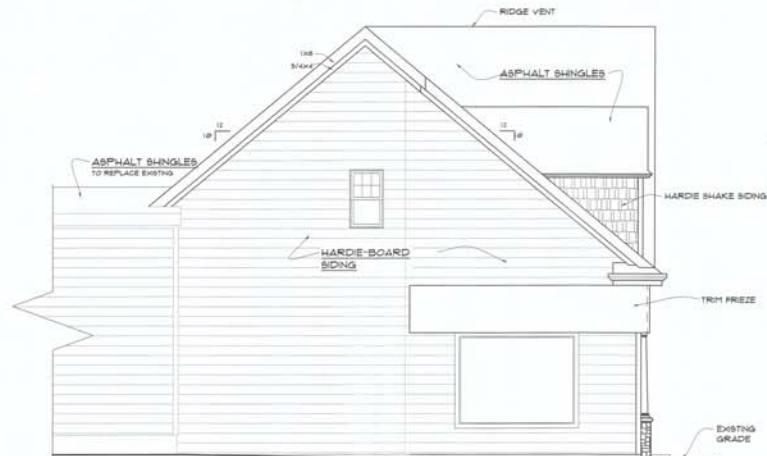
ROY A. FREDRIKSEN, PE
 DESIGN . PLANNING . CONSULTING ENGINEERING
 266 SHEAR HILL RD • MAHOPAC, NY 10541 • 845-621-4000
 RAYEXDESIGN@GMAIL.COM

OWNER:	728 ROUTE SIX, LLC 188 EAST LAKE BLVD MAHOPAC, NY 10541	JOB #	
PROJECT:	REVISION TO SITE PLAN FOR EXISTING BUILDING UNDER RENOVATION LOCATED AT 728 RT 6 IN MAHOPAC	DRN BY:	
SHEET TITLE:	SITE PLAN, NOTES AND DETAILS	CHKD BY:	
REVISIONS:		TAX MAP #	76.22-1-54





FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION (PARTIAL)
SCALE 1/4" = 1'-0"

RAYEX
DESIGN PLANNING CONSTRUCTION

ROY A. FREDRIKSEN, PE
DESIGN-PLANNING-CONSULTING ENGINEERING
286 SHEAR HILL RD • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

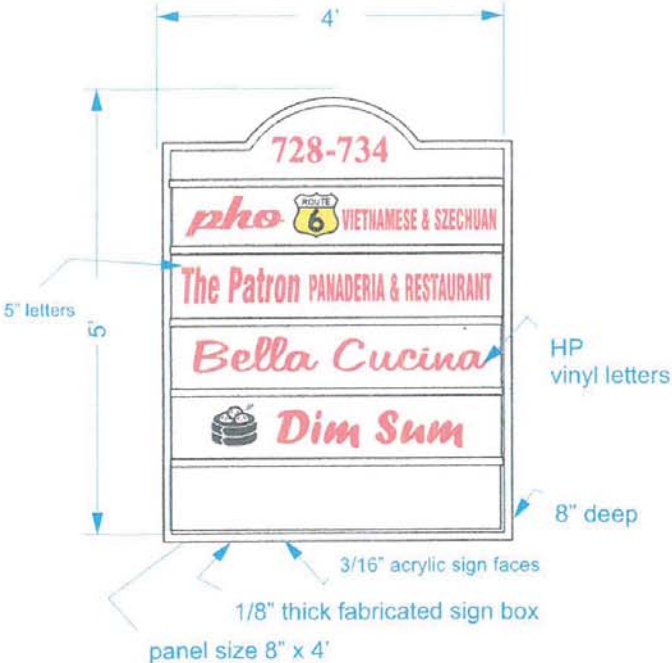
OWNER: MIKE GUO LONG	JOB #
	DRAWN BY:
	CHECKED BY:
PROJECT: RENOVATION TO EXISTING BUILDING LOCATED 128 ROUTE 6 IN MAHOPAC, NY.	TAX MAP # 76-22-1-54
SHEET TITLE: FLOOR PLAN 1 OF 2	
REVISIONS:	DATE: 2/27/2023

DATE OF NEW YORK STATE PROFESSIONAL SEAL: 2023
ROY A. FREDRIKSEN, PE
1000 WEST 125TH STREET
ROSELAND, NY 10969

728 rt 6



illuminated monument sign



3255 CROMPOND RD YONKERS NY 10588
914-720-0059 WWW.SIGNINK.COM





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

Application Date: June 7, 2023

Application For (circle applicable): Area Variance Use Variance Interpretation 780A
 Name of Property Owner: Laura Molen Address: 8 Canopus Island Mahopac NY
 Mailing Address: 23421 Savon Ct Boca Raton Fla Phone Number(s): _____
 Zoning District: R Tax Map: 75.8 - 1 - 21
 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.) Vacant land

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, 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 NY-S. owns Lake Mahopac

I, the applicant, am seeking permission to: construct tent on property w/out Principal

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Accessories dwelling on Lots w/ Principal</u>	<u>Accessory Only</u>	<u>to Allow Accession w/out Principal</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 7 day of JUNE 2023
Alice Daly
 Notary Public

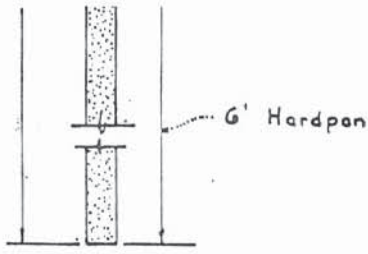
ALICE DALY
 Notary Public, State of New York
 No. 01DA6345218
 Qualified in Putnam County
 Commission Expires July 25, 2024

Petitioner: Smiller Date 6/7/23

6"	150'
6"	200'

IL SCHEDULE

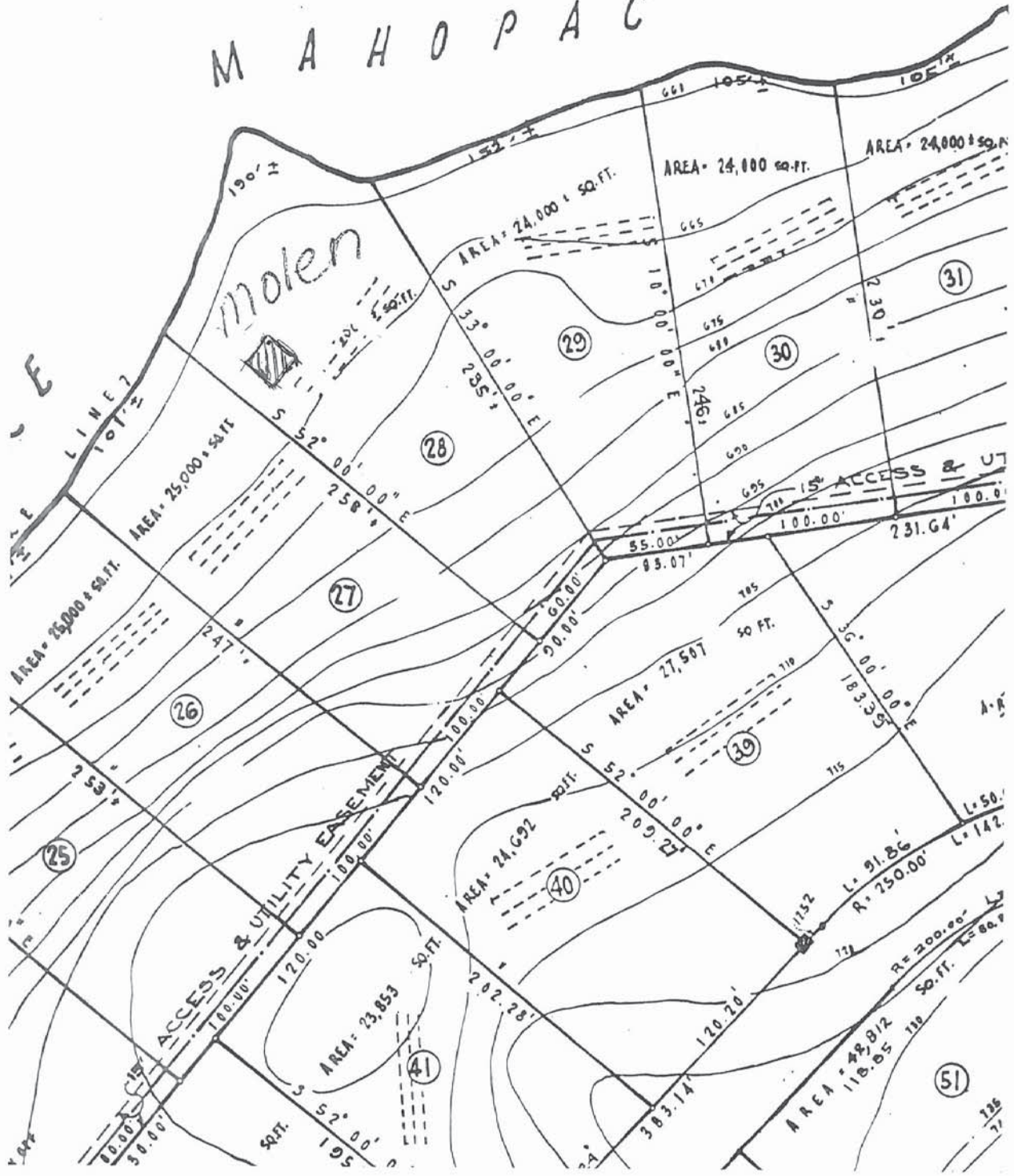
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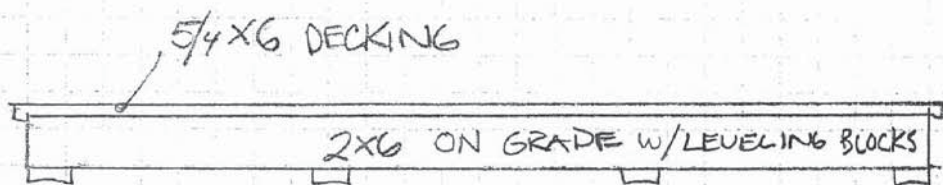
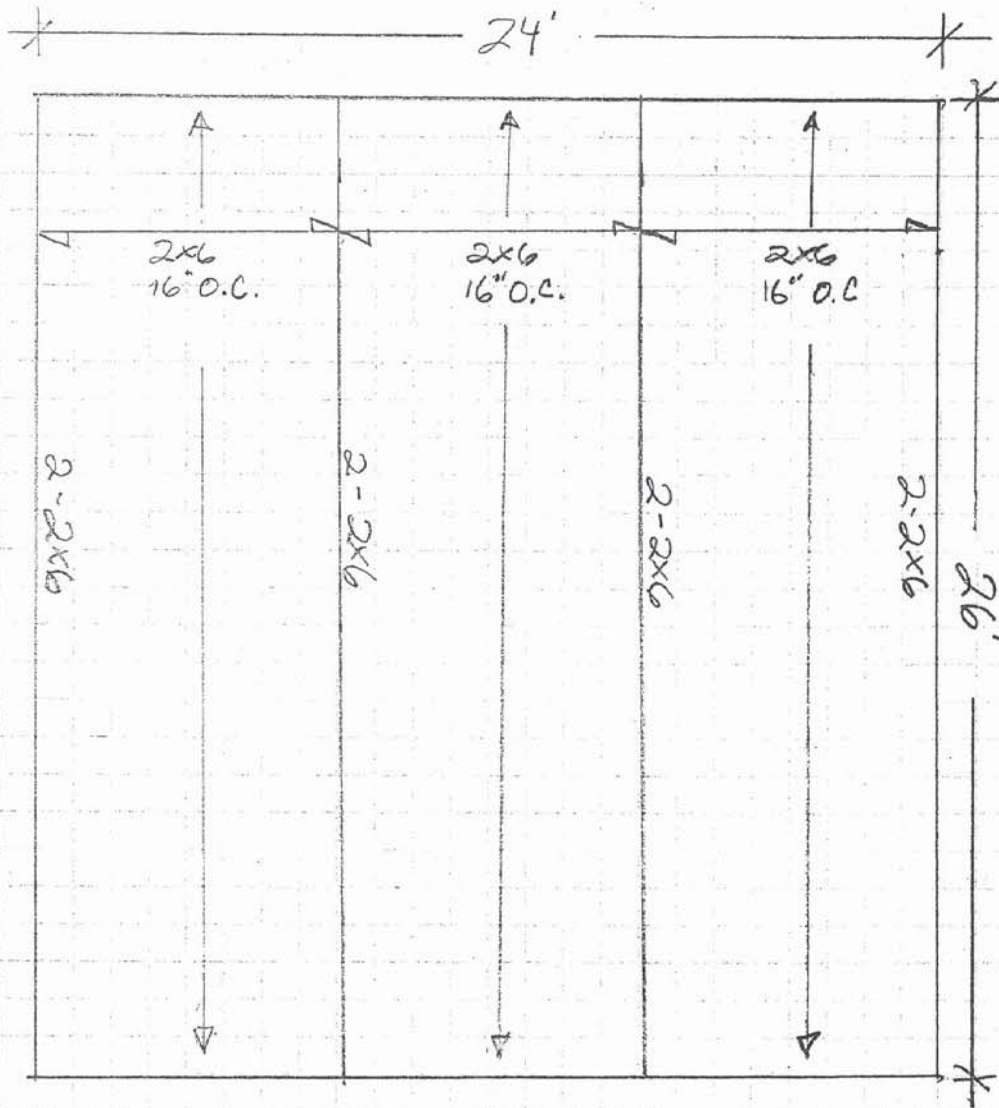


TYPICAL DEEP HOLE TEST

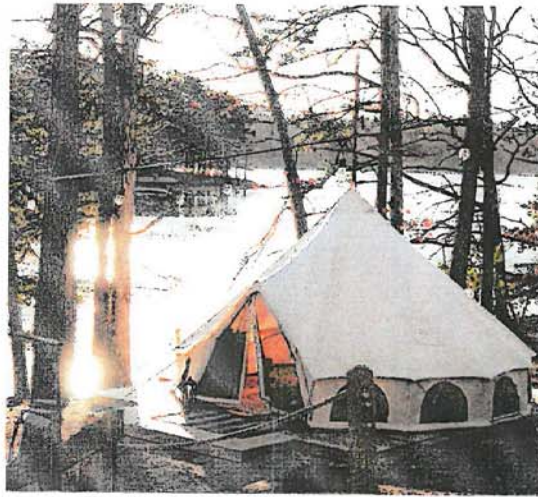
NOT TO SCALE

M A H O P A C





MOLEN - CANDRUS ISLAND TENT PLATFORM
 MAHOPAC NY



CANVAS BELL TENTS

Our Regatta and Avalon canvas bell tents are meticulously designed for quick setup and functionality. They come with built-in stove jacks, bug mesh, windows and generous wall height.