

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:

SEPTEMBER 28, 2023 – 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of **LIZ & PAT MARTIN** for a Variation of Section 156-15 seeking a Variance for permission to relocate accessory apartment (no setback variance needed). The property is located at 151 Secor Road, Mahopac NY and is known as Tax Map #74.12-2-56.

Code Requires/Allows	Provided	Variance Required
Single Family House w/accessory apt can be detached if existing prior to 1998.	Separate cottage as an accessory apartment being relocated	To relocate accessory apt./cottage, therefore, not existing prior to 1998.

2. Application of **JOHN CHANG** for a Variation of Section 156-15 seeking a Variance for permission to retain church on 2nd floor. The property is located at 716 Route 6, Mahopac NY and is known as Tax Map #76.30-1-26.

Code Requires/Allows	Provided	Variance Required
23 parking spaces	20 spaces	3 spaces
10' wide x 20' long Per parking space	9' wide x 20' long Per parking space	1' wide Per parking space

3. Application of **CARL & ANITA ALBANO** for a Variation of Section 156-45.2B(3) seeking a Variance for permission to allow 1,640 square foot accessory apartment where 900 square foot maximum is allowed. The property is located at 7 Albano Ridge, Carmel NY and is known as Tax Map #55.14-1-26.324.

Code Requires/Allows	Provided	Variance Required
Apartment should be between 400 s.f. & 900 s.f.	1,640 s.f.	740 s.f.

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

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

5. 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.

6. 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:

7. Application of **JOHN & DONNA CAPPELLI** seeking a Variance for permission to restore property to original property lines; Lot 5 & Lot 6 with intention to build on Lot 6. The property is located at 16 Brook Street, Mahopac NY and is known as Tax Map #64.7-1-16.
8. Application of **ERIN HADDELAND** for a Variation of Section 156-15 seeking a Variance for permission to retain pool & shed/garage. The property is located at 108 Shear Hill Road, Mahopac NY and is known as Tax Map #65.15-2-15.

Code Requires/Allows	Provided	Variance Required
Pool: rear – 10'	1.2'	8.8'
Garage: rear 15'	0'	15'

9. Application of **JAIME A. DAVILA** for a Variation of Section 156-15 seeking a Variance for permission to keep existing pool deck. The property is located at 35 Stuart Road, Mahopac NY and is known as Tax Map #65.15-1-77

Code Requires/Allows	Provided	Variance Required
Pool Deck: 20' side	12.4'	7.6'
Pool (attached) 20' side	15'	5'

10. Application of **HOWARD PEARLE** for a Variation of Section 156-15 seeking a Variance for permission to get relief from setback regulations, accessory building (carport) - front & side. The property is located at 49 Traveled Way, Mahopac NY and is known as Tax Map #64.11-2-32.

Code Requires/Allows	Provided	Variance Required
15' side	0'	15'
40' front	19.5'	20.5'

11. Application of **AHARON & NAVIT YEHUDA** for a Variation of Section 156-15 seeking a Variance for permission to get relief from setback regulations, accessory, front & side. The property is located at 51 Traveled Way, Mahopac NY and is known as Tax Map #64.11-2-33.

Code Requires/Allows	Provided	Variance Required
Carport 1: 40' front	17'	23'
Carport 1: 15' side	10'	5'
Carport 2: 15' side	0'	15'
Carport 2: 40' front	19.5'	20.5'

12. Application of **B&V REALTY GROUP** for a Variation of Sections 156-15 & 156-47A(1) seeking a Variance for permission to expand 4 Curry Road & future project at 6 Curry Road; expansion of pre-existing, non-conforming use (156-47A(1)). The property is located at 695 Long Pond Road, Mahopac NY and is known as Tax Map #53.12-1-3

Code Requires/Allows	Provided	Variance Required
Rear 30' (6 Curry)	20' & 16.6'	10' & 13.4'

13. Application of **BURIM SYLAJ** for a Variation of Section 156-15 seeking a Variance for permission to build 2 car detached garage (20'x24'). The property is located at 16 Rosemarie Lane, Mahopac NY and is known as Tax Map #53.16-1-15.

Code Requires/Allows	Provided	Variance Required
10' Side	5'	5'
10' Rear	5'	5'

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
Martin
Application Date June 27, 2023
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Liz & Pat Martin Address: 151 Secor Rd. Mahopac, NY 10541
Mailing Address: 151 Secor Rd. Mahopac, NY 10541 Phone Number(s):
Zoning District: R Tax Map: 74.12 2 56
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: l

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>1982</u>	<u>add 12'x12' bedroom to existing bldg on prop</u>	<u>granted SMO</u>

List all improvements (1 family dwelling, pool, etc.) (1) Family House & Cottage - 2 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:

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Secor Road, A Country Road

I, the applicant, am seeking permission to: Relocate Accessory apt. (no setback variance needed)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Single Family House	Sep Cottage as an accessory Apt.	To relocate accessory apt. cottage
<u>w/accessory apt can be detached if existing prior to 1998</u>	<u>Being Relocated</u>	<u>therefore not existing prior to 1998</u>

State of New York)
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that she (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 in those matters she (she) believes to be true

Sworn to before me this 16 day of July, 2023
[Signature]

PATRICIA AMICUCCI
Notary Public, State of New York
No. 01AM6431878
Qualified in Putnam County
Commission Expires 04/18/2026

Petitioner [Signature]



AUTHORIZATION FORM

RE: Property of: Elizabeth & Patrick Martin
Located at: 151 Secor Road (Owner) Mahopac, NY 10541
Tax Map #: 74.12-2-56 (Address) (City, Town, Village)
In the matter of: Relocating Existing Apartment
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg

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.

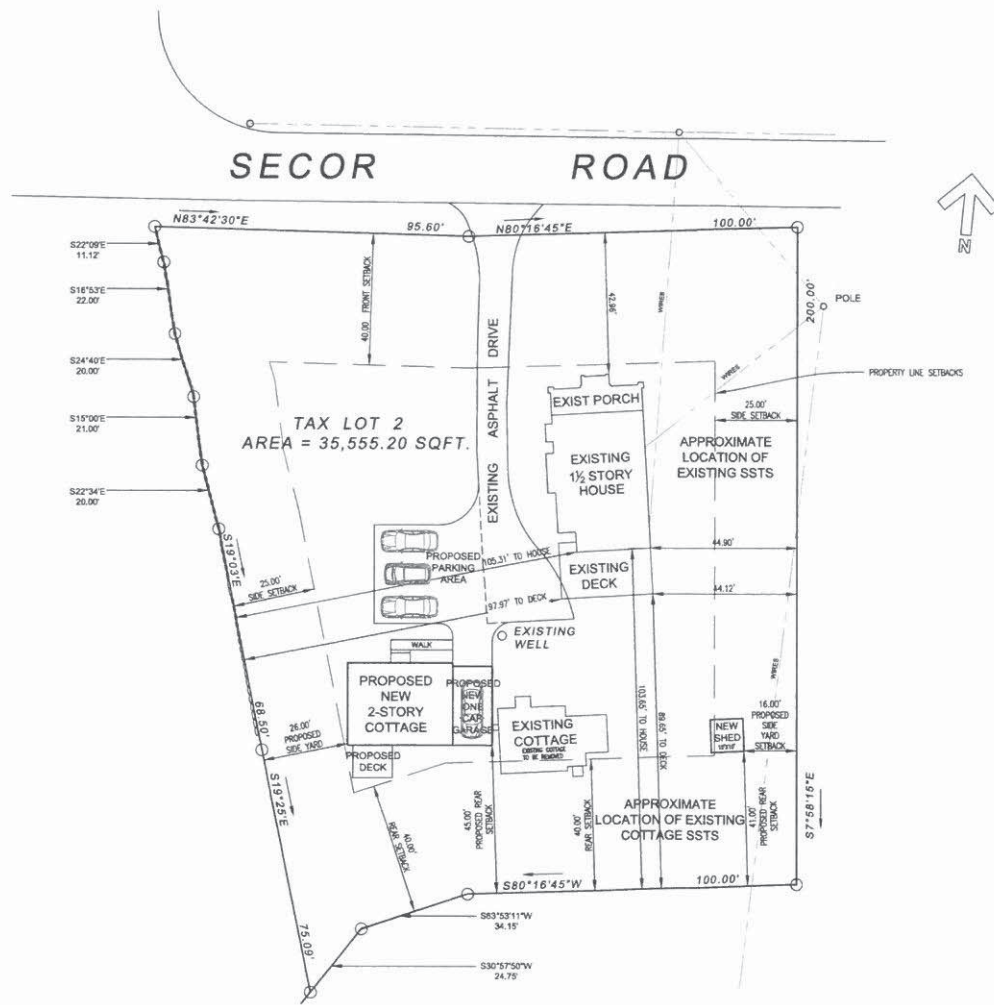
Countersigned: Joel Greenberg
(Representative)
Joel Greenberg
(Print Name)

Signed: Elizabeth Martin
(Owner of Property)
Elizabeth Martin
(Print Name)

Mailing Address: 2 Muscoot Rd North
Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 7/10/2023
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 151 Secor Rd.
Mahopac,
State: NY 10541
Telephone # 9

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.



ARCHITECTURAL SITE PLAN

1" = 20'
 SITE PLAN BASED ON SUBDIVISION MAP
 BY ROBERT BAXTER, LAND SURVEYOR
 DATED: 11-15-1983



ARCHITECTURAL VISIONS, LLC
 A VISION GROUP COMPANY
 2 MUSCOOT ROAD NORTH, MAHO PAC NY, 10541
 TEL: 845-628-8613 FAX: 845-628-2807
 WWW.ARCHITECTURALVISIONS.COM

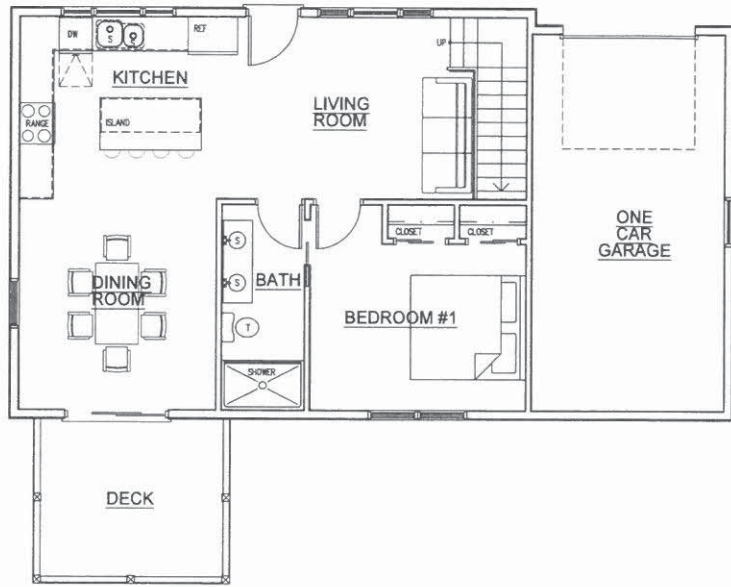
PROJECT:
MARTIN RESIDENCE
 PROJECT ADDRESS: 151 SECOR ROAD, MAHO PAC, NY 10541
 MAILING ADDRESS: 151 SECOR ROAD, MAHO PAC, NY 10541

ARCHITECTURAL SITE PLAN

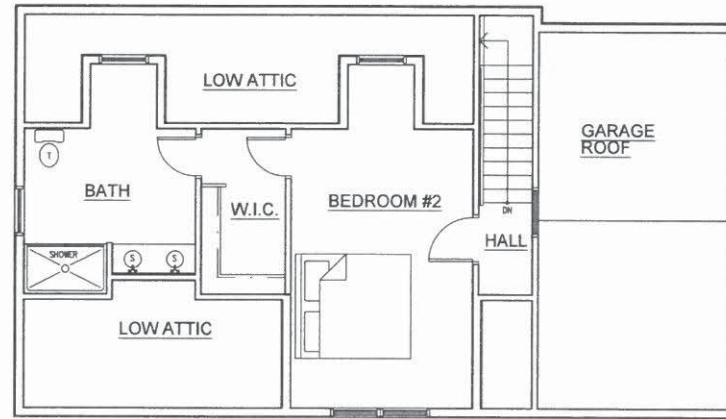
Joel Greenberg

SCALE: AS NOTED
 DRAWN BY: C.P.R.D. BY J.M.S. (J.S.)
 PROJECT NO. **AS-100**
 05-23-02

THIS IS A REPRESENTATION OF THE PLAN AND NOT A CONTRACT. THE ARCHITECT'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SITE PLAN. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE DATA PROVIDED BY ANY OTHER SOURCE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE SITE PLAN. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE DATA PROVIDED BY ANY OTHER SOURCE.



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



2 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



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

ARCHITECTURAL VISIONS LLC

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.PRESNER@ARCHVISIONS.COM

P 845-628-6613
F 845-628-2827

PROJECT:
MARTIN RESIDENCE
PROJECT ADDRESS: 20 DORNISH RD.
MAILING ADDRESS: 20 DORNISH RD.

2 STORY COTTAGE PLANS

ISSUANCE	DATE
SCALE	AS NOTED
DRAWN BY/CHKD BY	MMH/JLS
PROJECT NO.	05-23-052

A-100

IT IS A VIOLATION OF ETHICAL STANDARDS FOR ARCHITECTS TO PREPARE ARCHITECTURAL DRAWINGS FOR THESE PLANS AND DOCUMENTS IF NOT NEW FOR THESE PLANS. IF AN ARCHITECT IS A REGISTERED ARCHITECT, HE OR SHE SHALL APPROVE THE PLANS AND BE RESPONSIBLE FOR THE QUALITY OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK AND THE ACCURACY OF THE INFORMATION PROVIDED.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

dlc

IN THE MATTER OF THE APPEAL
OF
John Chang
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: June 12, 2023

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: John Chang Address: 2675 Cecile Dr. Yorktown Heights, NY 10598
Mailing Address: 716 Route 6 Mahopac, NY 10541 Phone Number(s): 914-320-5394
Zoning District: C Tax Map: 76.30 1 26
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) Bldg. - first Floor-Deli, Second Floor-Church

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 Plans, Floor Plans, Elevations

Is any portion of the property within 500 ft of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: State Highway Route 6

I, the applicant, am seeking permission to: Retain Church on 2nd floor

Code Requires/Allows	Provided	Variance Required
23 parking spaces	20 spaces	3 spaces
10' wide x 20' long Per parking space	9' wide x 20' long Per parking space	1' wide Per parking space

REVISED:
SEPT. 5, 2023

dlc
WA 9/7/23

State of New York)
)cc
County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (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 (she) (she) believes to be true

Sworn to before me this 10 day of July, 2023

[Signature]
PATRICIA AMICUCCI
Notary Public, State of New York
No. 01AM6431878
Qualified in Putnam County
Commission Expires 04/18/2026

Petitioner [Signature] Date _____



ORIGINAL



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: John Chang
Located at: 716 Route 6 (Address), Mahopac, NY 10541 (City, Town, Village)
Tax Map #: 76.30-1-26
In the matter of: Parking Variance (Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg
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: Joel Greenberg
Joel Greenberg (Print Name)

Signed: John Chang
John Chang (Print Name)

Mailing Address: 2 muscoot Road North
Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 6/10/2023
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 2675 Cecile Dr.
Yorktown Heights,
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.

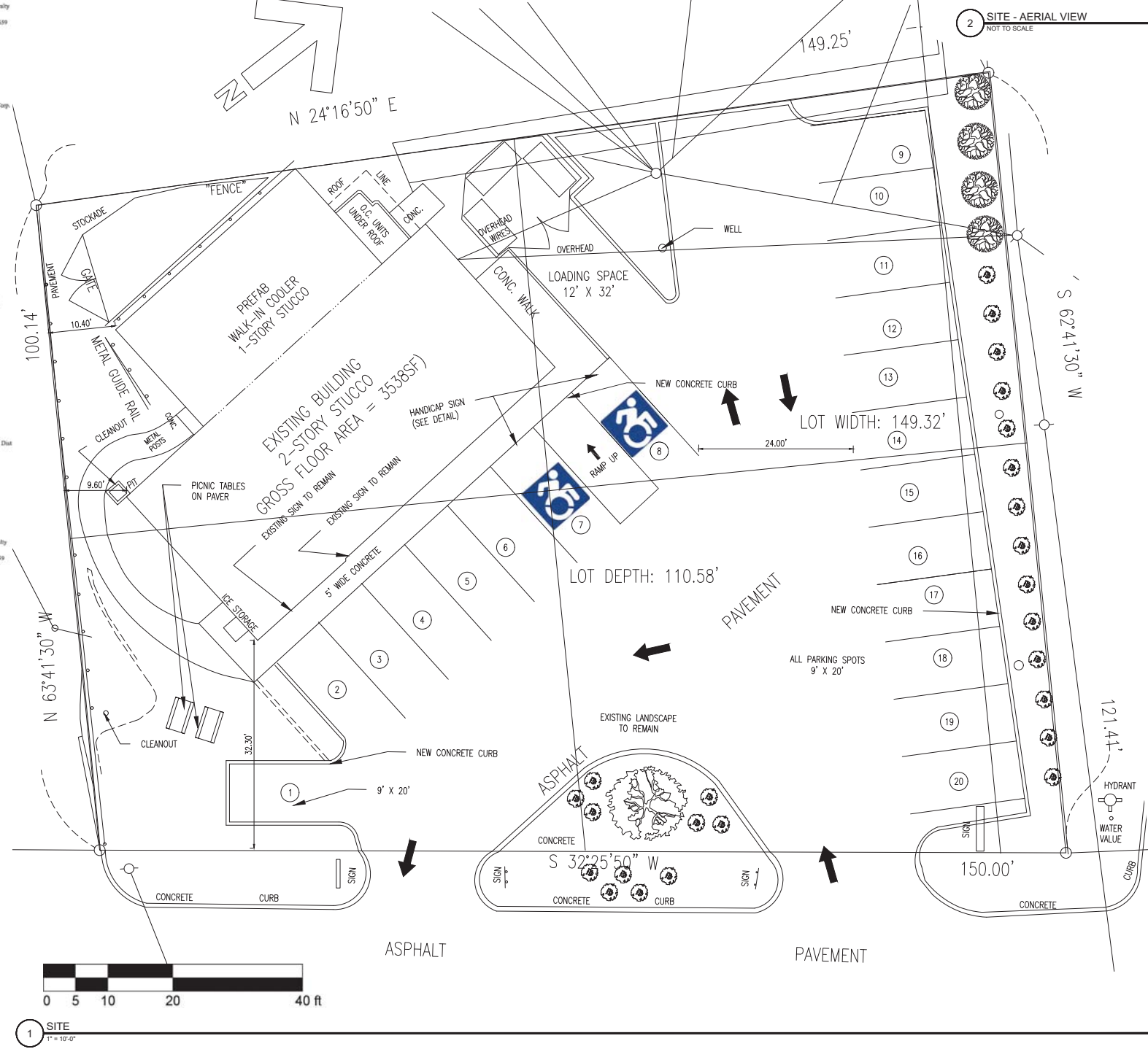
PROPERTIES WITHIN 500':

76.30-1-47 Brandon Luchini 1 Babwin St Mahopac, NY 10541	76.30-1-41 Mami Martin 1 Onondaga Rd Mahopac, NY 10541	76.30-1-111 Joseph Russo 19 Onondaga Rd Mahopac, NY 10541	76.30-1-15-111 Elizabeth Bales 49 East Lake Blvd Unit D-2 Newport Beach, CA 92659	76.30-1-15-112 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-113 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659
76.30-1-42 Anthony Pugliese 12 Hawke Ln Mahopac, NY 10541	76.30-1-99 David Loran 127 Lakeside Dr Mahopac, NY 10541	76.30-1-1 Victor Antonucci 851 Hempstead St Fut Mill, SC 29508	76.30-1-15-114 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-115 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-116 Board of Managers of the LA PO BOX 2058 Newport Beach, CA 92659
76.30-1-21-101 Arthur Blaszczynski 141 East Lake Blvd Unit A-1 Mahopac, NY 10541	76.30-1-21-114 Michelle Seymour 141 East Lake Blvd Apt E2 Mahopac, NY 10541	76.30-1-21-121 Luis Pineda 141 East Lake Blvd Unit G-3 Mahopac, NY 10541	76.30-1-15-117 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-118 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-119 Merissa France 23 Sunnyside Rd Katonah, NY 10524
76.30-1-21-123 Francis Reynolds 141 East Lake Blvd Unit F-2 Mahopac, NY 10541	76.30-1-21-125 Nikki Croshaw 120 Upper Rd Yorktown Heights, NY 10598	76.30-1-21 Mass The Water Club at Lake Mahopac 60 Mahopac Ave Mahopac, NY 10541	76.30-1-15-120 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-121 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-122 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659
76.30-1-21-112 Thomas Carroll 141 East Lake Blvd E-1 Mahopac, NY 10541	76.30-1-21-116 Helen Mueller 141 East Lake Blvd H-3 Mahopac, NY 10541	76.30-1-21-124 Helen Mueller 141 East Lake Blvd H-3 Mahopac, NY 10541	76.30-1-15-123 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-124 Lisa McCormick 149 East Lake Blvd Unit H-3 Mahopac, NY 10541	76.30-1-15-125 Hilda Cahay 149 East Lake Blvd Unit I-1 Mahopac, NY 10541
76.30-1-21-131 Michael Cimino 141 East Lake Blvd L-1 Mahopac, NY 10541	76.30-1-21-132 DMAM Enterprises, LLC 26 Averett Dr Mahopac, NY 10541	76.30-1-21-134 The Water Club at Lake Mahopac 141 East Lake Blvd M-1 Mahopac, NY 10541	76.30-1-15-126 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-127 Ray Alfano 149 East Lake Blvd Unit J-3 Mahopac, NY 10541	76.30-1-15-128 Equity Trust Company 48 Stinson Rd Mt Kisco, NY 10549
76.30-1-21-135 Stephen Tomasco 141 East Lake Blvd M-2 Mahopac, NY 10541	76.30-1-21-103 Maia B Saraceno Supplemental 141 East Lake Blvd Unit A-3 Mahopac, NY 10541	76.30-1-21-102 William Frie 141 East Lake Blvd Unit A-2 Mahopac, NY 10541	76.30-1-15-129 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-130 George Ryan 2723 Quaker Church Rd Yorktown Heights, NY 10598	76.30-1-15-131 Aisha Stone 149 East Lake Blvd Unit L-1 Mahopac, NY 10541
76.30-1-21-104 Robert Mazari 100 Guyton Dr Mahopac, NY 10541	76.30-1-21-105 Anthony Strano 2797 Upper St Yorktown Heights, NY 10598	76.30-1-21-106 William Cicca 2797 Upper St Mahopac, NY 10541	76.30-1-15-132 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-133 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-134 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659
76.30-1-21-107 Diana Cirino 12 Rebecca Ln Canastota, NY 10512	76.30-1-21-108 Elizabeth Hengstberg 141 East Lake Blvd Unit C-2 Mahopac, NY 10541	76.30-1-21-109 Martin Kaplan 141 East Lake Blvd Unit C-3 Mahopac, NY 10541	76.30-1-15-135 Janessa Delmonico 141 East Lake Blvd Unit M-2 Mahopac, NY 10541	76.30-1-15-136 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-43 John Pannuto 15 Harker Ln Mahopac, NY 10541
76.30-1-21-110 Sue Pujak 13106 William Myer Ct Palm Beach Gardens, FL 33410	76.30-1-21-111 Robert Secarna 141 East Lake Blvd Unit 2-D Mahopac, NY 10541	76.30-1-21-112 Eva Ballo 141 East Lake Blvd Unit D-3 Mahopac, NY 10541	76.30-1-13 Greene Ridge Post 5491 VFW PO BOX 132 Mahopac, NY 10541	76.30-1-2 Mahopac Ridge Bldg Inc PO BOX 132 Mahopac, NY 10541	76.30-1-14 DAJ East Lake Realty Corp 49 Hinson Rd Brewster, NY 10509
76.30-1-21-113 Arthur Butera 141 East Lake Blvd Unit E3 Mahopac, NY 10541	76.30-1-21-117 Jesse Tomaso, trustee 877 Barkhale Rd Wagonsville, NY 12594	76.30-1-21-117 Daniel Liberman 141 East Lake Blvd Unit F-3 Mahopac, NY 10541	76.30-1-15-125 Maia 155 EastLakeAssoc/LakeMahopac/Con 60 Mt. Alpin Ave Mahopac, NY 10541	76.22-1-40 Three Star Realty, Inc. 141 East Lake Blvd Apt A Mahopac, NY 10541	76.22-1-40 141 East Lake LLC 148 East Lake Blvd Mahopac, NY 10541
76.30-1-21-119 Daniel Cooke 141 East Lake Blvd Unit G1 Mahopac, NY 10541	76.30-1-21-122 David Ranni 380 Rt. 202 Somers, NY 10589	76.30-1-21-122 Bryan Murphy 141 East Lake Blvd Unit H-1 Mahopac, NY 10541	76.22-1-4 Lakewood Realty 108 LLC PO BOX 416 Mahopac, NY 10541	76.22-1-40 Hollow Manor Realty Corp PO BOX 416 Mahopac, NY 10541	76.22-1-40 Matthew Spillina 145 East Lake Blvd Mahopac, NY 10541
76.30-1-21-120 Dawn Ann Schaefer 141 East Lake Blvd Unit J2 Mahopac, NY 10541	76.30-1-21-127 Rose Rannetti Renee Living Trust 4 Somerset Dr Somers, NY 10589	76.30-1-21-128 Daniel Cooke 141 East Lake Blvd Unit K1 Mahopac, NY 10541	76.22-1-58 Joseph Spillina 149 East Lake Blvd Mahopac, NY 10541	76.30-1-38 Dennis Ryan 2 Babwin St Mahopac, NY 10541	76.5-1-33 Power Repairs Inc 1 Marina Dr Mahopac, NY 10541
76.30-1-21-129 28 Hamilton Corp 48 Lake View Ter Mahopac, NY 10541	76.30-1-21-130 David Ranni 380 Rt. 202 Somers, NY 10589	76.30-1-21-133 Sue Pujak 13366 William Myer Ct Palm Beach Gardens, FL 33410	76.30-1-40 Jose Vilalobos 2 Onondaga Rd Mahopac, NY 10541	76.30-1-46 Dariusz Patrylo 30 Mahopac Rd Mahopac, NY 10541	76.30-1-34 Apple 65 Corp 708 Ludg Ave Ste 208 Somers, NY 10589
76.30-1-21-130 Kristina Amato 141 East Lake Blvd Unit M3 Mahopac, NY 10541	76.30-1-30 Bore Conq 34 Kayla Ln Mahopac, NY 10541	76.30-1-30 Eddie Holmes 143 See Ave Mahopac, NY 10541	76.30-1-45 James Ranni 60 Heather Dr Mahopac, NY 10541	76.30-1-23 ORC Mahopac LLC 135 Mahopac Ave #17 New York, NY 10016	76.30-1-22 Briant Realty LLC 492 Rt 6 Mahopac, NY 10541
76.30-1-4 Nicole Stern 488 Rt 6 Mahopac, NY 10541	76.30-1-18 Pocket Area, LLC 950 South Lake Blvd Mahopac, NY 10541	76.30-1-16 Lake Mahopac Units Realty Corp PO BOX 2058 Newport Beach, CA 92659	76.30-1-64 Vicent Manans 70 Heather Dr Mahopac, NY 10541	76.30-1-24 Monica Realty Management 275 Bushkillville Rd 275 Bushkillville Rd Mahopac, NY 10541	76.30-1-35 Town Of Canastota 49 Mahopac Ave Mahopac, NY 10541
76.30-1-5 Bore Conq 34 Kayla Ln Mahopac, NY 10541	76.30-1-15 Main The Lake Mahopac Condominiums 60 Mahopac Ave Mahopac, NY 10541	76.30-1-15-101 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-25 Timothy Beyer 710 Route 6 Mahopac, NY 10541	76.30-1-31 Frank Fante Inc 710 Route 6 PO BOX 102 Mahopac, NY 10541	76.30-1-30 Mahopac Central School Dist 178 East Lake Blvd Mahopac, NY 10541
76.30-1-15-102 George Daly 149 East Lake Blvd Unit A2 Mahopac, NY 10541	76.30-1-15-103 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-104 Samer Abu-Malib 149 East Lake Blvd Unit B-1 Mahopac, NY 10541	76.30-1-26 Luna One Management Corp 2475 Condit Dr Yorktown Heights, NY 10598	76.30-1-29 Town Of Canastota 49 Mahopac Ave Mahopac, NY 10541	76.30-1-28 Joseph Scullion PO BOX 79 Mahopac, NY 10541
76.30-1-15-105 Bresha Rzepki PO BOX 620 Aranwah, NY 10501	76.30-1-15-108 Jean DeCassar PO BOX 419 Mahopac, NY 10541	76.30-1-15-107 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-137 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-138 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-139 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659
76.30-1-15-106 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-109 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-110 Mohamed Mansour Abu-Malib 149 East Lake Blvd Unit D-1 Mahopac, NY 10541	76.30-1-15-140 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-141 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-142 Mark Lakatos 722 Rt 6 Unit F Mahopac, NY 10541
76.30-1-15-143 Vincent Moschese 722 Rt 6 - Unit G Mahopac, NY 10541	76.30-1-15-144 Kerol McGover 86 Lake Dr Pearl River, NY 10965	76.30-1-15-145 Melissa Wagner 23 Sunnyside Rd Katonah, NY 10524	76.30-1-15-141 Lake Mahopac Units Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-15-142 Mark Lakatos 722 Rt 6 Unit F Mahopac, NY 10541	
76.30-1-15-146 Elizabeth France R.R. #2 PO BOX 38 PO BOX 38 Katonah, NY 10524	76.30-1-27 Ian W. Realty, LLC 725 Rt 6 725 Rt 6 Mahopac, NY 10541	76.22-1-54 728 Route 6 LLC 148 East Lake Blvd Mahopac, NY 10541	76.30-1-37 Christopher Batti 79 Heather Dr Mahopac, NY 10541		
76.22-1-55 Mahopac Central School Dist 178 East Lake Blvd Mahopac, NY 10541	76.22-1-30 Mahopac Volunteer Fire Dept PO BOX 267 Mahopac, NY 10541	76.30-1-37 Christopher Batti 79 Heather Dr Mahopac, NY 10541			
76.22-1-58 Mahopac Volunteer Fire Dept PO BOX 267 Mahopac, NY 10541	76.22-1-2 Knights of Columbus 5743 PO BOX 66 PO BOX 66 Mahopac, NY 10541	76.30-1-3 Main WaterClub/Condo/Mahopac Dev/Corp 60 Mt. Alpin Ave Mahopac, NY 10541			
76.30-1-20 Bore Conq 34 Kayla Ln Mahopac, NY 10541	76.30-1-6 Board of Managers of the Lake PO BOX 2058 Newport Beach, CA 92659	76.30-1-7 Bore Conq 34 Kayla Ln Mahopac, NY 10541			
76.30-1-8 Lake Mahopac Units Realty Corp PO BOX 2058 Newport Beach, CA 92659	64.20-1-9 Sue Offner, York 40 Glenaida Ave Canastota, NY 10512				

Zoning Schedule
Owner - John Chang - 716 Route 6, Mahopac, NY 10541
Mailing Address - 2675 Cecile Drive, Yorktown Heights, NY 10598

ZONE - C TM# 76.30-1-26 C - COMMERCIAL	REQUIRED	EXISTING	VARIANCE
MIN LOT AREA (SF)	40,000SF	16,522SF	VARIANCE PREVIOUSLY GRANTED
MIN LOT WIDTH (FT)	200FT	149.32FT	VARIANCE PREVIOUSLY GRANTED
MIN LOT DEPTH (FT)	200FT	110.58FT	VARIANCE PREVIOUSLY GRANTED
MIN YARD DIMENSIONS (FT)			
FRONT	40FT	32.3FT	VARIANCE PREVIOUSLY GRANTED
SIDE	20FT	0.6FT	VARIANCE PREVIOUSLY GRANTED
REAR	20FT	0FT	VARIANCE PREVIOUSLY GRANTED
MINIMUM FLOOR AREA	5,000SF	4,400SF	VARIANCE PREVIOUSLY GRANTED
MAX BUILDING HEIGHT (FT)	35FT	<35FT	NONE
MAX LOT COVERAGE (%)	15%	15.7%	NONE
TOTAL REQUIRED PARKING: 23 PS* (12 PS + 11 PS = 23 PS)	DELI: 2007 SF/200 SF = 12 PS CHAPEL: 32 SEATS/3 = 11 PS	20 PS EXISTING	3 PS VARIANCE

*MASS IS 7PM-10PM ON WEDNESDAY AND SATURDAY.
DELI CLOSERS AT 6 PM WEEKDAYS AND 3PM ON SATURDAY.
**CHAPEL: 1 SPOT/3 SEATS
***DELI: 1 SPOT/200 SF



ARCHITECTURAL VISIONS LLC
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P: 845-628-6613 F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: JOHN CHANG
PROJECT ADDRESS: 716 ROUTE 6, MAHOPAC, NY 10541
MAILING ADDRESS: 2675 CECILE DR, YORKTOWN HEIGHTS, NY 10598
TAX MAP NO. 76.30-1-26

SITE PLAN

ISSUANCE	DATE
FOR REVIEW	07/20/2024
FOR REVIEW	08/02/2024
FOR REVIEW	08/20/2024
FOR REVIEW	08/20/2024
FOR REVIEW	08/20/2024
FOR REVIEW	08/20/2024

SCALE AS NOTED
DRAWN BY/CHKD BY JT /MSL/JG
PROJECT NO. 12-22-159

S-100

1" = 10'-0"

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY PART OF THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERNATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



Change Elev. & Parking



Victoria's CATERING DELI & GROCERY

Catering

Breakfast

Lunch

DEGAS
PLUMBING & HEATING
914-245-4210

Change
Cur. & Parking



CHANG Parking Lot



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

Application Date: 7/31, 2023

Application For (circle applicable): Area Variance 156-45.2 B(3) Use Variance Interpretation ' 280A
 Name of Property Owner: CARL & ANITA Albano Address: 7 Albano Ridge Carmel NY
 Mailing Address: 11 Clark Place Mahopac NY Phone Number(s): _____
 Zoning District: R Tax Map: 55.14-1-26.324
 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: N/A

DATE	REQUEST	RESULTS
	<u>No previous board appearances</u>	<u>(RT)</u>

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

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

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
 Explain: Mechanic St Carmel NY (Town Rd)

I, the applicant, am seeking permission to: allow 1640 sq. ft. accessory apt where 900 sq. max allowed

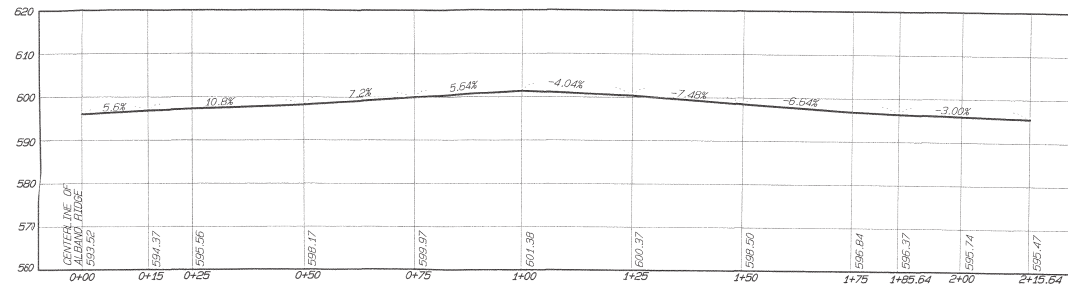
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Apt shall be between 400 sq. ft. + 900 sq. ft.</u>	<u>1640</u>	<u>740*</u>

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 1 day of Aug, 2023
Alice Daly
 Notary Public

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

[Signature]
 Petitioner Date 8/1/2023



DRIVEWAY PROFILE
 SCALE: 1" = 20' HORIZ.
 SCALE: 1" = 20' VERT.

MECHANIC STREET

"FINAL SUBDIVISION PLAT
 KNOWN AS ALBANO ESTATES V, ETC."
 FILED MAP No. 3157

"SUBDIVISION MAP PREPARED FOR
 LOUIS ALBANO AND CARL AND ANITA
 ALBANO, ETC."
 FILED MAP No. 1970

PARCEL B

- Notes:
- 1) Elevations shown hereon conform to the National Geodetic Survey Standard Vertical Datum of 1929.
 - 2) Additional underground easements, utilities or structures, etc. other than those shown hereon may be encountered.
 - 3) The subsurface information shown hereon, if any, is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.

H. STANLEY JOHNSON AND COMPANY
 LAND SURVEYORS, P.C.
 42 SMITH AVENUE P.O. BOX 93
 MT. KISCO, N.Y. 10549
 TEL. 914-241-3872
 FAX. 914-241-0438



SURVEY BROUGHT TO DATE: NOVEMBER 1, 2022
 MAP REVISED: NOVEMBER 15, 2022
 SURVEYED: APRIL 7, 2020
 MAP PREPARED: APRIL 21, 2020

BY: *Robert S. Johnson*
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037
 ROBERT S. JOHNSON, P.L.S.

Area = 13.060 Acres.

Tax Identification: Sheet 55.14 Block 1 Lot. 28.324

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

SURVEY OF PROPERTY
 AND
 DRIVEWAY PROFILE
 PREPARED FOR
CARL ALBANO

AND
ANITA ALBANO

Being Lot 4 as shown on a certain map entitled "Final Subdivision Plat, Known as Albano Estates IV" said map filed in the Putnam County Clerk's Office September 8, 2006 as Map No. 3030

SITUATE IN THE
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

SCALE: 1" = 50'

DATA: V99-009

PREPARED BY: SMS CHECKED BY: RSJ

JOB NO. V20-001.0





ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

me

IN THE MATTER OF THE APPEAL
OF

Altero

Application Date: August 14, 2023

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: **Robert Altero** Address: **3 Curry Spur**

Mailing Address: **3 Curry Spur, Mahopac, NY** Phone Number(s):

Zoning District: **R-120** Tax Map: **53.12 - 1 - 7**

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

E-Mail Address: **rayexdesign@gmail.com**

Previous Appeals regarding the subject premises:

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

List all improvements (1 family dwelling, pool, etc.) house remains, shed, garage, pool gazebo

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

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: yes Loma Pon Rd

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

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

State of New York)

ss:

County of Putnam)

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

Sworn to before me this 15 day of August 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 Besharat Date 8/15/23



AUTHORIZATION FORM

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

To whom it may concern:

This letter is to authorize William Besharat

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

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

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

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

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

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

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

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

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

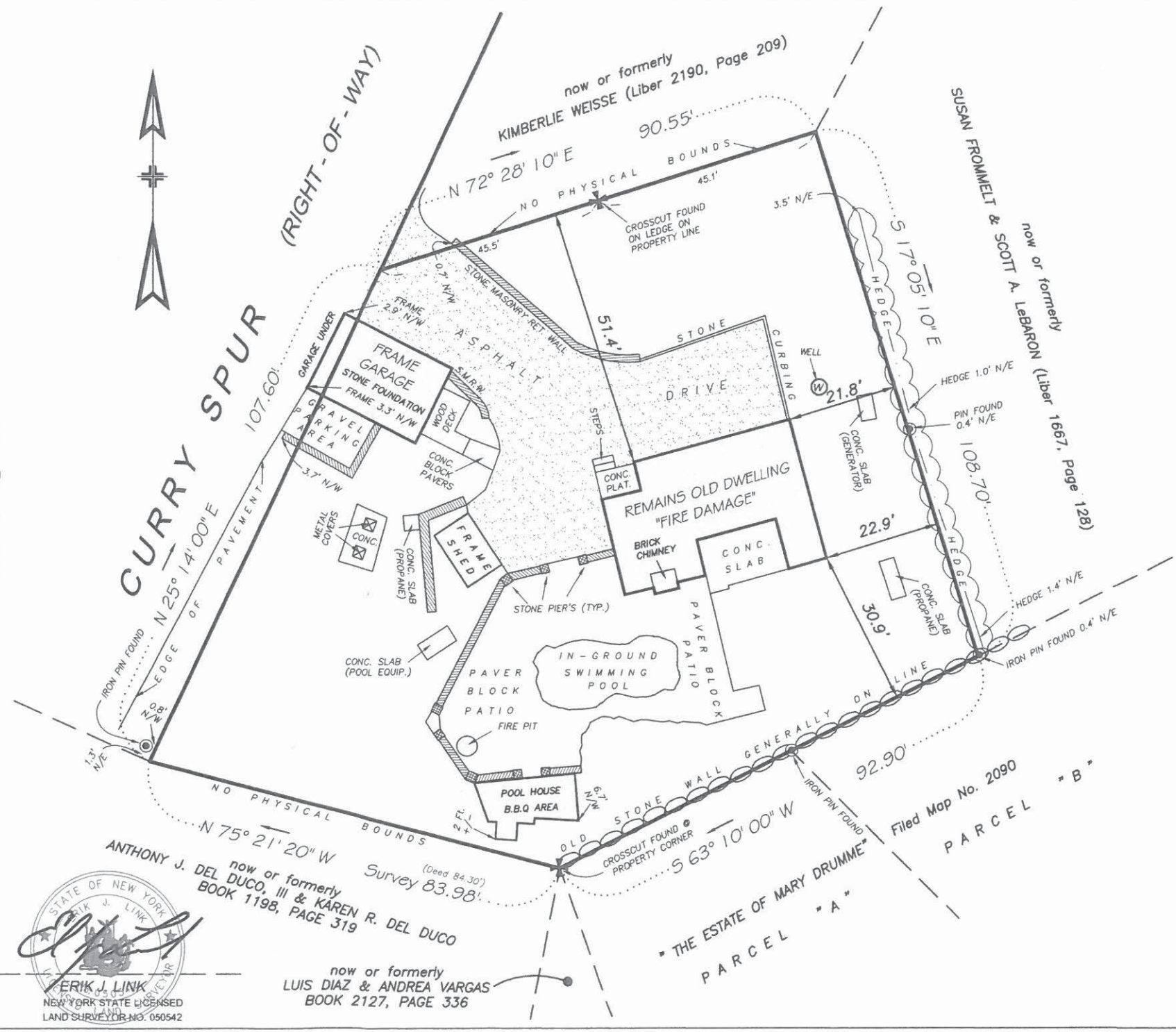
- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN BOOK 1964 PAGE 283 ON OCTOBER 13, 2014, IN THE PUTNAM COUNTY CLERK'S OFFICE.
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN of CARMEL as:
SECTION: 53.12 BLOCK: 1 LOT: 7
STREET ADDRESS: 3 CURRY SPUR
PROPERTY AREA: 15,019 Sq. Ft. / 0.3448 Acre
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: ROBERT ALTERO

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

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

ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542

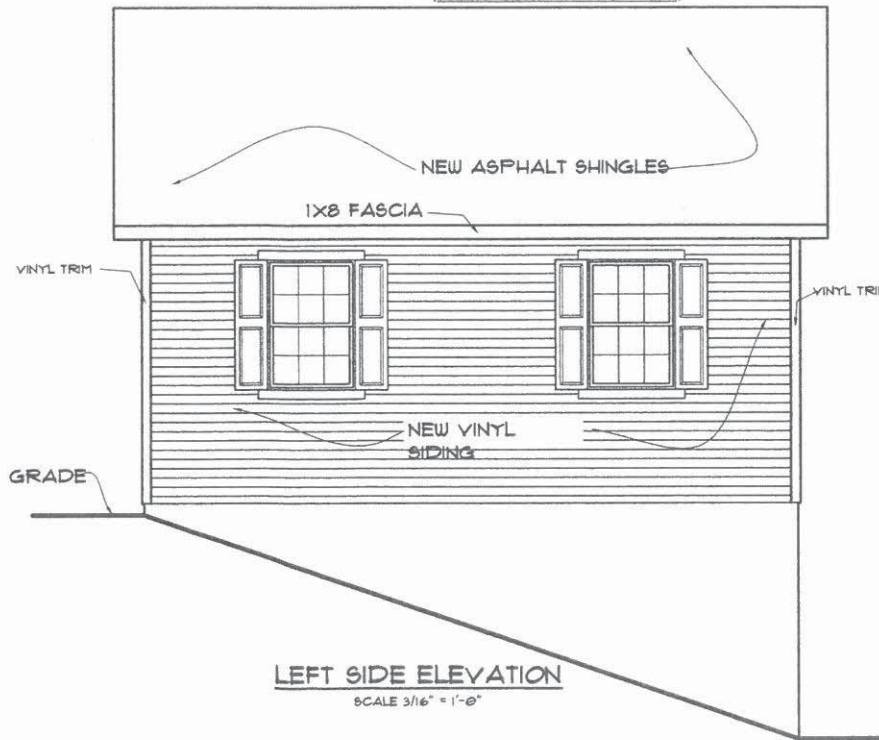
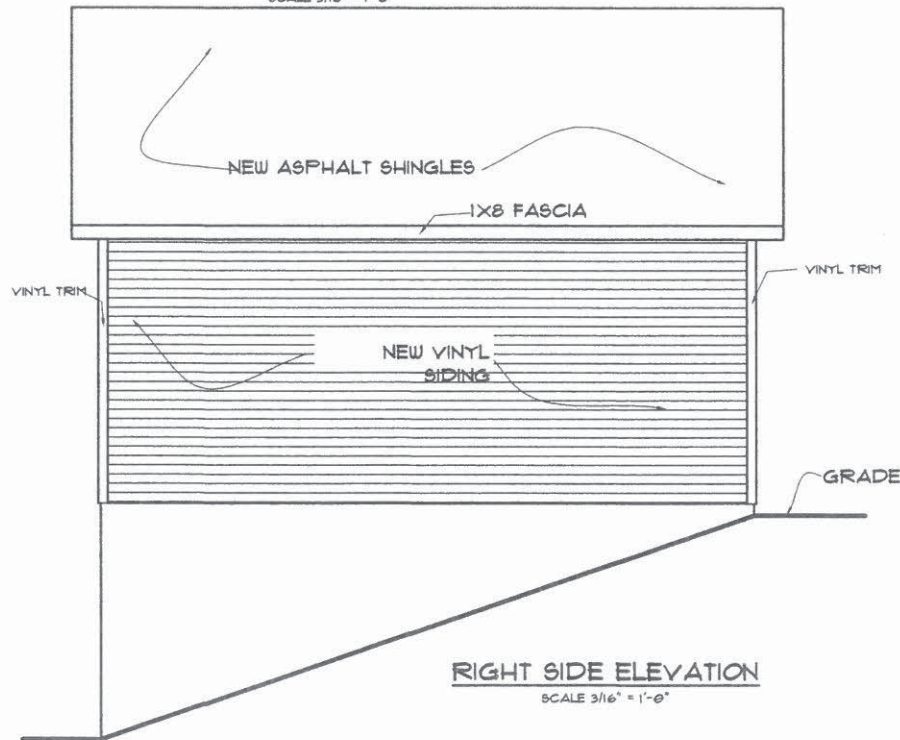
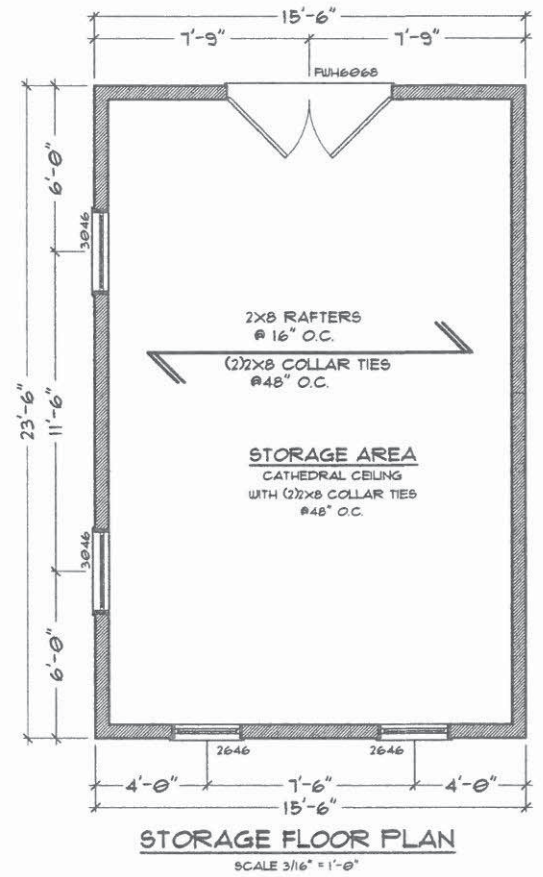
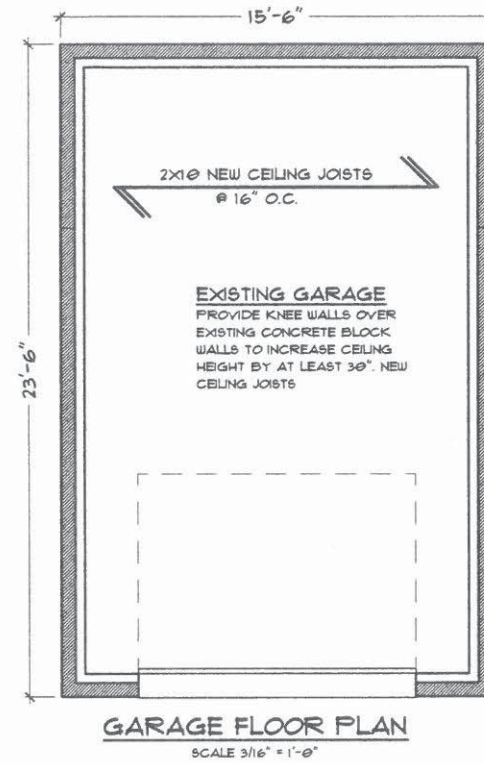
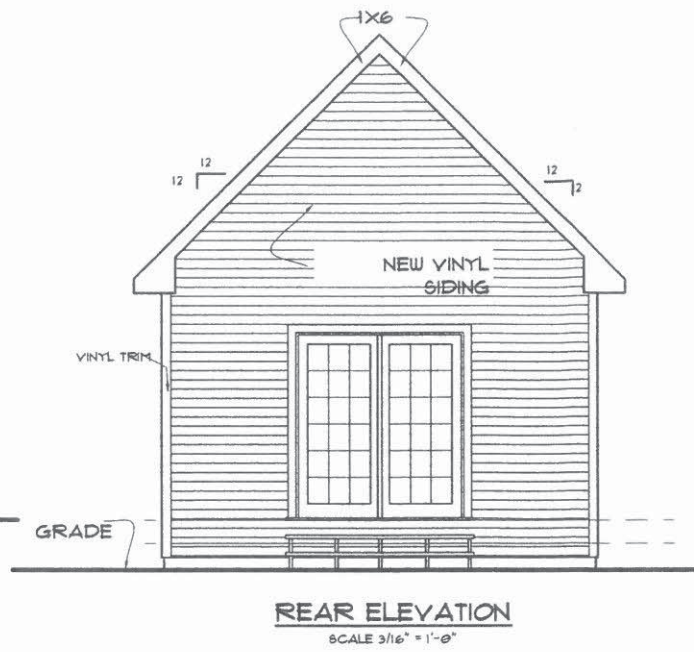
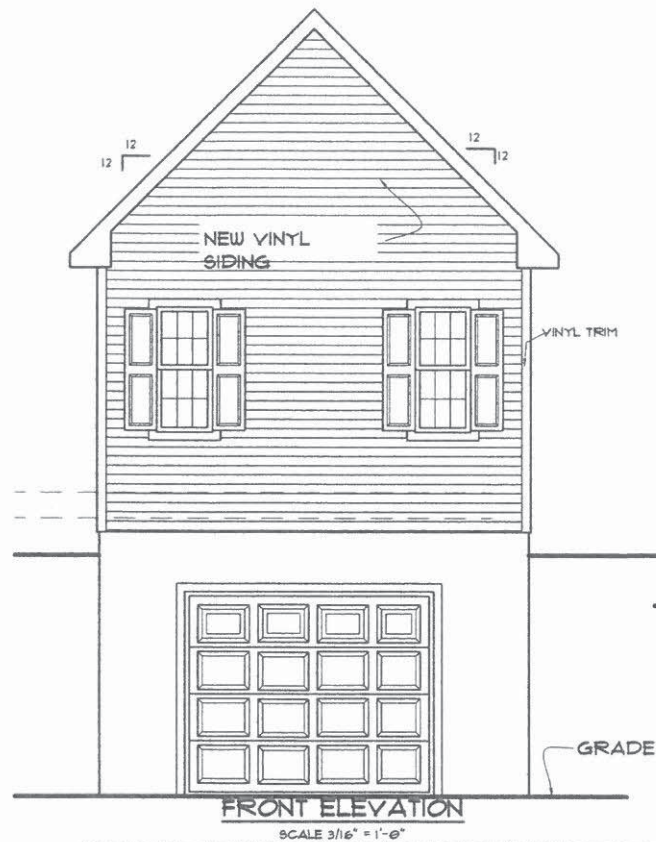


ANTHONY J. DEL DUCCO
now or formerly
DUCCO, III & KAREN R. DEL DUCCO
BOOK 1198, PAGE 319
Survey 83.98

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

THE ESTATE OF MARY DRUMME
PARCEL "A"
PARCEL "B"

Filed Map No. 2090



RAYEX
DESIGN PLANNING CONSTRUCTION

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

SHEET TITLE: FLOOR PLANS & ELEVATIONS
1 OF 1

REVISIONS: DATE: 8/11/2023







ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

*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
Located at: 23 Seminary Hill Road, Carmel
Tax Map #: 55.6-1-68
In the matter of: _____

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.

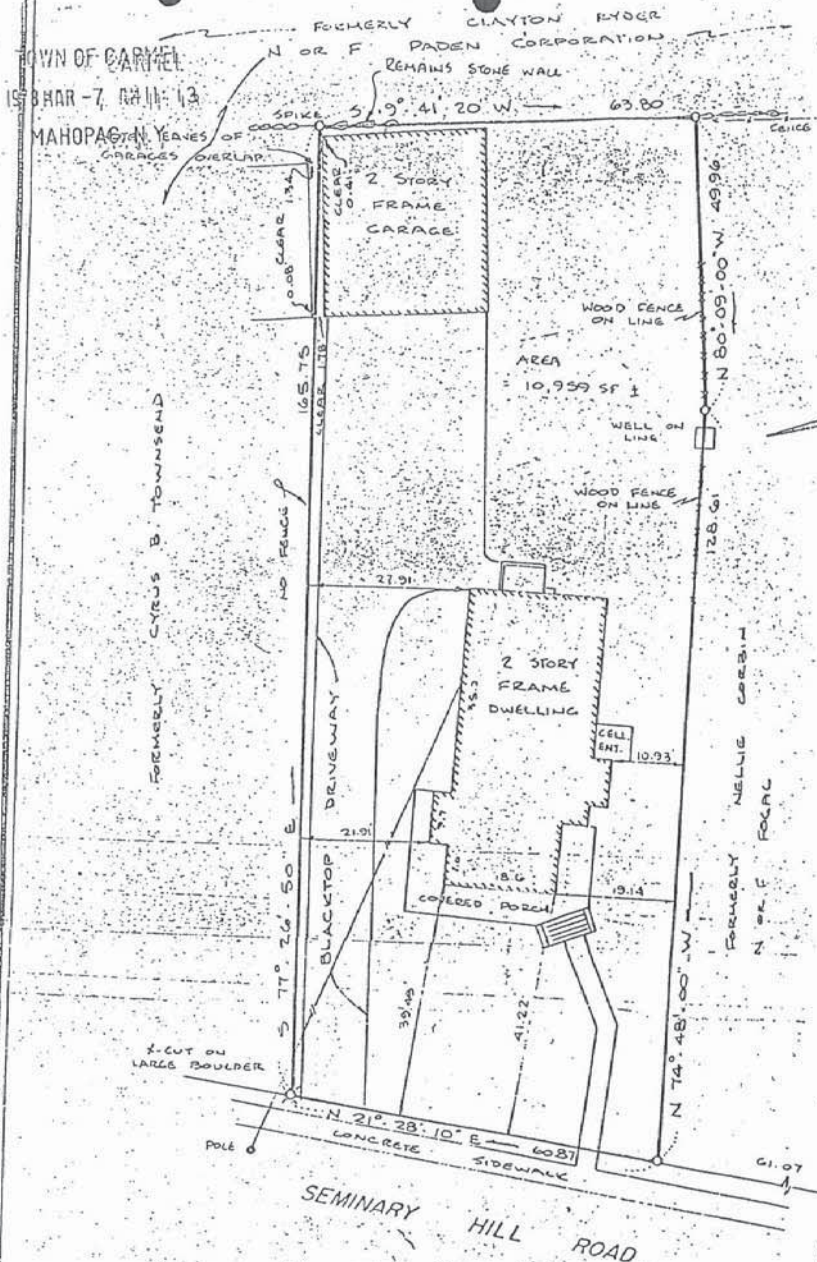
Countersigned: [Signature]
William A. Shilling, Jr., Esq.

Signed: [Signature]
Frank Giordano

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 18-3-17

Name 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. Girven
 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

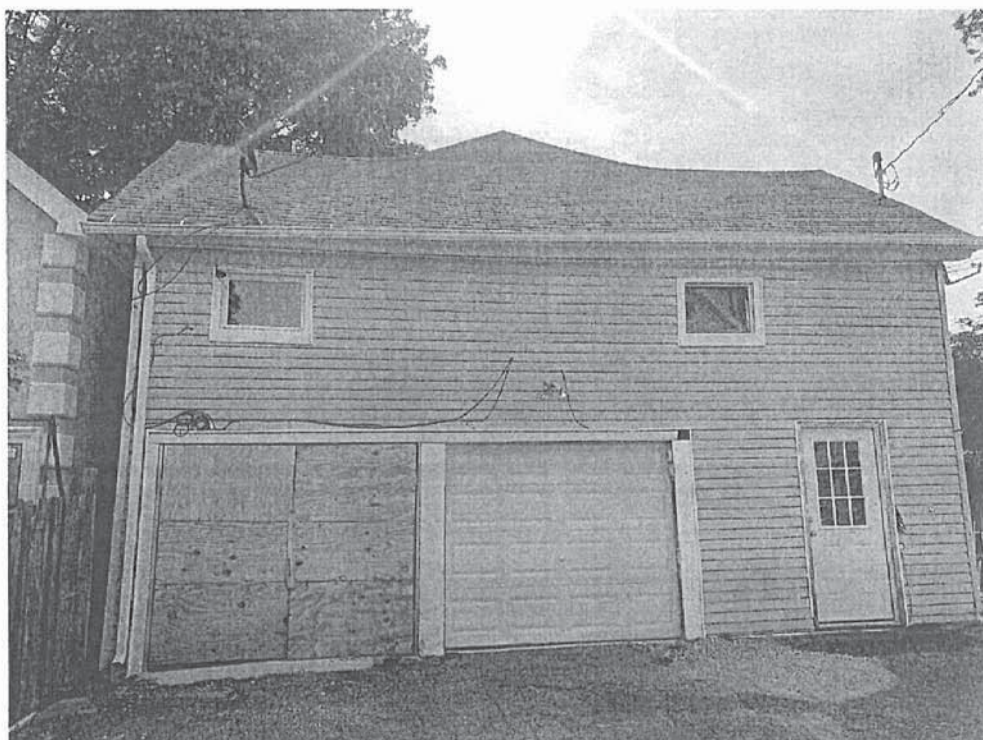
There are existing two dwelling units on the lot at present, an additional dwelling unit would be in violation of the permitted uses in RMF zone.

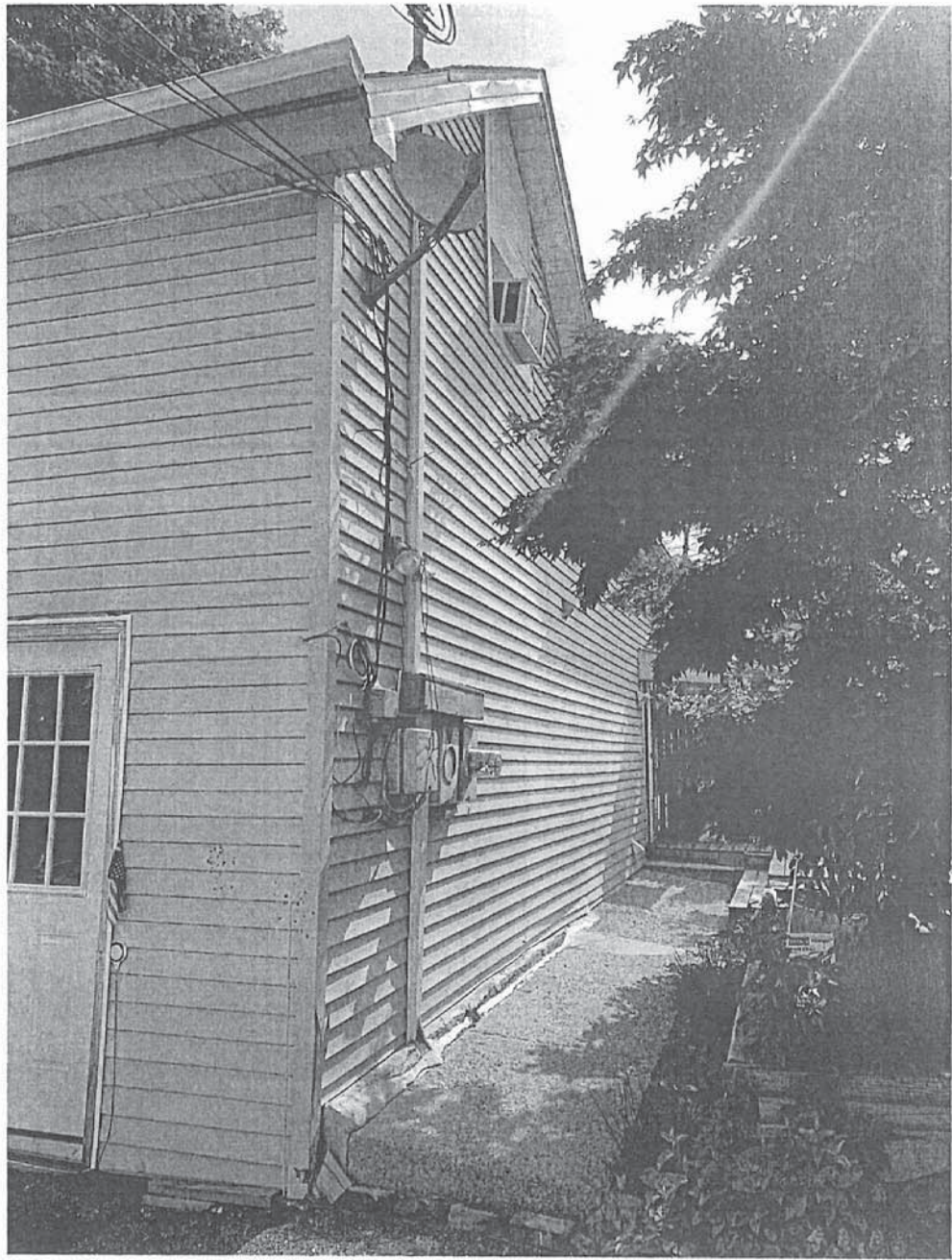
TOWN OF CARMEL
1978 HAR - 7 RH 11: 13
MAHOPAC, N.Y.

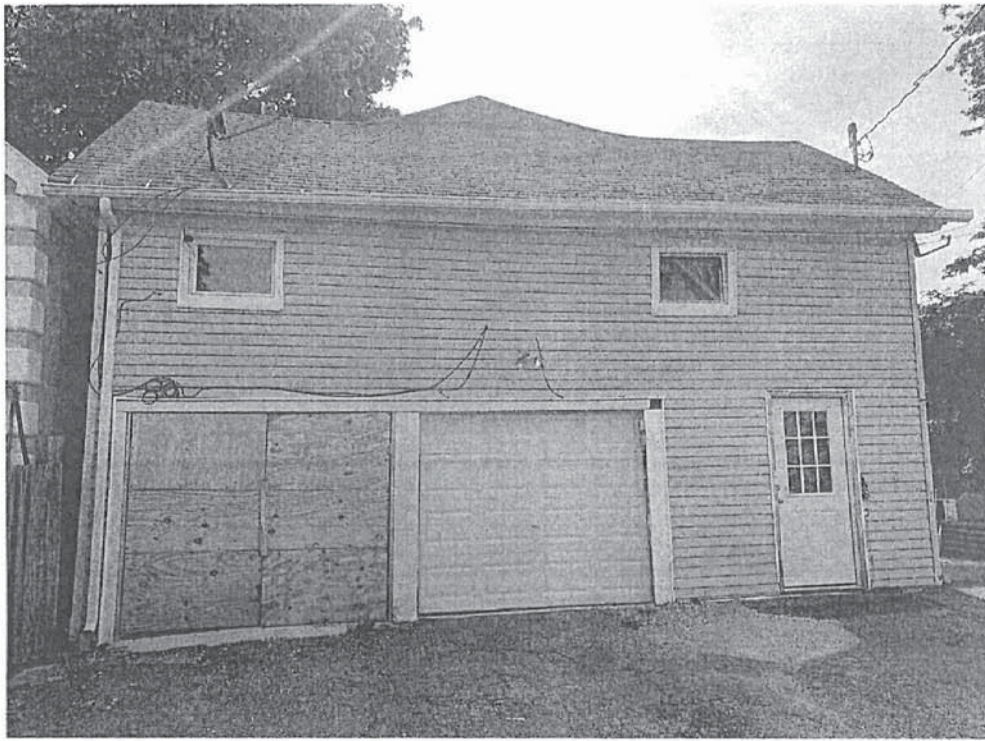
Michael M. ...

...
...
TOWN OF CARMEL, 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
	<i>See attached</i>	

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

Sworn to before me this 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.

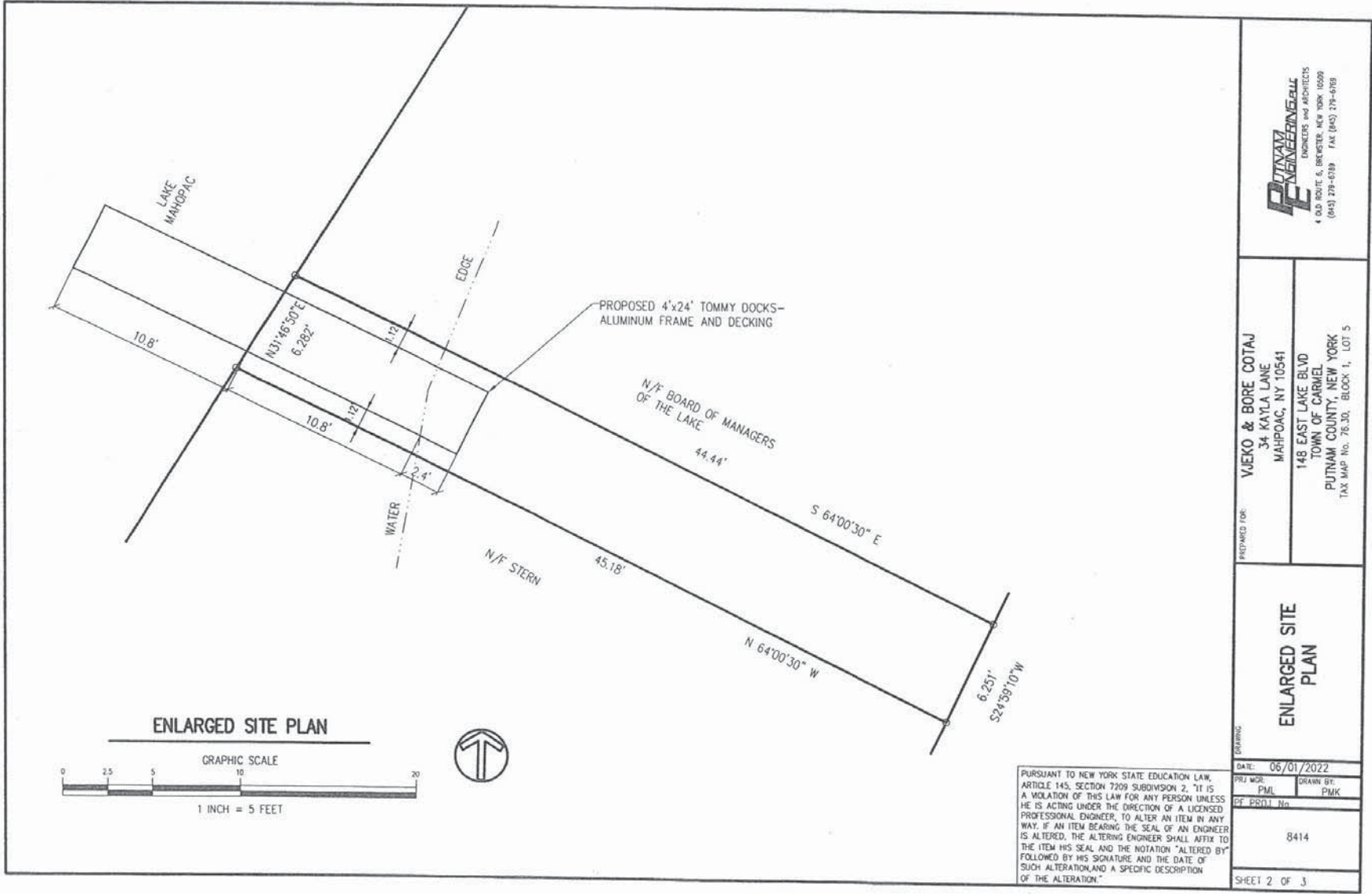
Countersigned: _____
(Representative)
William A. Shilling, Jr., Esq.
(Print Name)

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

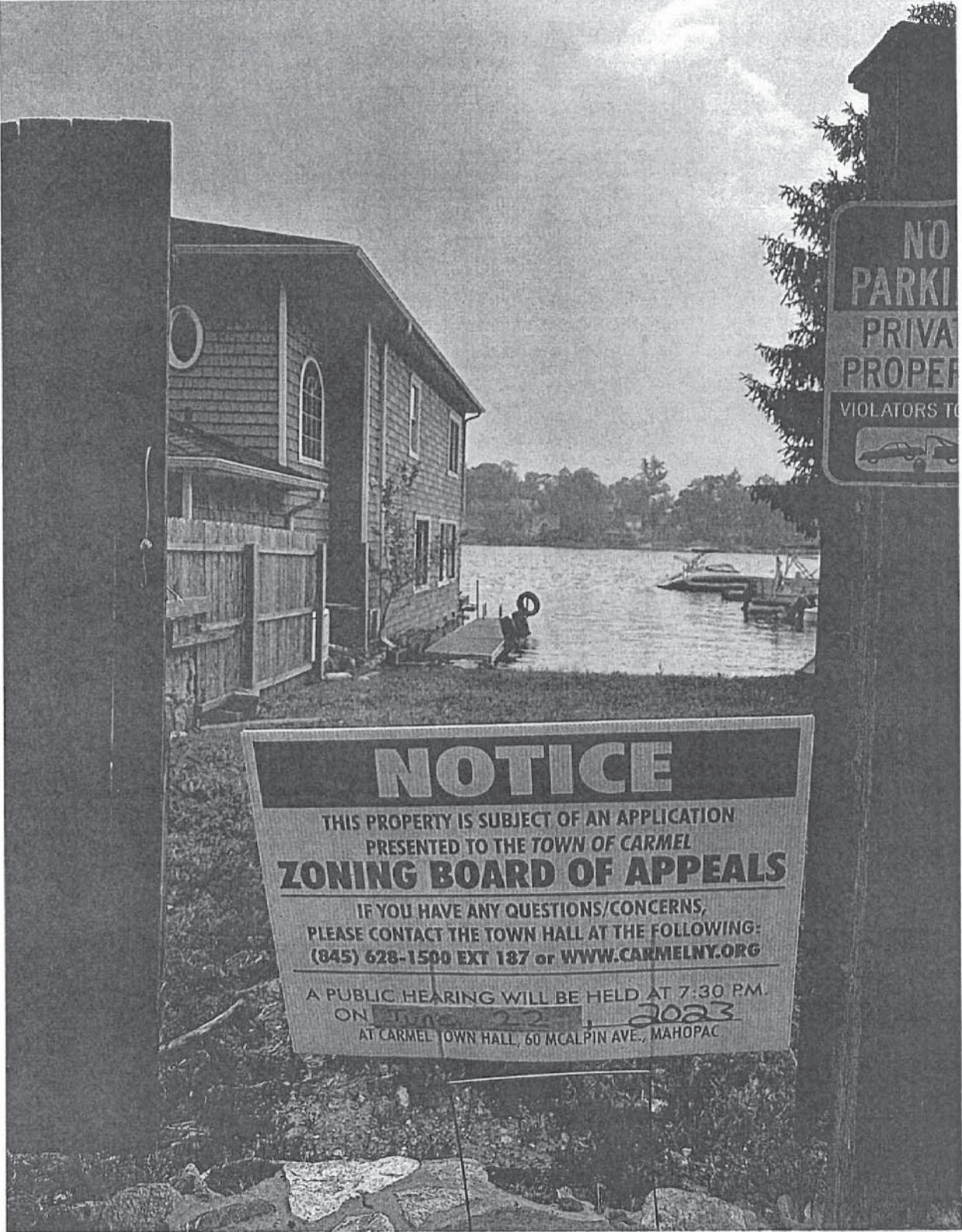
**ENLARGED SITE
PLAN**

DATE:	06/01/2022
PREPARED BY:	PML
DRAWN BY:	PMK
PROJECT No.	8414
SHEET 2 OF 3	



**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.CARMEI.NY.ORG
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.
ON JUNE 22, 2023
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MAHOPAC



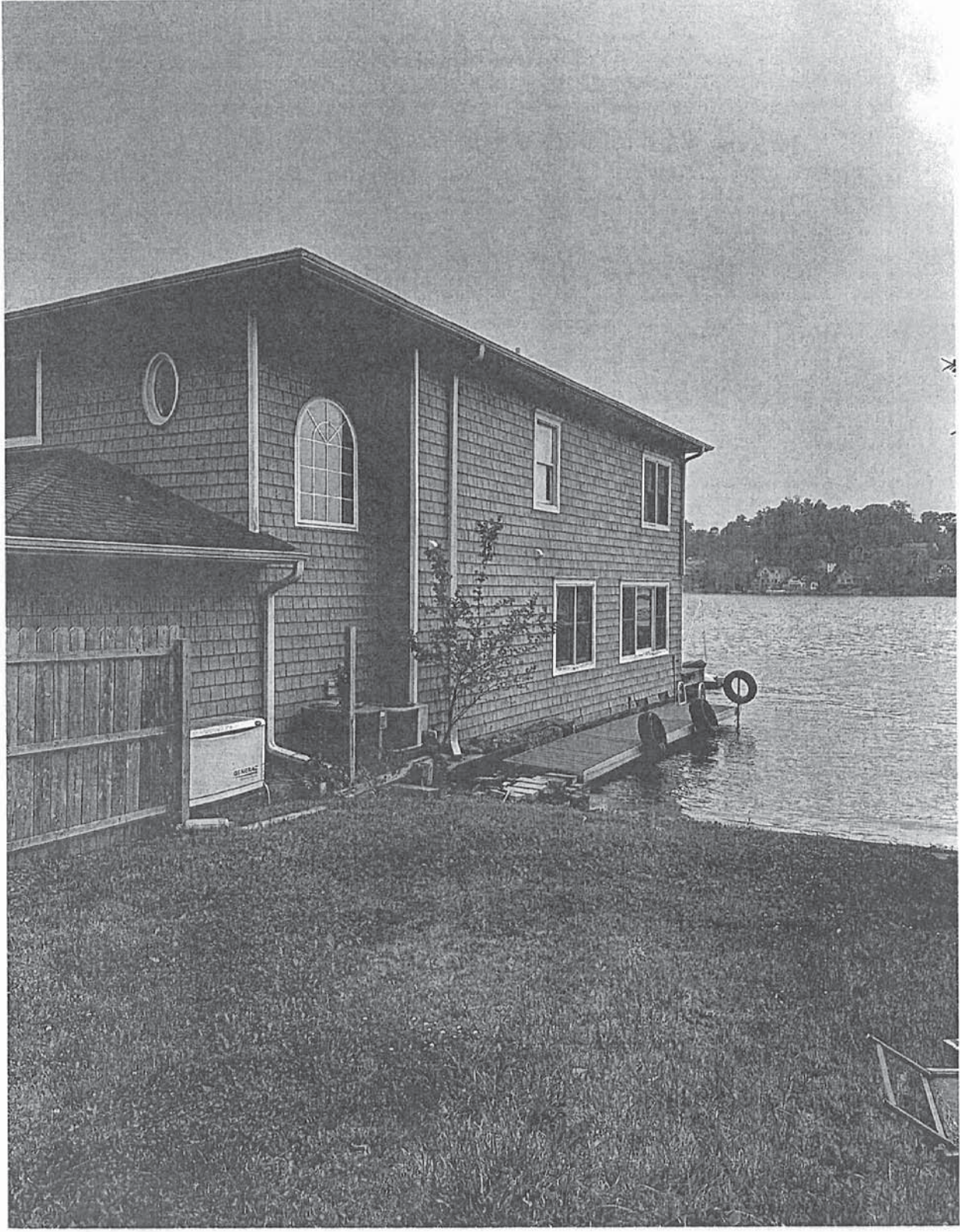
NOTICE

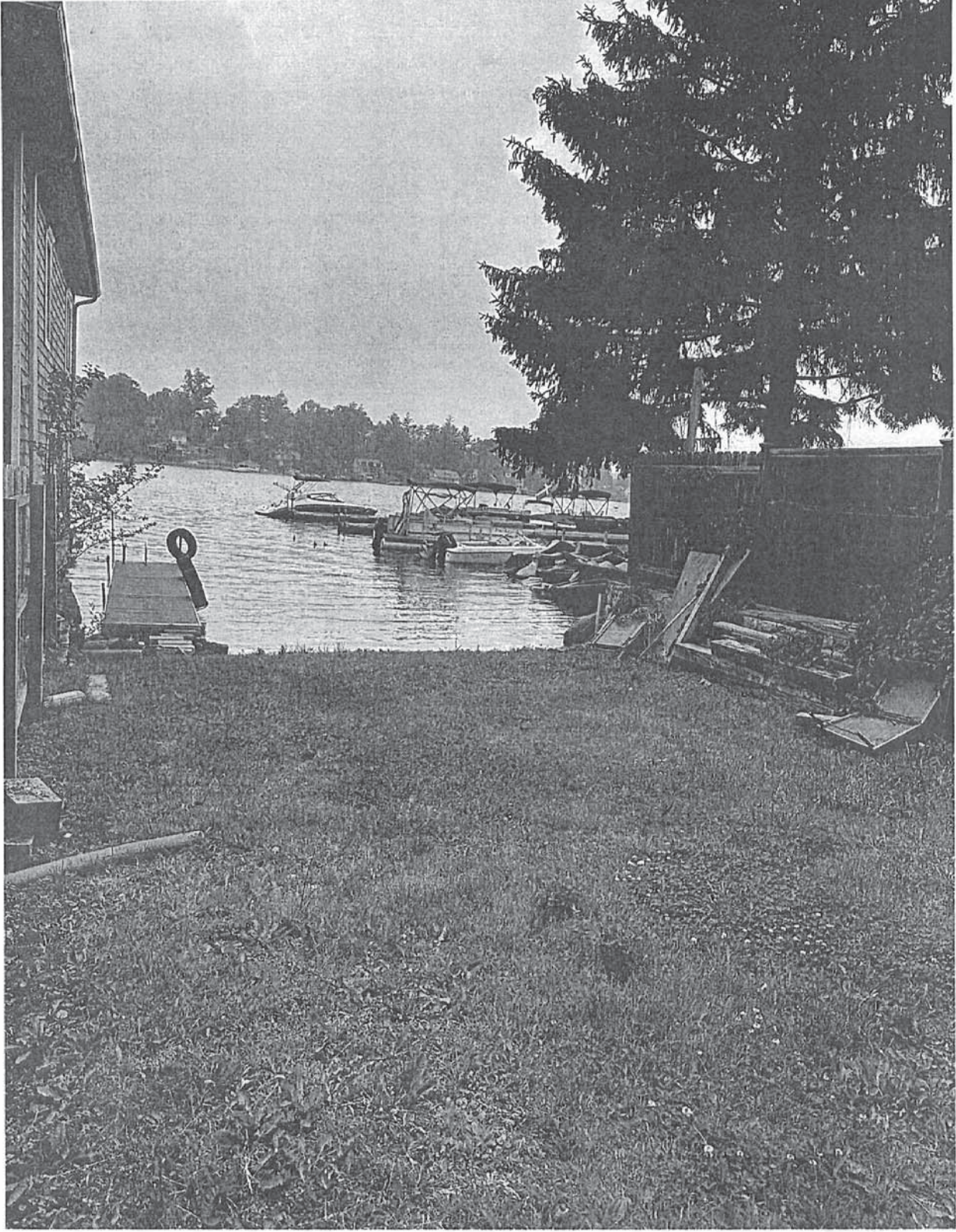
THIS PROPERTY IS SUBJECT OF AN APPLICATION
PRESENTED TO THE TOWN OF CARMEL
ZONING BOARD OF APPEALS

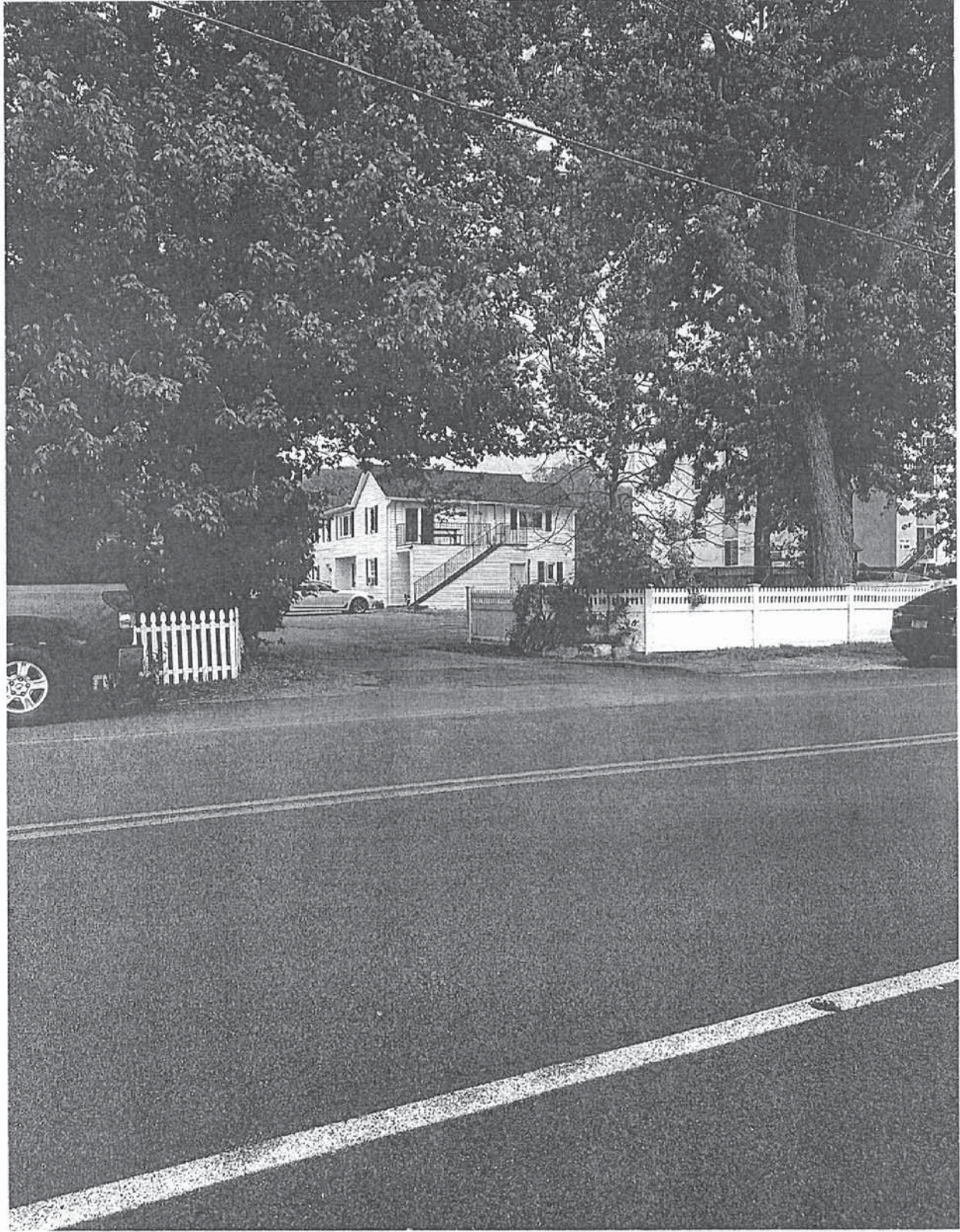
IF YOU HAVE ANY QUESTIONS/CONCERNS,
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:
(845) 628-1500 EXT 187 or WWW.CARMELNY.ORG

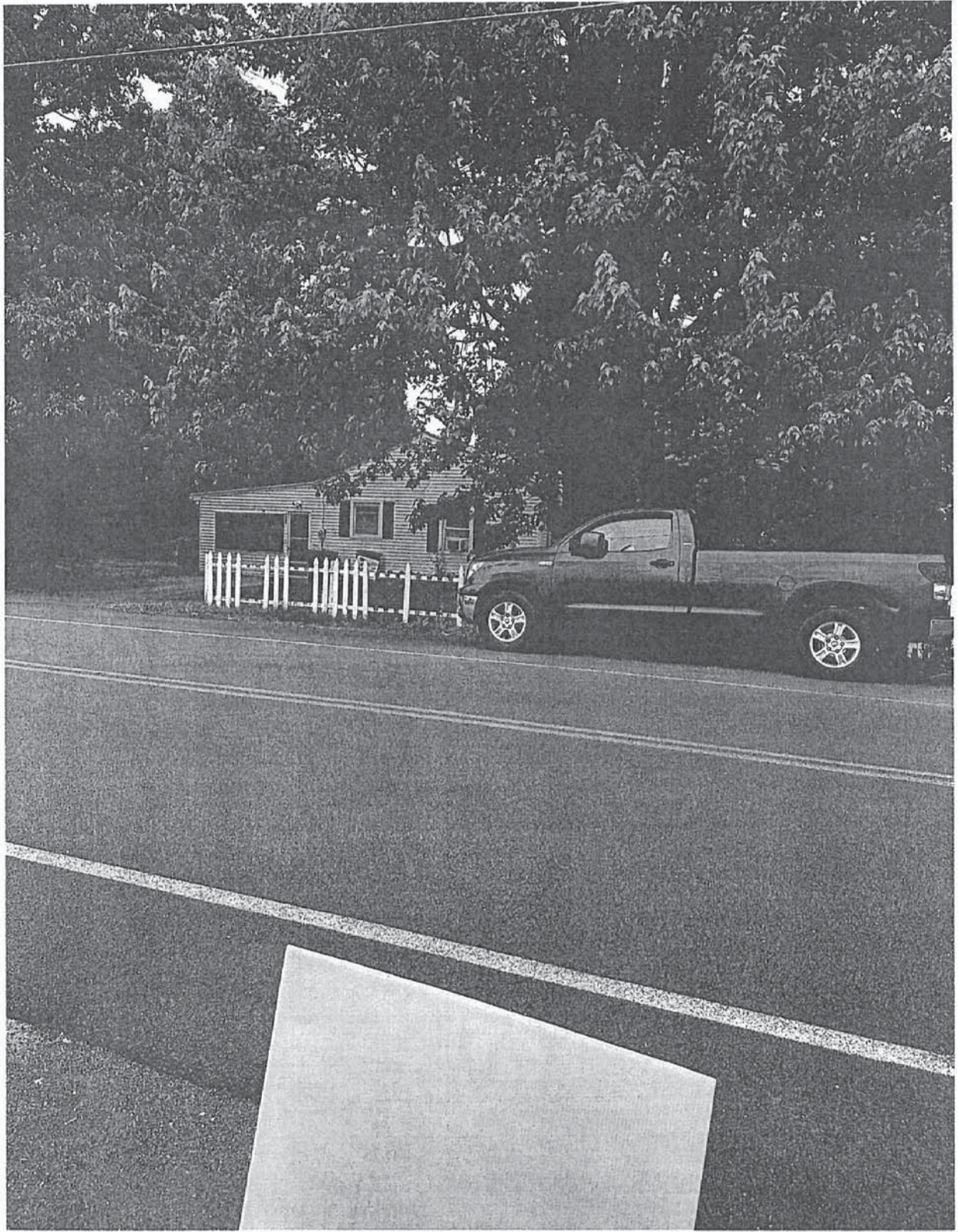
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.
ON JUNE 22, 2023
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MAHOPAC

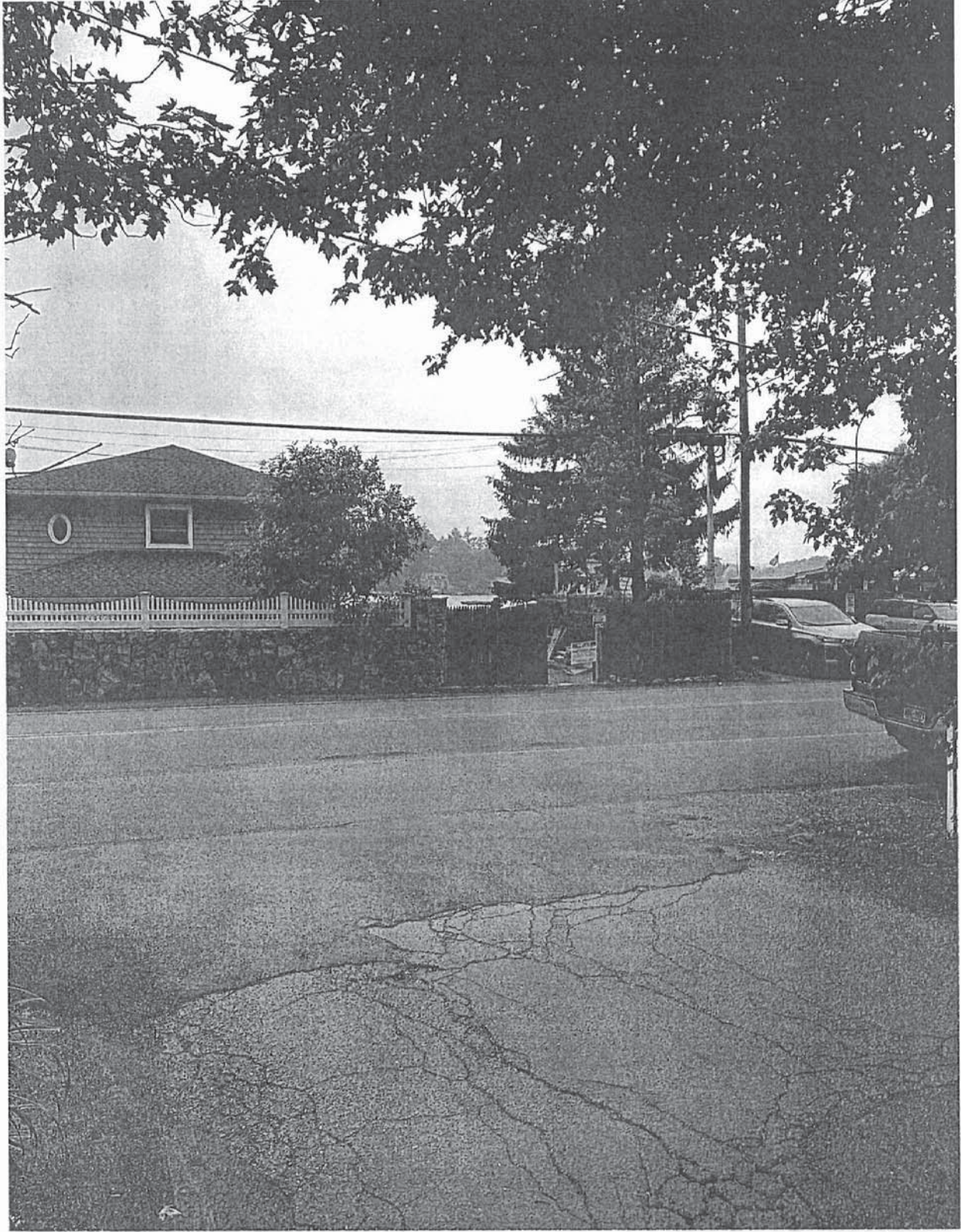
NO
PARKING
PRIVATE
PROPERTY
VIOLATORS TO

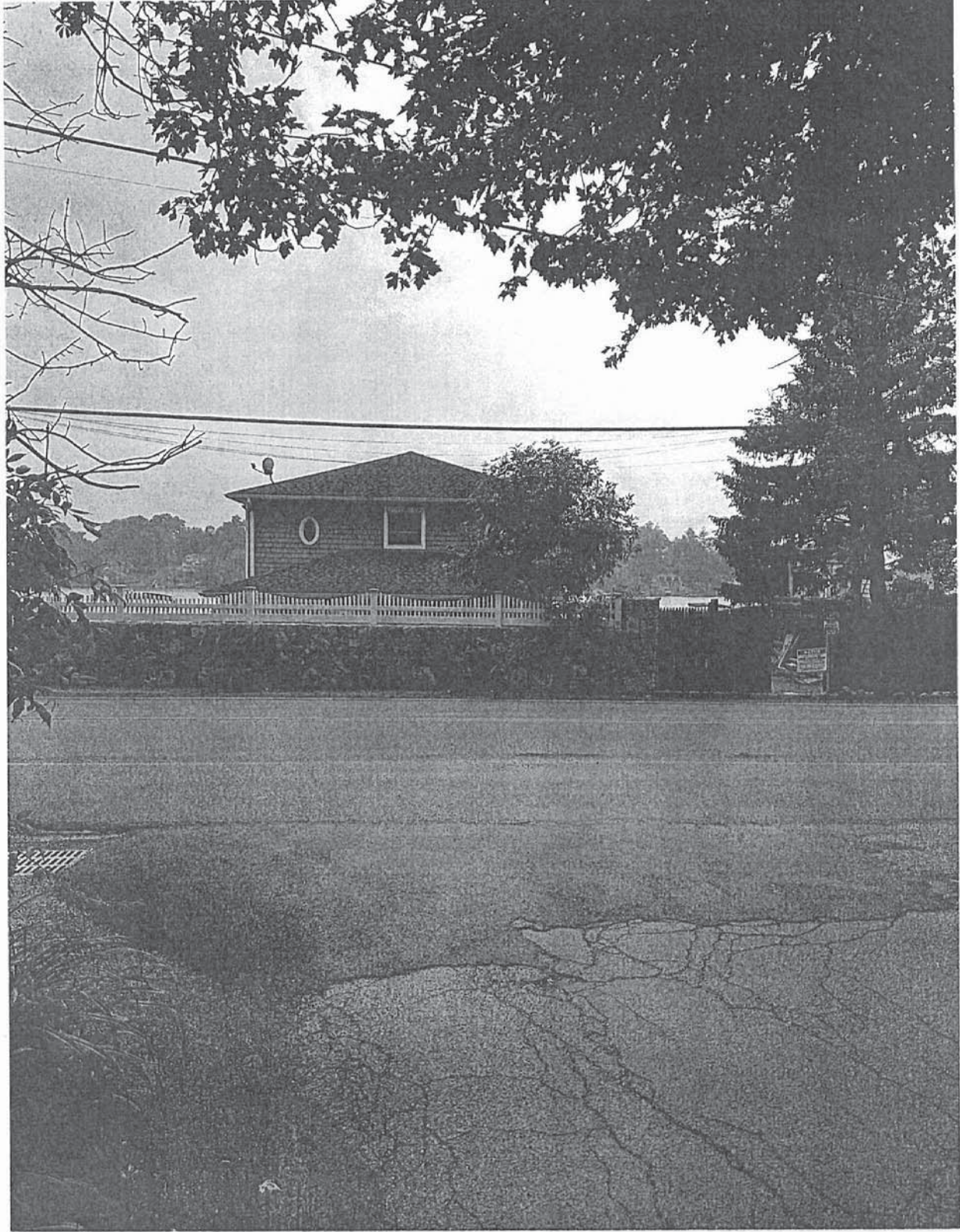



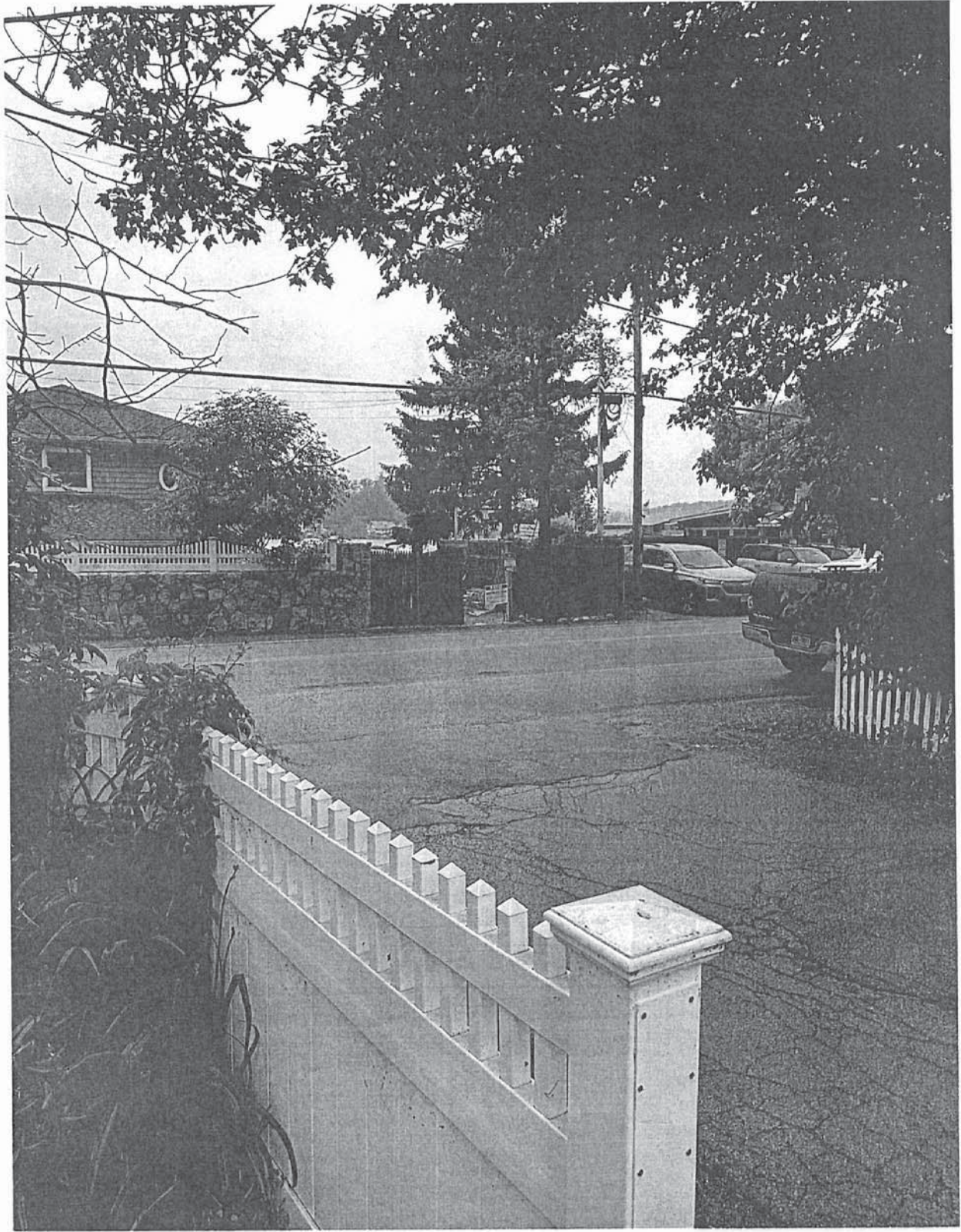


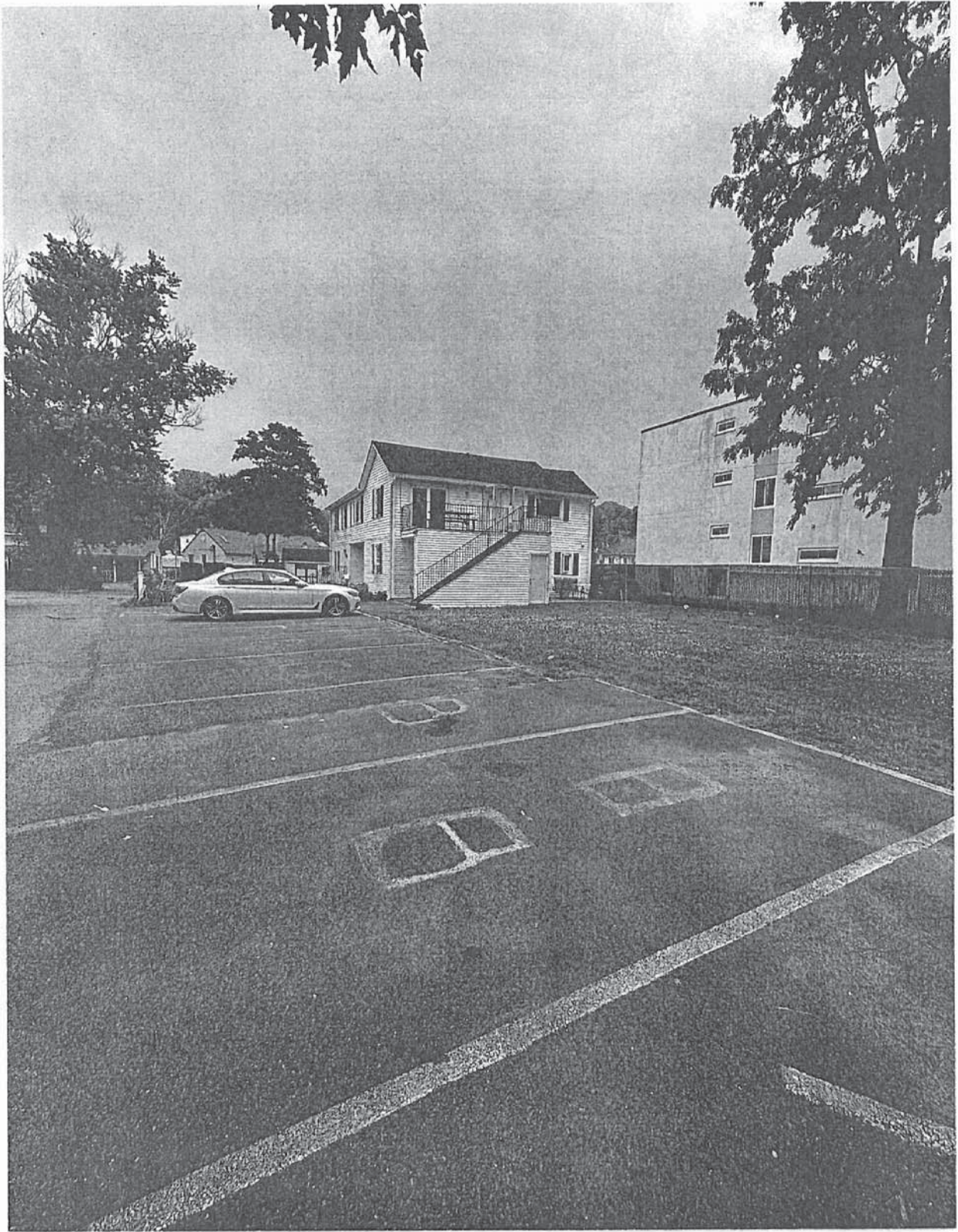




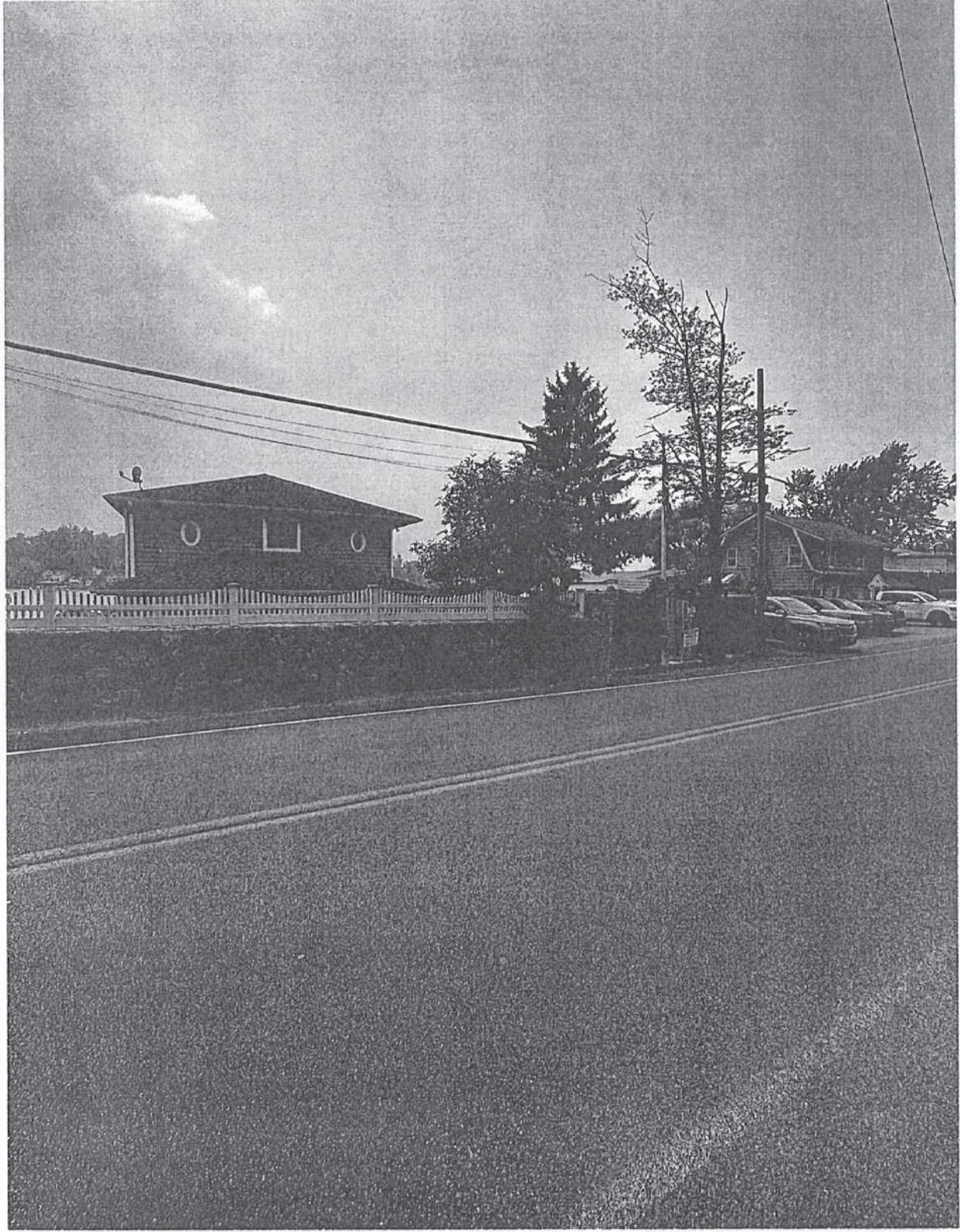












7/10



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

Cappelli Lot Line

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 6/29/, 2023

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

Name of Property Owner: JOHN + DONNA CAPPELLI Address: 16 BROOK ST. MAHOPAC, NY 10541

Mailing Address: 16 BROOK ST. MAHOPAC, NY Phone Number(s): _____

Zoning District: R Tax Map: 64.7 - 1 - 16

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 RESULTS / previous ZBA appearances</u>	

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

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

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

I, the applicant, am seeking permission to: RESTORE PROPERTY TO ORIGINAL PROPERTY LINES, LOT 5 + LOT 6 WITH INTENTION TO BUILD ON LOT 6

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

RECEIVED

AUG 31 2023

Ann Spofford

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 30TH day of JUNE 2023

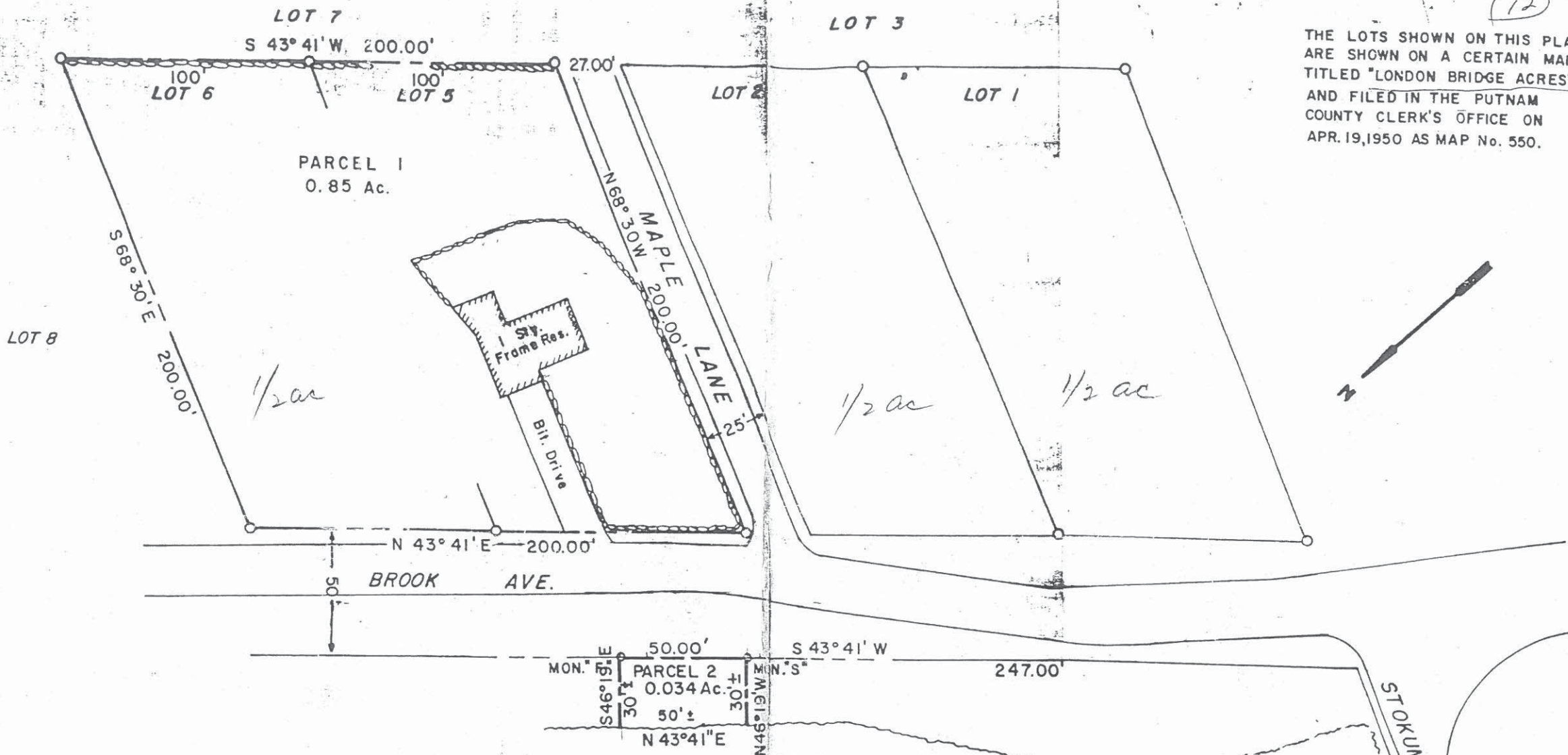
Notary Public

PABLO VASQUEZ
Notary Public, State of New York
Qualified in Westchester County
Reg. No. 01VA6338335
My Commission Expires March 7, 2024

Petitioner Date 6-30-23

(12)

THE LOTS SHOWN ON THIS PLAN ARE SHOWN ON A CERTAIN MAP TITLED "LONDON BRIDGE ACRES" AND FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON APR. 19, 1950 AS MAP No. 550.



SCALE: 1" = 40'

Revised 12-27-79
Revised 12-20-79

R931 067P

SURVEY FOR
GAMILLA KENT
&
VERONICA GERGELY
TOWNSHIP OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK



I HEREBY CERTIFY TO
COMMONWEALTH LAND
TITLE INSURANCE CO.
&
MADPAC NATIONAL BANK

HILL POND
(As shown on Map 550)

RECEIVED
AUG 31 2023
Ann Spofford
TOWN OF CARMEL
PUTNAM COUNTY

THIS SURVEY IS ACCURATE AND CORRECT
BY: Gerald L. Lynn
GERALD L. LYNN N.Y. REG. SURVEYOR 049292



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

ML

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

Application Date: 8/31/23, 20__

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
CODE SECTION
Name of Property Owner: Erin Haddeland Address: 108 Shear Hill Rd, Mahopac NY
(Address) (City) (State)
Mailing Address: 108 Shear Hill Mahopac Phone Number(s): _____
(Address) (City) (State)
Zoning District: R Tax Map: 65.15 - 2 - 15
(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
	<u>No previous board appearances</u>	<u>(RT)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling Garage, 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 + 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: _____

I, the applicant, am seeking permission to: Retain Pool + Shed/Garage

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Rear Pool 10'</u>	<u>1.2'</u>	<u>8.8'</u>
<u>Rear Garage 15'</u>	<u>0</u>	<u>15'</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 31 day of Aug 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 *Erin Haddeland* Date 8/31/23

SURVEY NOTES

1. Copyright Johnson Surveying LLC. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to covenants, easements, restrictions, conditions and agreements of record.
8. Subject to any right, title or interest the public may have for highway use.
9. Subject to the findings of an accurate title search.

FILED MAP REFERENCE

Survey shown hereon depicts lot(s) 5 as shown on a map entitled "Map of Blue Valley Farm" prepared by Joseph S. Agosti and filed in the Putnam County Clerks office on August 3, 1961 as Map No. 916

DEED REFERENCE

Liber 1987, Page 27
Irene Haddeland
To
Olivia Tanzi and Michael Haddeland,
Haddeland Family Trust
August 6, 2015

TAX PARCEL NUMBER

Town of Carmel, Putnam County, New York
65.15-2-15

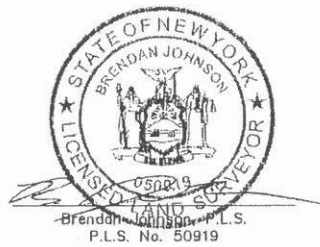
AREA

25,959 Square Feet
0.596 Acres

DATE OF SURVEY

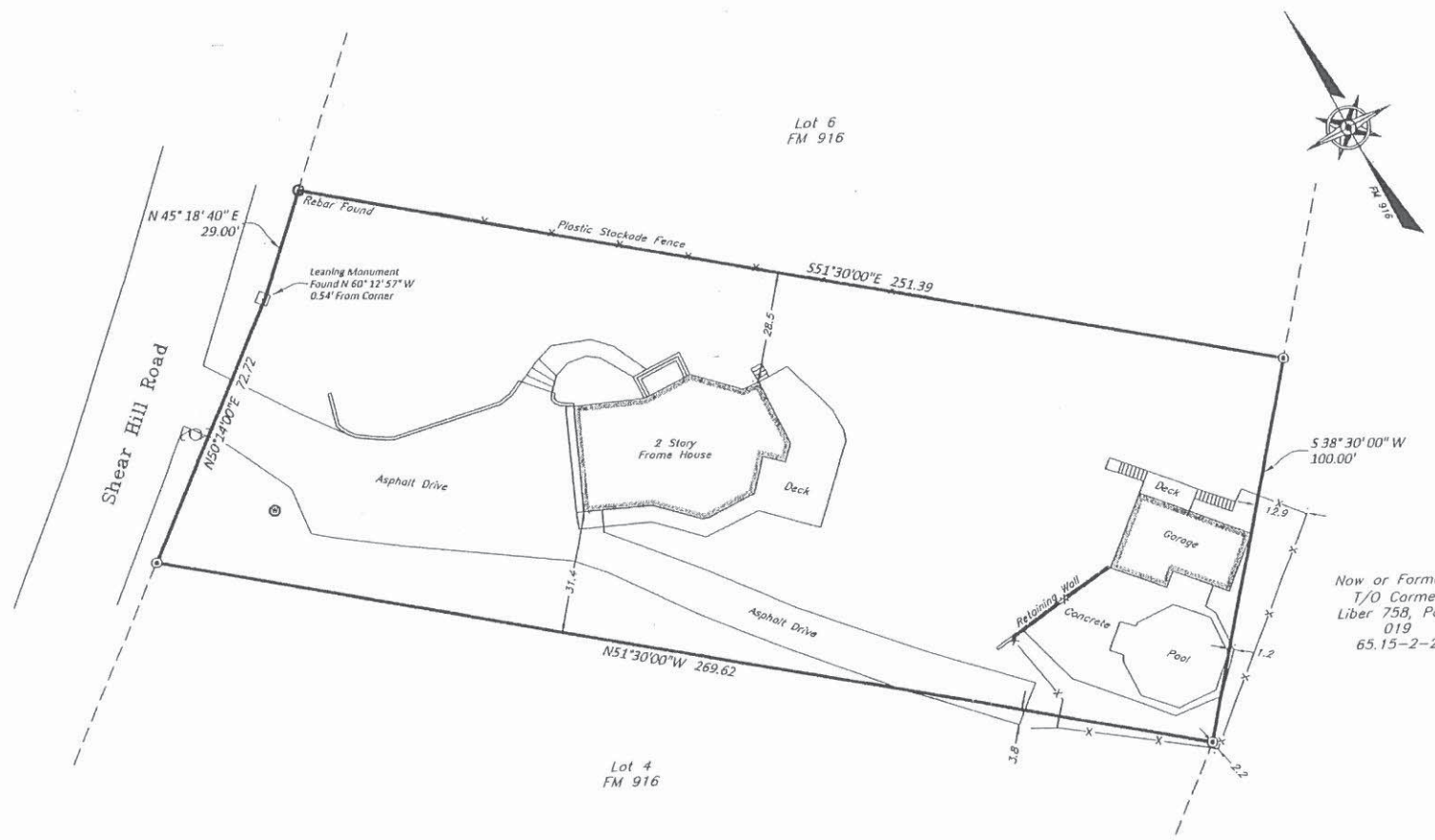
Field Completion: March 5, 2017

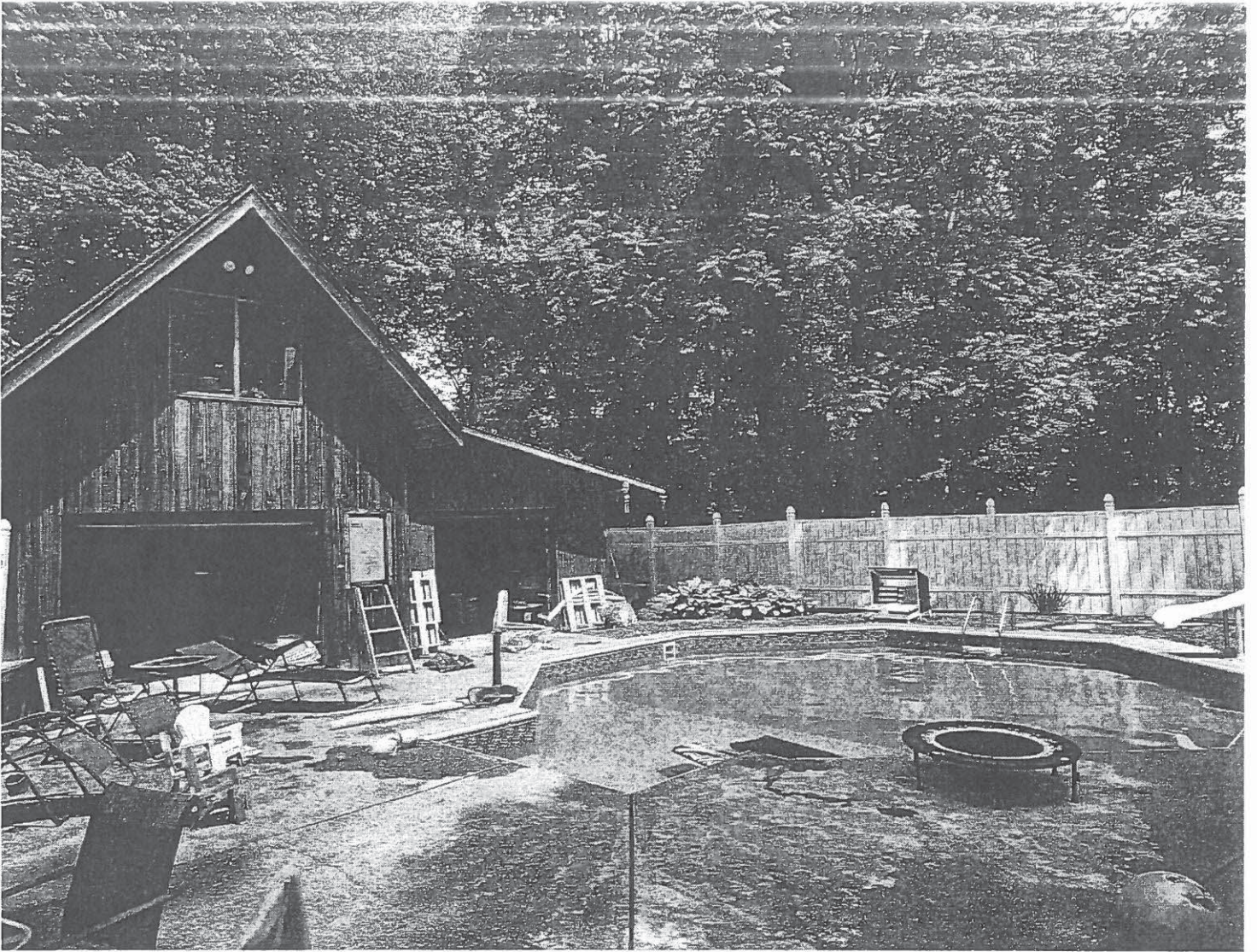
JOHNSON SURVEYING
BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com
Copyright 2014

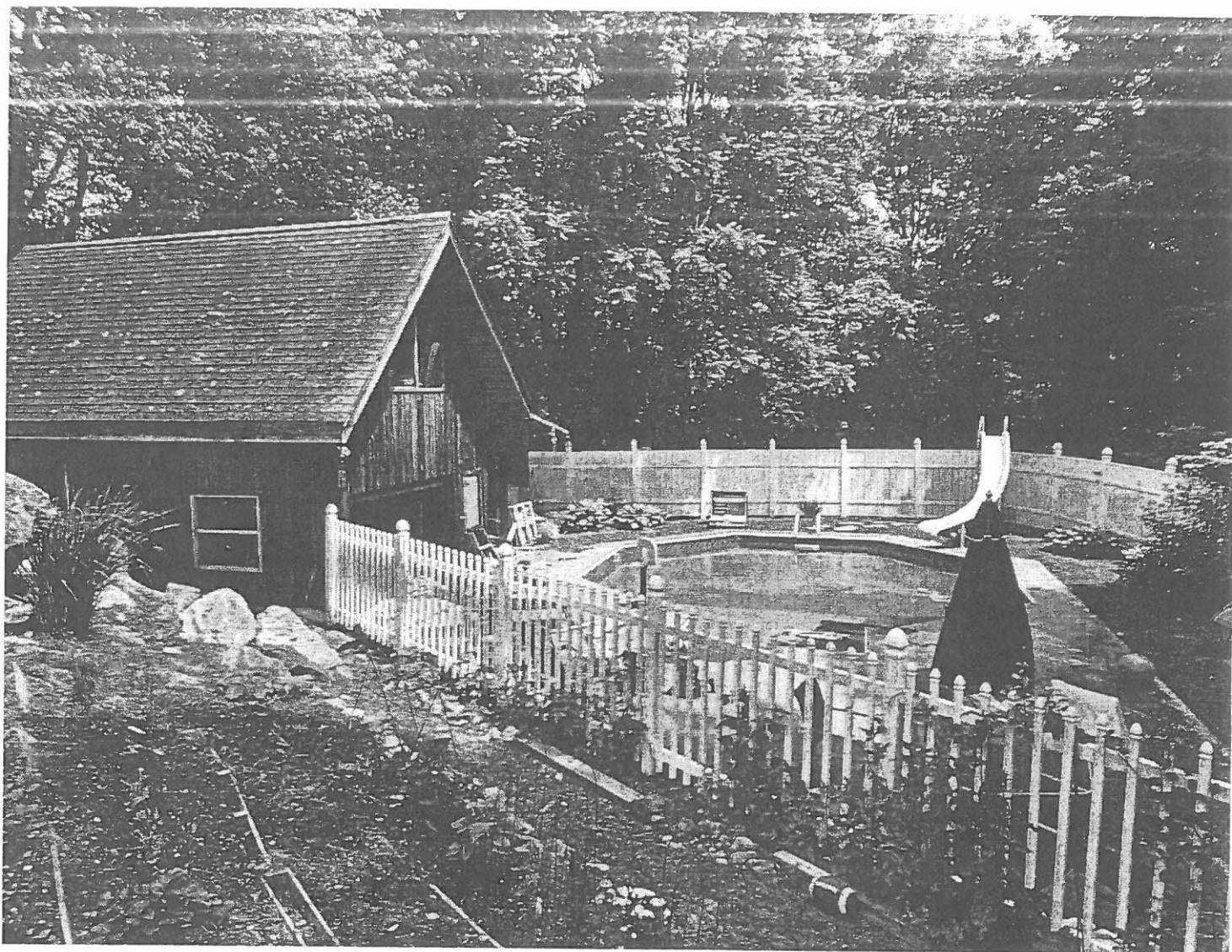


108 SHEAR HILL ROAD
**MAP OF A SURVEY
PREPARED FOR
108 SHEAR HILL ROAD**
TOWN OF CARMEL, COUNTY OF PUTNAM, STATE OF NEW YORK

tax id	65.15-2-15
address	108 SHEAR HILL ROAD
date	3/8/17
drawn	BJ
scale	1"=30'
checked	BJ
project no.	17-007
project name	108 SHEAR HILL ROAD
sheet	1 OF 1









ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

md

IN THE MATTER OF THE APPEAL

OF
Davila

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 25 AUG, 2023

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

Name of Property Owner: JAIMIE A. DAVILA Address: 35 STUART RD MAHOPAC, NY 10541
(Address) (City) (State)

Mailing Address: 35 STUART RD, MAHOPAC, NY 10541 Phone Number(s): ---
(Address) (City) (State)

Zoning District: R-120 Tax Map: 65.15 - 1 - 77
(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
<u>1987</u>	<u>2' variance for existing deck - granted</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) Pool Deck, in family Dwelling

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: Property Survey

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: No

I, the applicant, am seeking permission to: Keep existing Pool Deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' side Pool Deck</u>	<u>12.4'</u>	<u>7.6'</u>
<u>20' Side Pool Catcher</u>	<u>15'</u>	<u>5'</u>

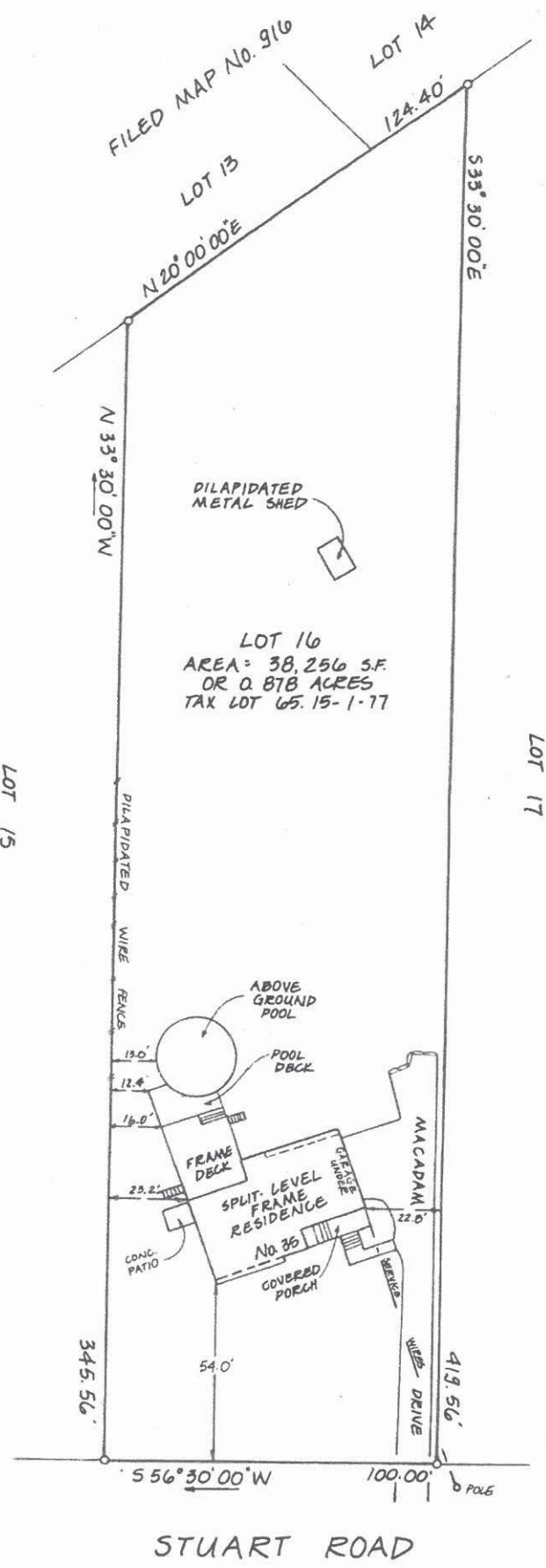
State of New York)
 ss:
County of Putnam) Orange
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information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

Sworn to before me this 28 day of Aug 2023

[Signature]
Notary Public

JESSICA CARPANINI
Notary Public - State of New York
NO. 01CA6307015
Qualified in Orange County
My Commission Expires Jun 30, 2026

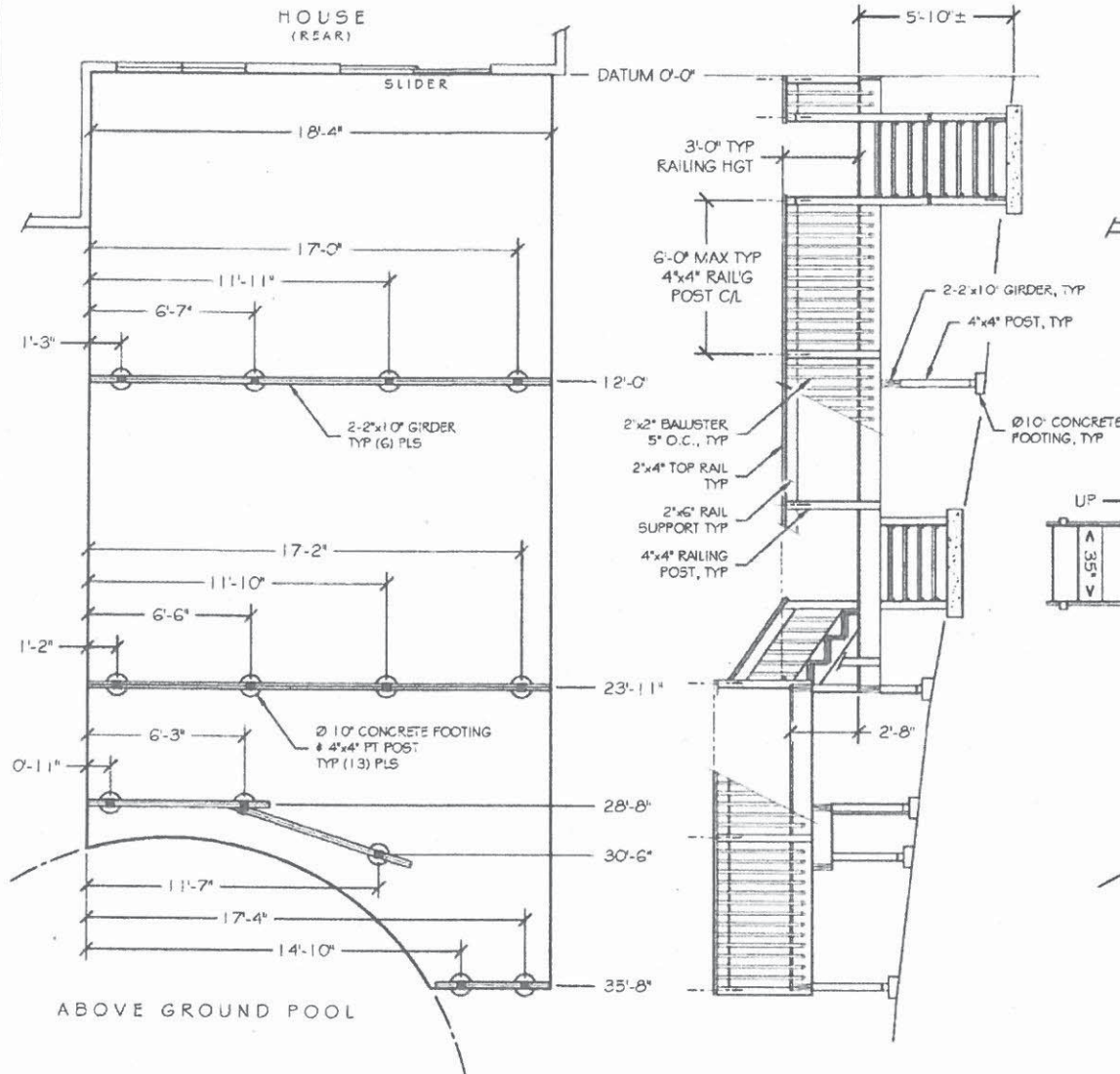
Petitioner Jaimie A. Davila Date 28 Aug 2023



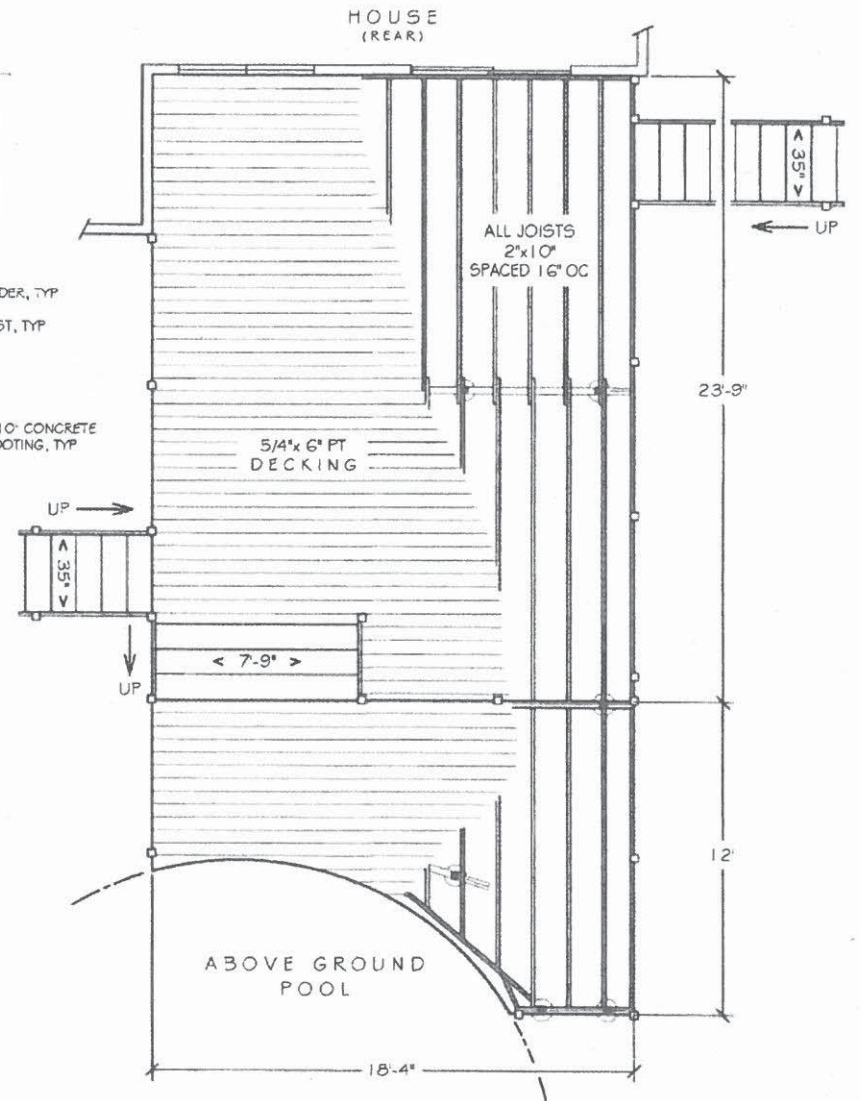
15 Copyright by David L. Odell, P.L.S.
Land Surveying Company
12 Collier Drive East
Carmel, N.Y. 10612
(84) 225-0106

rights Reserved
Unauthorized duplication is a violation of applicable laws

FOOTING & GIRDER PLAN



FRAMING PLAN



NOTES:

- 1) ALL FRAMING LUMBER TO BE PRESSURE TREATED (PT).
- 2) JOIST HANGERS TO BE USED ON ALL FLUSH MOUNTED JOISTS.
- 3) TOTAL DECK AREA - 595 SQ FT.

DECK PLAN FOR:
 JAIME DAVILA
 35 STUART RD
 MAHOPAC, NY 10541









A

MC (1)



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

Pearl shared carport

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 9/5/23, 20 23

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

Name of Property Owner: HOWARD PEARLE Address: .49 Traveled way Mahopac

Mailing Address: 50 WILLIAM RD. MAHOPAC NY Phone Number(s):

Zoning District: R-120 * Tax Map: lot. 11 - 2 - 32

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: N/A

DATE	REQUEST	RESULTS
	<u>NO previous ZBA appearances</u>	<u>Deny</u>

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

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

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: GET RELIEF FROM SETBACK REGULATIONS
ACCESSORY BLDG. (CARPORT) FRONT & SIDE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' FRONT</u>	<u>19.5'</u>	<u>20.5'</u>
<u>15' SIDE</u>	<u>0'</u>	<u>15'</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 5th day of Sept., 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 Thomas Nugent Date 9/5/23
THOMAS NUGENT

2



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: HOWARD PEARLE ^{TRAVELED WAY MAHOPAC}
(Owner)
Located at: 49 LILLIAN RD., MAHOPAC
(Address) (City, Town, Village)
* Tax Map #: LOT. 11-2-32
In the matter of: RELIEF FOR FRONT & REAR SETBACK
(Variance Request)

To whom it may concern:

This letter is to authorize THOMAS NUGENT

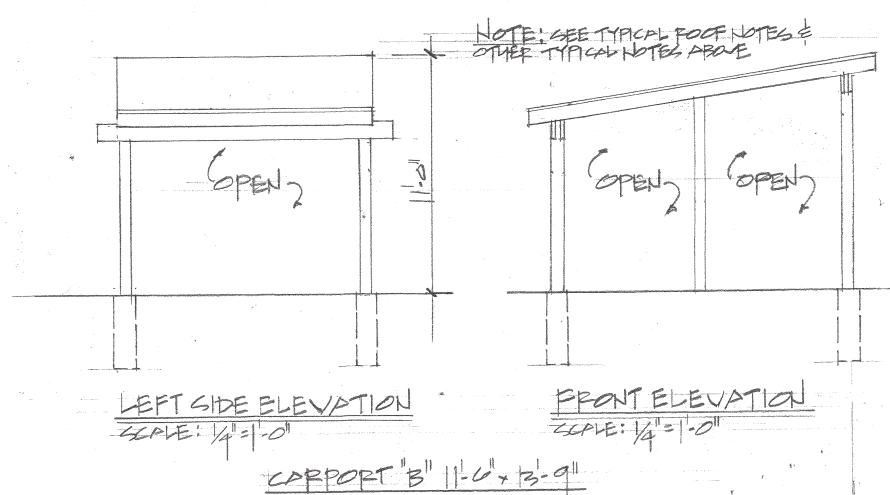
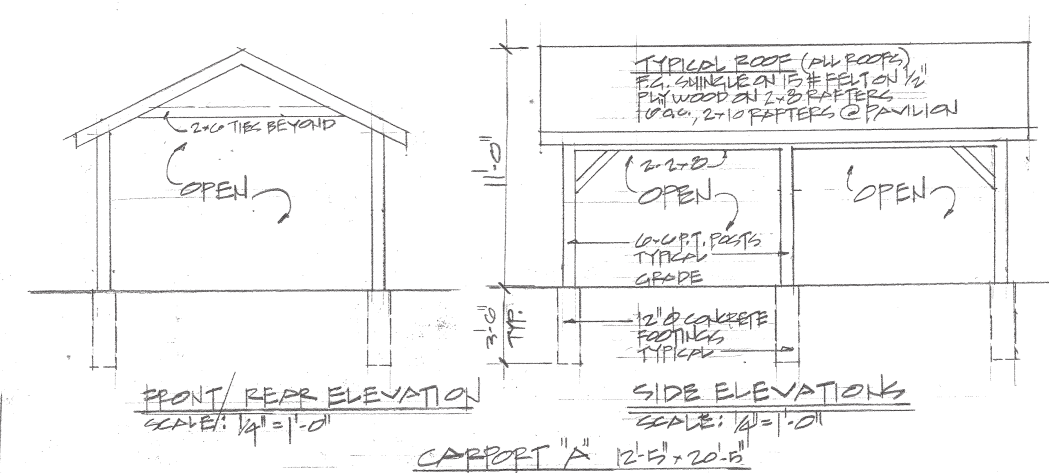
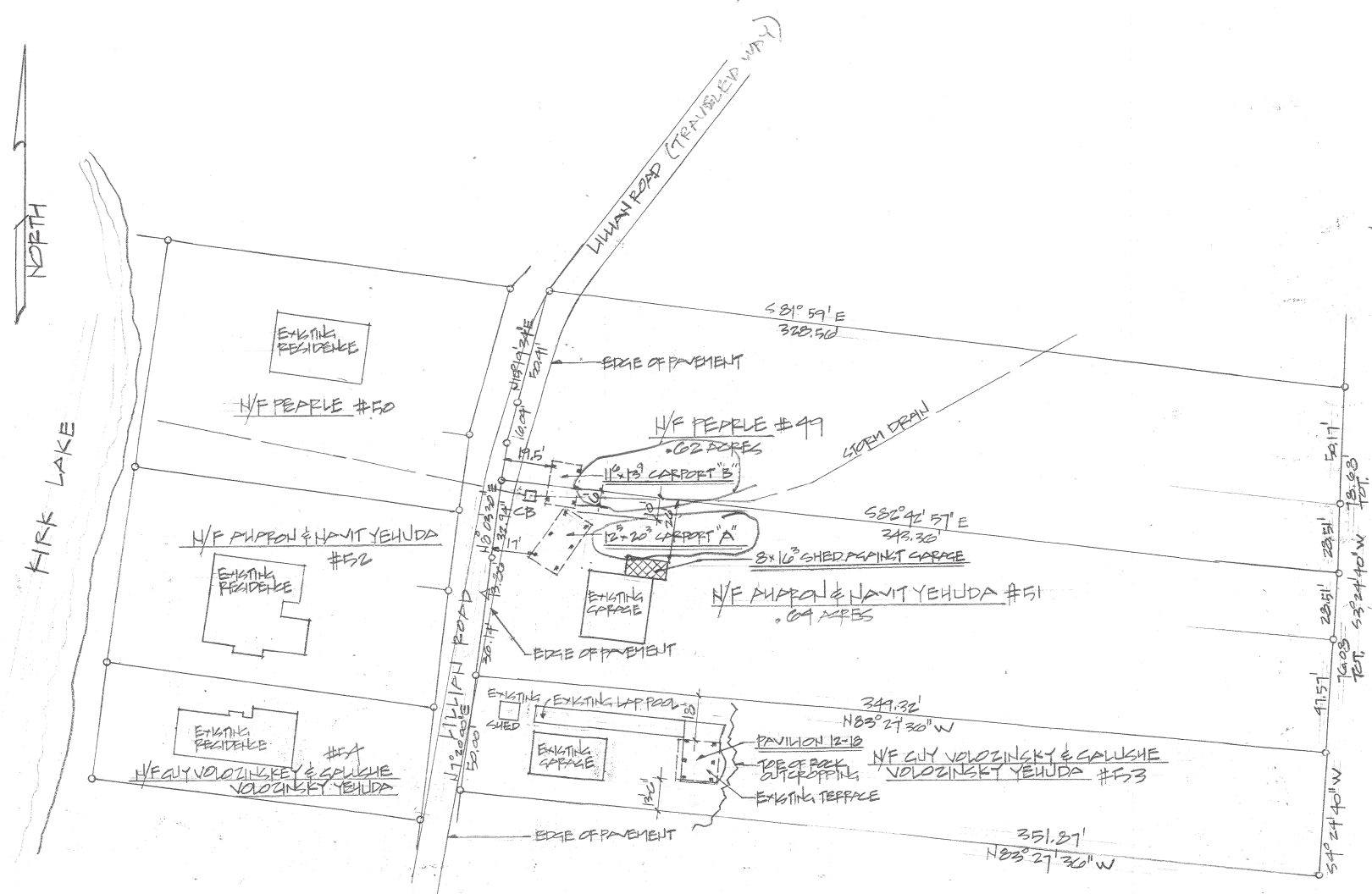
a/an (check one) Attorney _____ Engineer _____ Architect _____ Other _____

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.

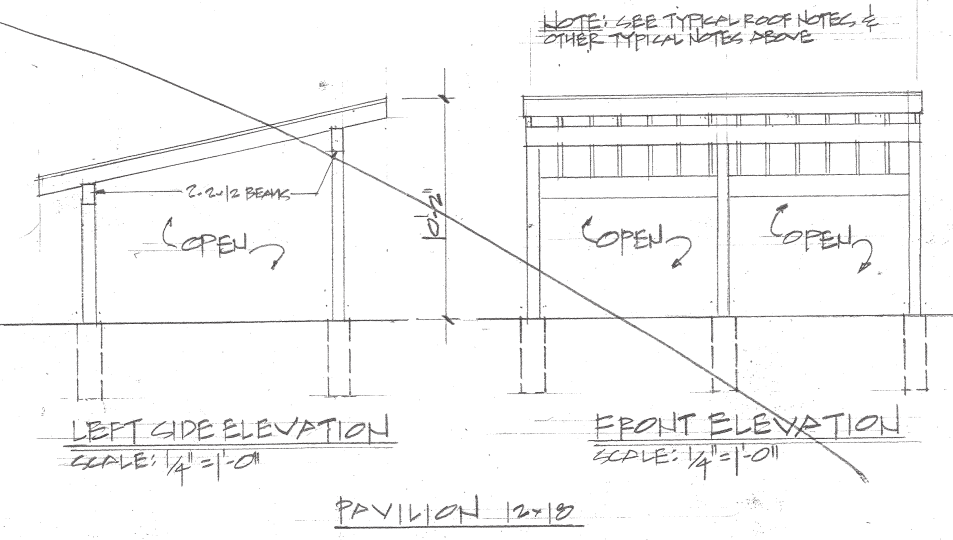
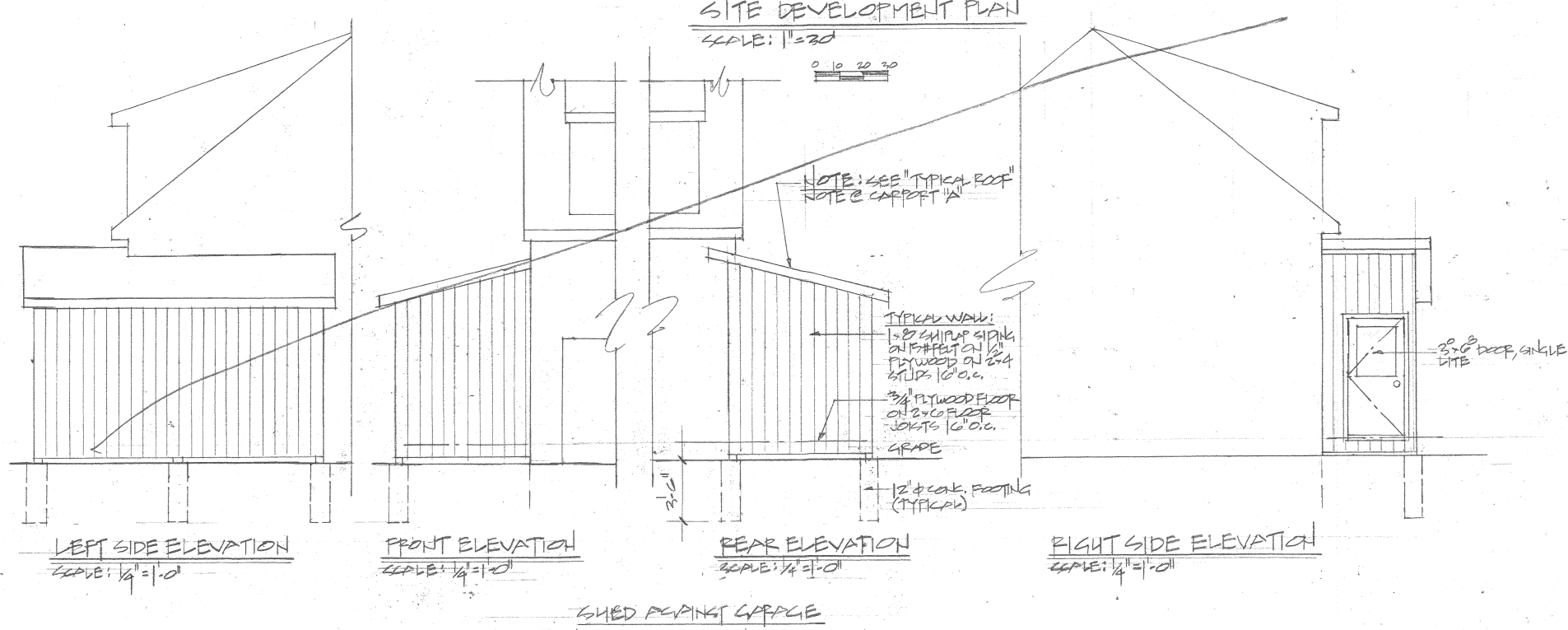
Countersigned: Thomas Nugent * Signed: Howard Pearle
(Representative) (Owner of Property)
THOMAS NUGENT HOWARD PEARLE
(Print Name) (Print Name)

Mailing Address: 79 AUSTIN RD.
MAHOPAC
State: NY Zip: 10541
Telephone # (845)-628-7495
Date: 9-1-13
E-mail: TNUGBARCH@YAHOO.COM

Mailing Address: 52 LILLIAN RD.
MAHOPAC
State: NY Zip: 10541
Telephone # _____



SITE DEVELOPMENT PLAN
SCALE: 1"=30'



8-21-23
9-5-23
CARPORTS, PAVILION, & GARAGE ADDITION (SHED)
PEARL, YEHUDA, & VOLOZINSKY RESIDENCES
44/01/53 ULMAN ROAD
MAHOPAC, NY

THOMAS A. NOGENT
Architect
70 Madison Road
Mahopac, NY 10541
(845)-628-7495

Drawings
1 of 1



about:blank

PEARL

A

MC (1)



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

Yehuda Carports

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 9/5/23, 2023

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

Name of Property Owner: AHARON & NAVIT Address: 51 Traveled Way Mahopac

Mailing Address: 52 YEHODA Lillian Rd. Mahopac Phone Number(s):

Zoning District: R-120 * Tax Map: 64.11 - 2 - 33
(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: N/A

DATE	REQUEST	RESULTS
<u>2005</u>	<u>Retain Shed + Garage w/o principal use + Brick patio</u>	<u>Dismissed w/o prejudice</u>
	<u>(applicant withdrew application)</u>	<u>(initials)</u>

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

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

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: GET RELIEF FROM SETBACK REGULATIONS, ACCESSORY, FRONT & SIDE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' FRONT Carport 1</u>	<u>17'</u>	<u>23'</u>
<u>15' SIDE Carport 1</u>	<u>10'</u>	<u>5'</u>
<u>15' Side Carport 2</u>	<u>0</u>	<u>15'</u>
<u>40' Front Carport 2</u>	<u>19.5'</u>	<u>20.5'</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 5th day of Sept - 2023

Alice Daly
Notary Public

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

Petitioner: Thomas Nugent Date: 9/5/23
THOMAS NUGENT



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: AAHARON & NAVIT YEHUDA
(Owner)
Located at: 51 WILLIAM ROAD, MAHOPAC
(Address) (City, Town, Village)
* Tax Map #: lot. 11 - 2 - 33 TRAVELEDWAY
In this matter of: RELIEF FOR SETBACKS FROM ZBA
(Variance Request)

To whom it may concern:

This letter is to authorize THOMAS NUGENT

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.

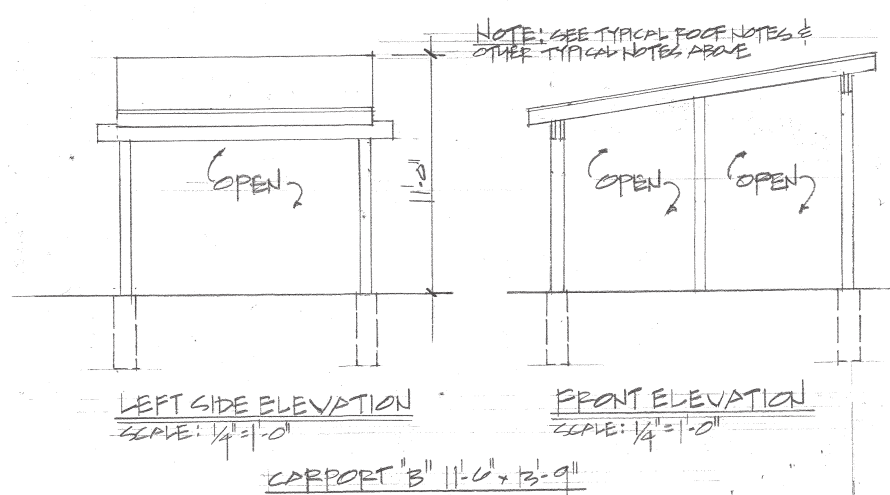
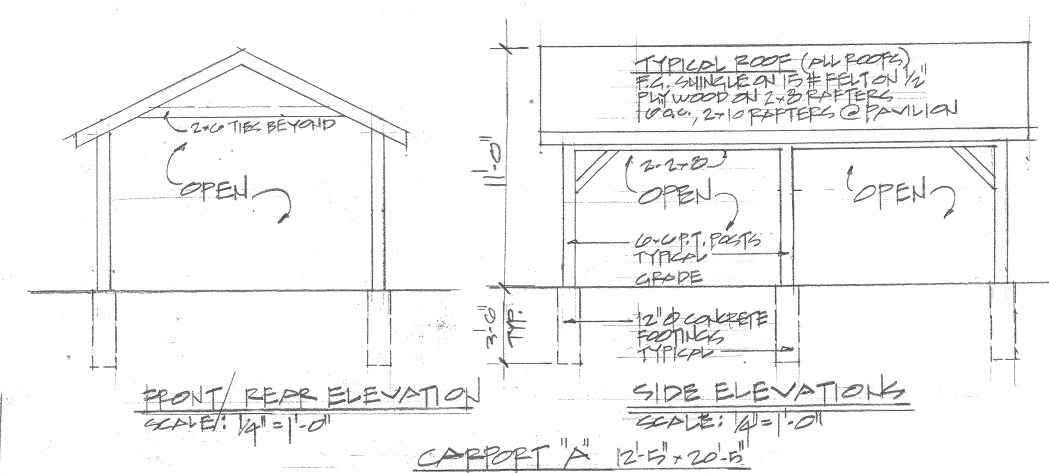
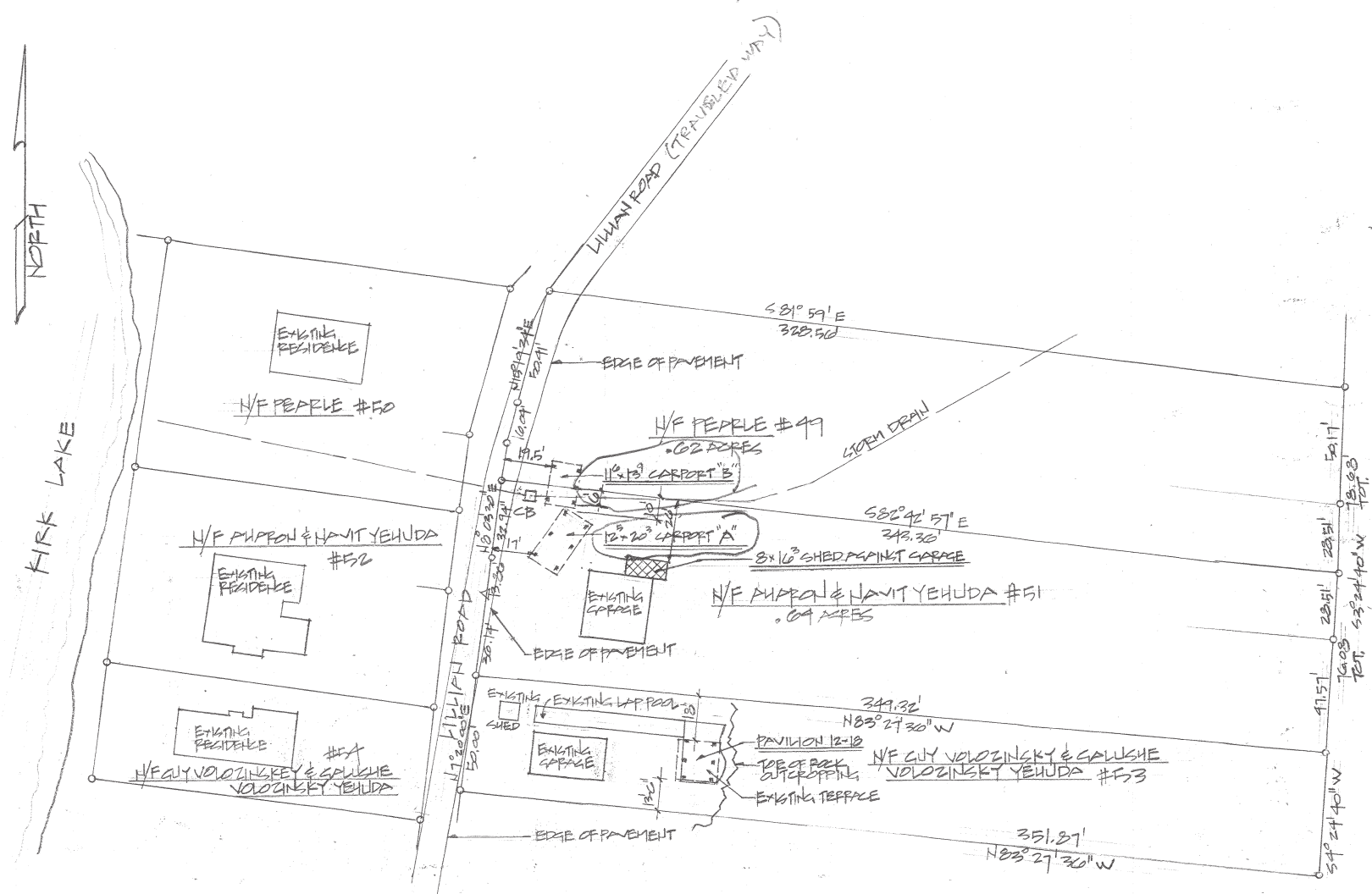
Countersigned: [Signature]
(Representative)
THOMAS NUGENT
(Print Name)

*Signed: For Yehuda's
(Owner of Property)
AAHARON YEHUDA
(Print Name)

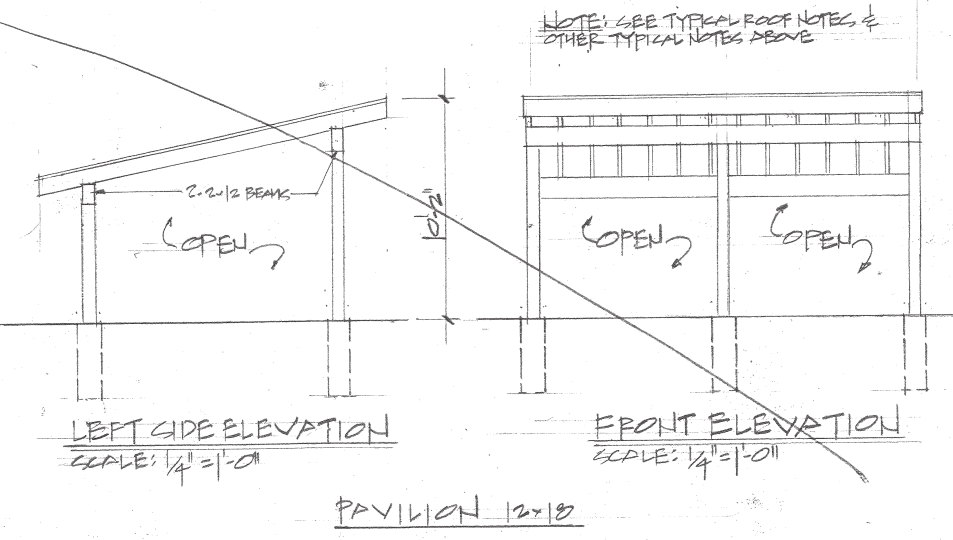
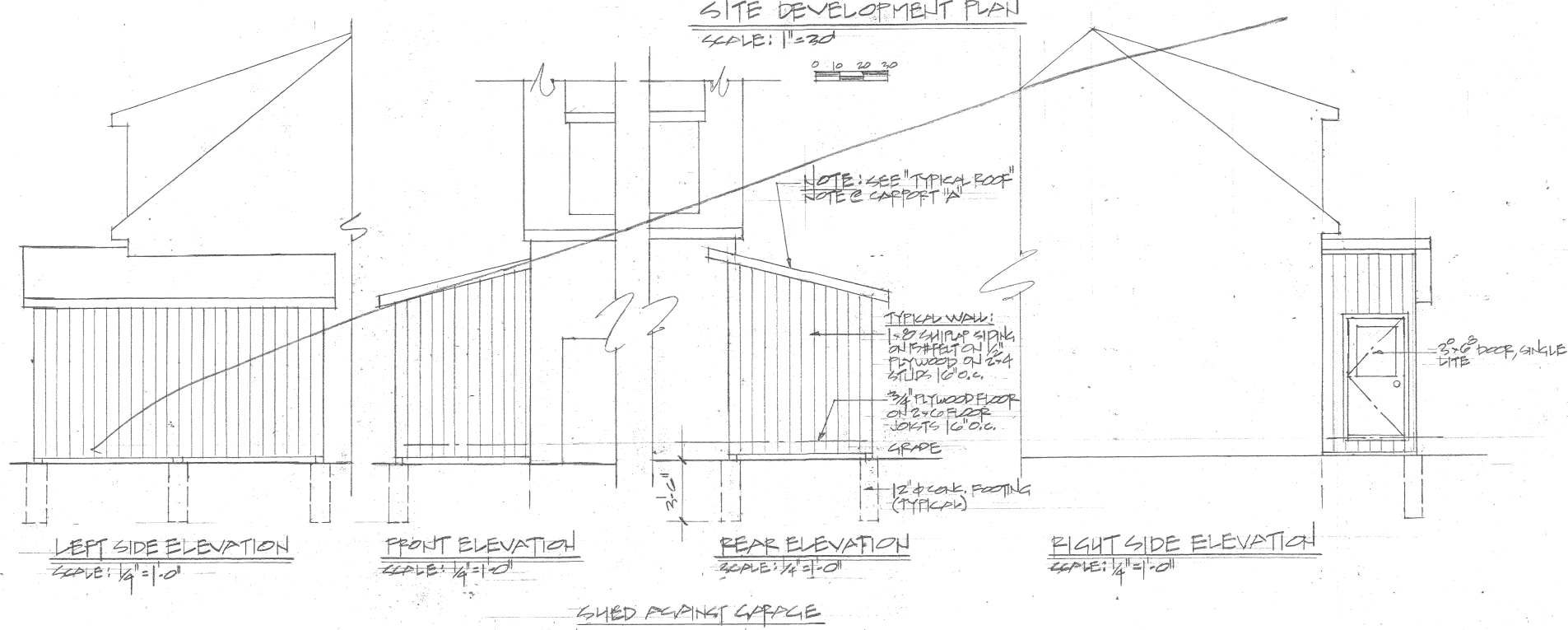
Mailing Address: 79 AUSTIN RD.
MAHOPAC
State: NY Zip: 10541
Telephone #: (845)-628-7495
Date: 9-2-23
E-mail: TNUGENT@YAHOO.COM

Mailing Address: 52 WILLIAM RD.
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.



SITE DEVELOPMENT PLAN
SCALE: 1"=30'



LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"
FRONT ELEVATION SCALE: 1/4"=1'-0"
REAR ELEVATION SCALE: 1/4"=1'-0"
RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"

LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"
FRONT ELEVATION SCALE: 1/4"=1'-0"



YEHUDA



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
695 Long Pond RD

Application Date: September 1, 2023

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156.15) 156.47A1 Use Variance Interpretation 280A
Name of Property Owner: B&V Realty Group Address: 695 Long Pond Rd Mahopac NY
Mailing Address: 3033 Lasalle Ave Bron NY Phone Number(s):
Zoning District: Residential Tax Map: 372000 53.12 1-3
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
XXXXXX		
	<i>No previous appearances</i>	<i>(Dona)</i>

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

1-2 family dwellings + 5 cottages + 1 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:

Signs + Plans

Is any portion of the property within 100 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO

Explain: Long Pond Rd

I, the applicant, am seeking permission to:

Expand 4 Curry Rd & Future Project 6 Curry Rd - expansion of Pre existing Non-Conforming Use. (156.47A1) (cottages)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Rear 30' (6Curry)</u>	<u>20 + 16.6</u>	<u>10' + 13.4</u>

Slate 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 this (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 6th day of September, 2023

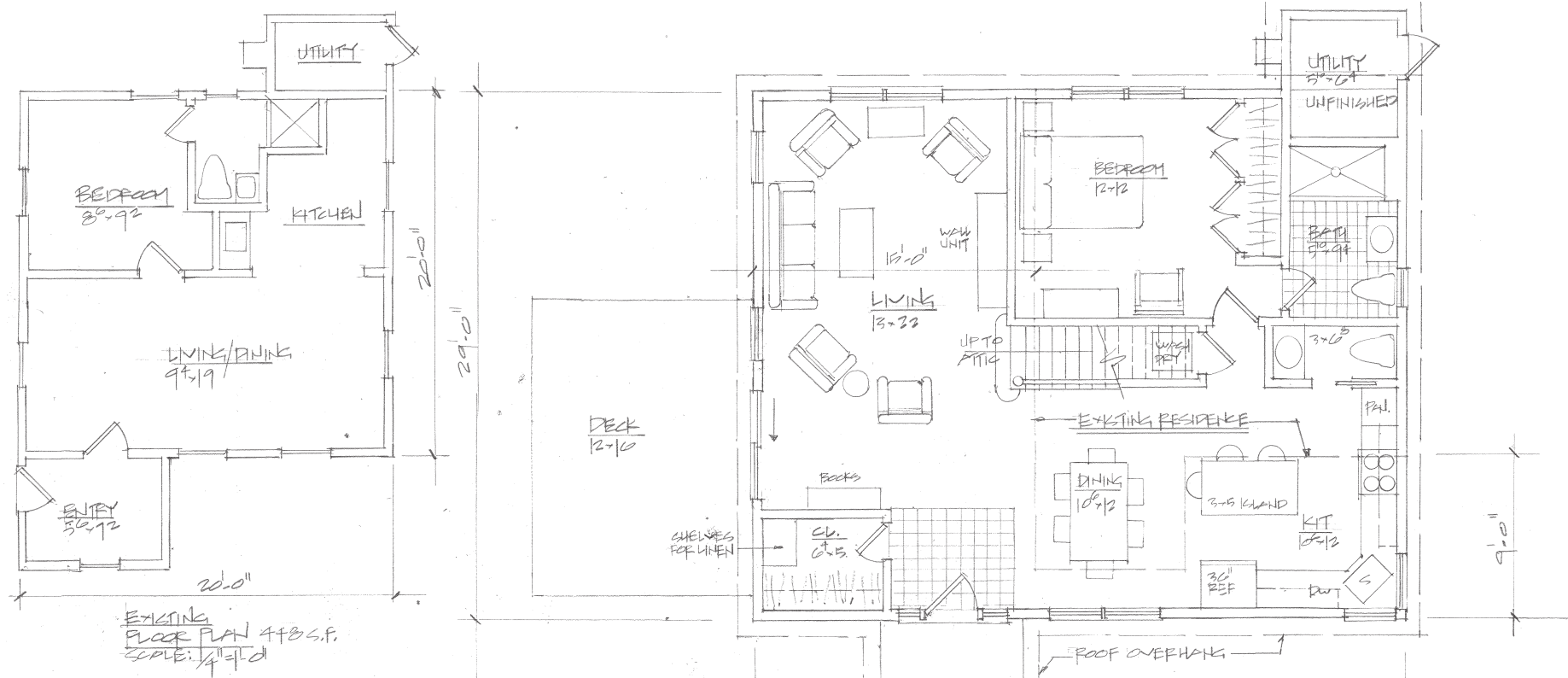
Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 010A6345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner *[Signature]*

Date 9/6/23





EXISTING FLOOR PLAN 448 S.F. SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN 448 S.F. EXISTING 997 S.F. PROPOSED SCALE: 1/4" = 1'-0"

#4 CURRY ROAD, #60 CURRY ROAD - SIMILAR



LEFT ELEVATION SCALE: 1/4" = 1'-0"

ATTIC

FINISHED FLOOR



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

PRELIMINARY	6-21-23	PROPOSED ADDITION & ALTERATION TO RESIDENCE	THOMAS A. NUGENT Architect 79 Austin Road Mahopac, NY 10541 (845)-628-7495	DRAWING 1 of 1
	7-25-23			
	9-8-23			
#4 & #60 CURRY ROAD MAHOPEC, NY				



6 Curry Road



4 Curry Road

A

mm



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
Sylaj Garage
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/25, 2023

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A

Name of Property Owner: BURIM SYLAJ Address: 116 Rosemarie Ln Mahopac

Mailing Address: same Phone Number(s): _____

Zoning District: R Tax Map: 53.16 - 1 - 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>1987</u>	<u>add second floor + deck</u>	<u>granted</u> <u>(Dma)</u>

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

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: pictures, survey, 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: Long Pond Rd

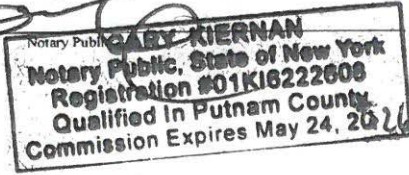
I, the applicant, am seeking permission to: BUILD 2 CAR GARAGE (DETACHED)
20x24

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Side</u>	<u>5'</u>	<u>5'</u>
<u>10' Rear</u>	<u>5'</u>	<u>5'</u>

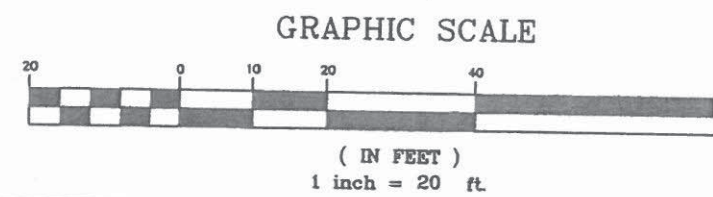
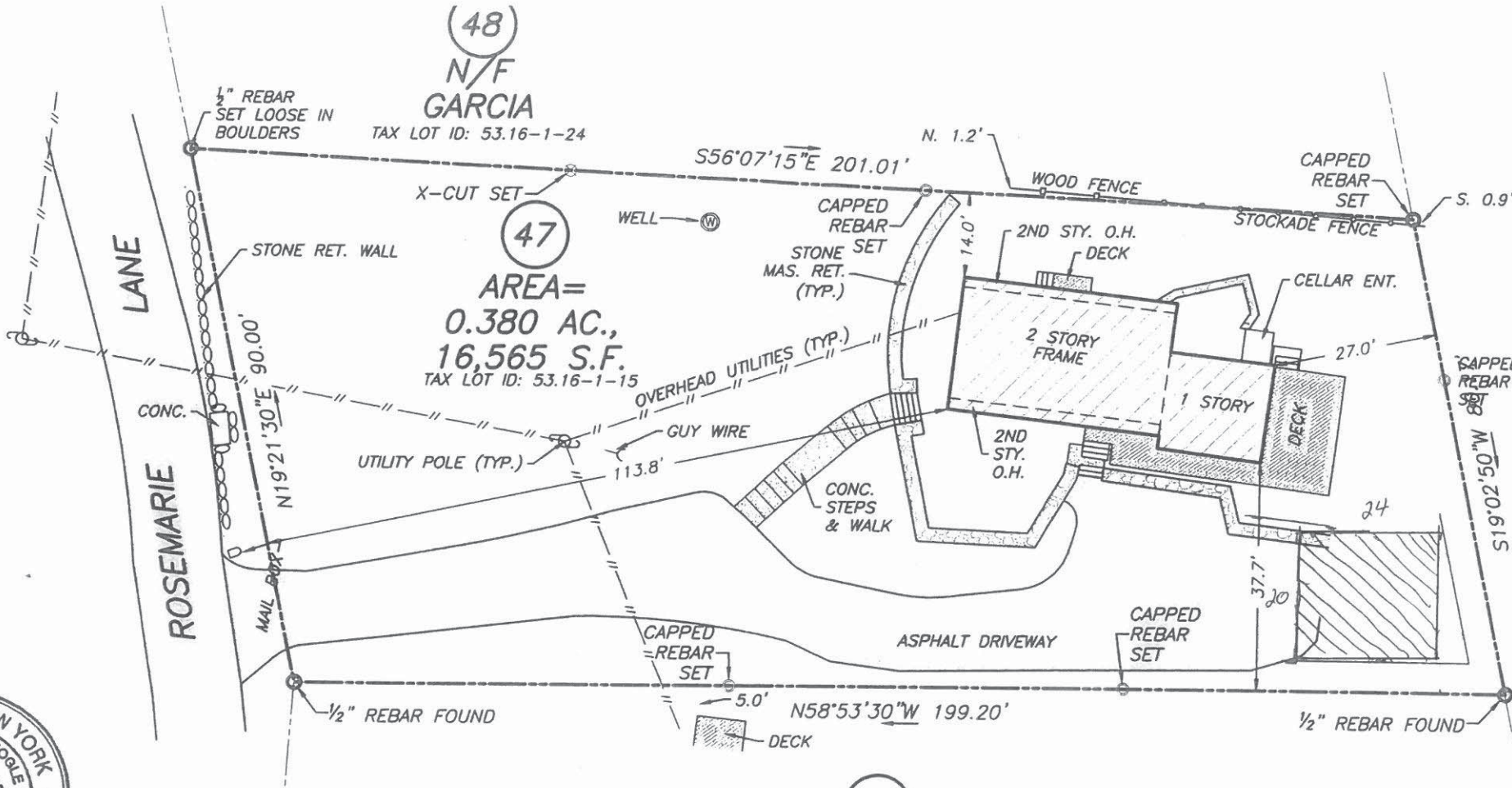
me

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

Sworn to before me this 25 day of Aug 2023



Petitioner Burim Sylaj Date 08/25/23
NYSOL 481 008 597



SURVEYORS CERTIFICATION

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.

Evan J. Fogle
 EVAN J. FOGLE, P.L.S. N.Y.S. LICENSE NO. 50873

GEOLOGIC LAND SURVEYING, PLLC
 MOUNT KISCO, N.Y. | NEW FAIRFIELD, CT.
 P. 914-934-1230 | F. 4-400-4717
 WWW.GEOLOGICLANDSURVEYING.COM

SURVEY OF PROPERTY
 PREPARED FOR
BURIM SYLAJ
 BEING
LOT No. 47
 AS SHOWN ON
 "AMENDED AND REVISED MAP OF SECTION NO.1 MAHOPAC FALLS PARK INC."
 FILED MAP No. 116-E. FILED 08/12/1939
 SITUATE IN
TOWN OF CARMEL
SCALE: 1" = 20'
PUTNAM CO., N.Y.
MAY 27, 2022
 COPYRIGHT © 2022 GEOLOGIC LAND SURVEYING, PLLC ALL RIGHTS RESERVED

REVISIONS / ADDITIONS		
DATE	DESCRIPTION	BY
6/30/22	ADD PROPERTY LINE STAKEOUT	EF

GENERAL NOTES

- THE ALTERATION OF SURVEY MAPS BY ANY OTHER THAN THE ORIGINAL PREPARER IS A CONFUSING AND NOT IN THE GENERAL WELL-BEING OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLATS PREPARED BY OTHERS.
- UNAUTHORIZED ALTERATION OR ADDITION TO SURVEY IS A VIOLATION OF SECTION # 720: NEW YORK STATE EDUCATION LAW.
- THE LOCATION OF UNDERGROUND IMPROVEMENT ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED.
- ALL CERTIFICATIONS HEREON ARE VALID FOR MAP AND COPIES THEREOF ONLY IF SAID COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
- THIS MAP MAY NOT BE USED IN CONNECTION WITH ANY "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT.

LAND SURVEYOR/ENGINEER:
GABRIEL E. SENOR, P.C.
 90 NORTH CENTRAL AVENUE
 HARTSDALE, NY 10530
 T.914.422.0070
 E-MAIL: EILEEN@GABRIELESENORPC.COM

GENERAL CONTRACTOR:
 T.B.D.

OWNER: MR. BURIM SYLAJ 16 ROSEMARIE LANE MAHOPAC NY 10541 MOBILE PHONE: 917.559.1069 E-MAIL: BURIMSYLAJ0@GMAIL.COM
ISSUE DATE: 09/12/2023

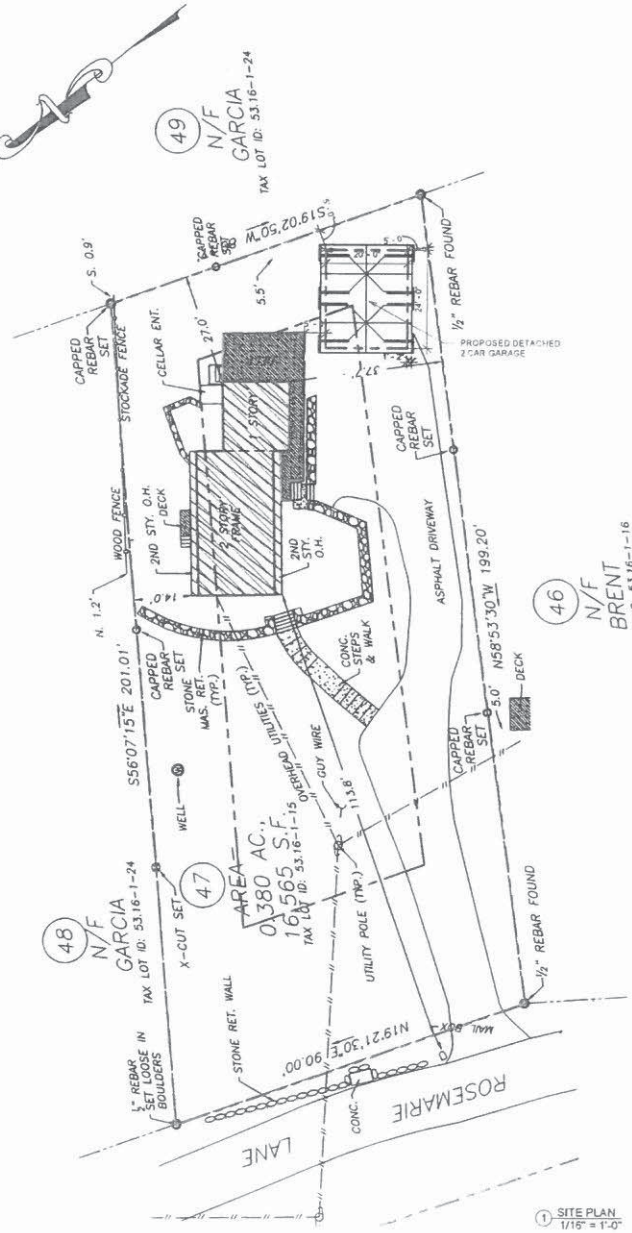
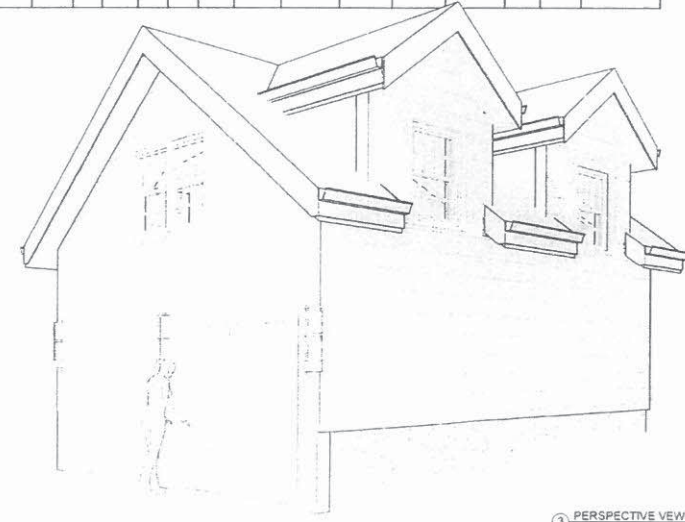
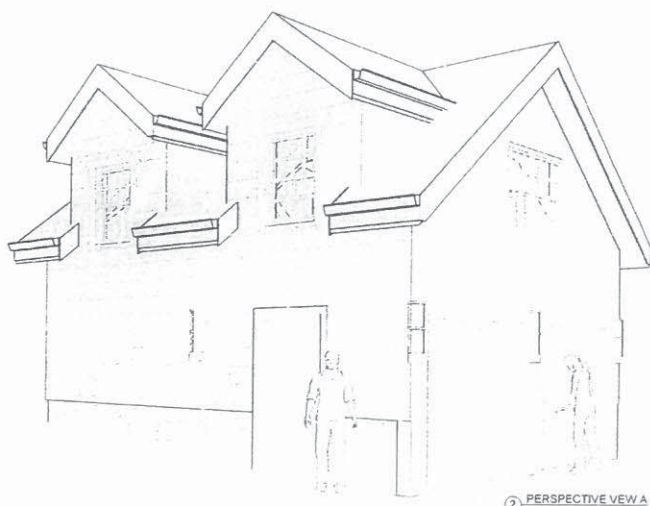
16 ROSEMARIE LANE MAHOPAC NY 10541 TOWN OF CARMEL PUTNAM COUNTY ZONE 'R' RESIDENTIAL SECTION 53.16 BLOCK 1 LOT 16 PROPOSED DETACHED 2 CAR GARAGE ISSUED TO TOWN OF CARMEL PUTNAM COUNTY ZONING BOARD OF APPEALS FOR AREA VARIANCE

ZONING
 156 Attachment 1

Schedule of District Regulations
 Town of Carmel, New York

Repealed Ordinance
 [Amended 7-14-1992; 9-22-1993; 6-22-1993; 5-31-1994; 6-3-1992 by L.L. No. 4-1992; 12-1-1993 by L.L. No. 2-1993; 3-1-1995 by L.L. No. 2-1995; 9-13-1995 by L.L. No. 6-1995; 10-31-1998 by L.L. No. 9-1998; 10-21-1998 by L.L. No. 10-1998; 11-7-2001 by L.L. No. 5-2001; 3-10-2002 by L.L. No. 1-2002; 12-29-2005 by L.L. No. 4-2005; 1-17-2007 by L.L. No. 2-2007; 7-2-2008 by L.L. No. 2-2008; 12-17-2008 by L.L. No. 6-2008]

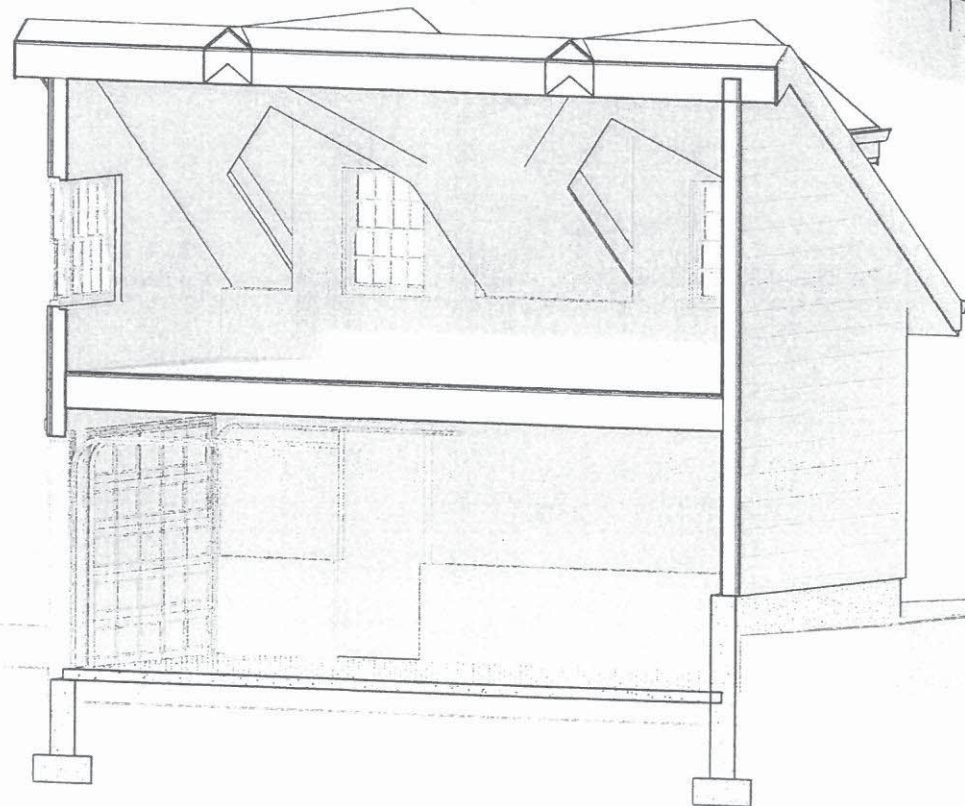
District	Uses Allowed by Right	Minimum Required Lot Dimensions	Minimum Required Yard Dimensions (See Cat. 21.1) (feet)			Minimum Permitted Height of Buildings (See Cat. 21.1) (feet)	Minimum Required Floor Area of Buildings (square feet)	Maximum Permitted Coverage of Lot by Buildings (percent)	Maximum Permitted Floor Area Ratio	Off-Street Parking In Connection with Dwelling Unit	Off-Street Loading	Exemptions							
			Front	Side	Rear														
R Residential	Principal 1. Single-family dwellings 2. Farms, truck gardens, nurseries and other agricultural activities (See § 156-17) 3. Parks, playgrounds and other recreation facilities operated by the Town of Carmel 4. Municipal offices, libraries, fire and police stations, schools and other similar buildings 5. Hospitals existing at the time of adoption of this chapter 6. Nursery schools and day nurseries (See § 156-38)	Accessory 1. Private garages for the storage of vehicles used by the residents on the premises 2. Storage sheds 3. Private swimming pools and tennis courts (See § 156-19) 4. Fences and walls (See § 156-20) 5. Signs or marquees, having an area of not more than 2 square feet 6. A private noncommercial garden or greenhouse 7. Fests (See § 156-39.1) 8. Accessory to a single-family residence. The parking by the owner/occupant of not more than one commercial vehicle. For the purpose of this chapter, the term "commercial vehicle" is defined as a vehicle bearing commercial license plates including vans and pickup trucks and including all buses. Such commercial vehicle shall not exceed a gross motor weight of 15,000 pounds or have more than one rear axle or exceed 25 feet in length. For the purpose of this section, preexisting, nonconforming multifamily residences and mother/daughter residences shall be considered single-family residences. Notwithstanding herein shall prevent the normal rendering of services by commercial vehicles to single family residences, e.g., well drilling, landscaping, movers, delivery trucks and the like. 9. Small residential storage shed. The minimum required yard dimensions for such accessory use shall be front: 40 feet; side: 10 feet; and rear: 10 feet. The maximum permitted height shall be 14 feet.	Conditional Uses 1. Farm stand or market (See § 156-22) 2. Parks, playgrounds and other public or private recreation facilities not operated by the Town of Carmel 3. Private schools (See § 156-23) 4. Annual membership clubs, including country golf, tennis, and swim clubs (See § 156-24) 5. House of worship 6. Private stables (See § 156-25) 7. Greenhouses accessory to the principal residence and not used for business purposes 8. Camps (See § 156-26) 9. Private beach, wharf, dock and boathouse (See § 156-27) 10. Residential cluster development 11. Customary home occupations (See § 156-181) 12. Office of a professional in a residence (See § 156-31) 13. Public utility installations (See § 156-37) 14. Bed-and-breakfast establishments 15. Accessory dwelling unit 16. Multifamily dwellings for the elderly 17. Recreation center (See § 156-45.3)	Area (square feet) 120,000 for single-family house	Width (feet) 156-10 for fence requirements	Depth (feet) 200	Front 40	Side 25 for each of 2 required	Rear 40	Front 40	Side 20	Rear 20	Stories 35	Feet 15%	Maximum Permitted Coverage of Lot by Buildings (percent) 15%	Off-Street Parking In Connection with Dwelling Unit 1	Off-Street Loading 4	Berths 4	Exemptions 1. Extensive alterations of properties located in all districts are subject to the review by the Board of Architectural Review in accordance with Article II and § 156-43 of this chapter 2. The maximum permitted height of detached garages for the storage of vehicles used by the residents of the premises shall be limited to 20 feet



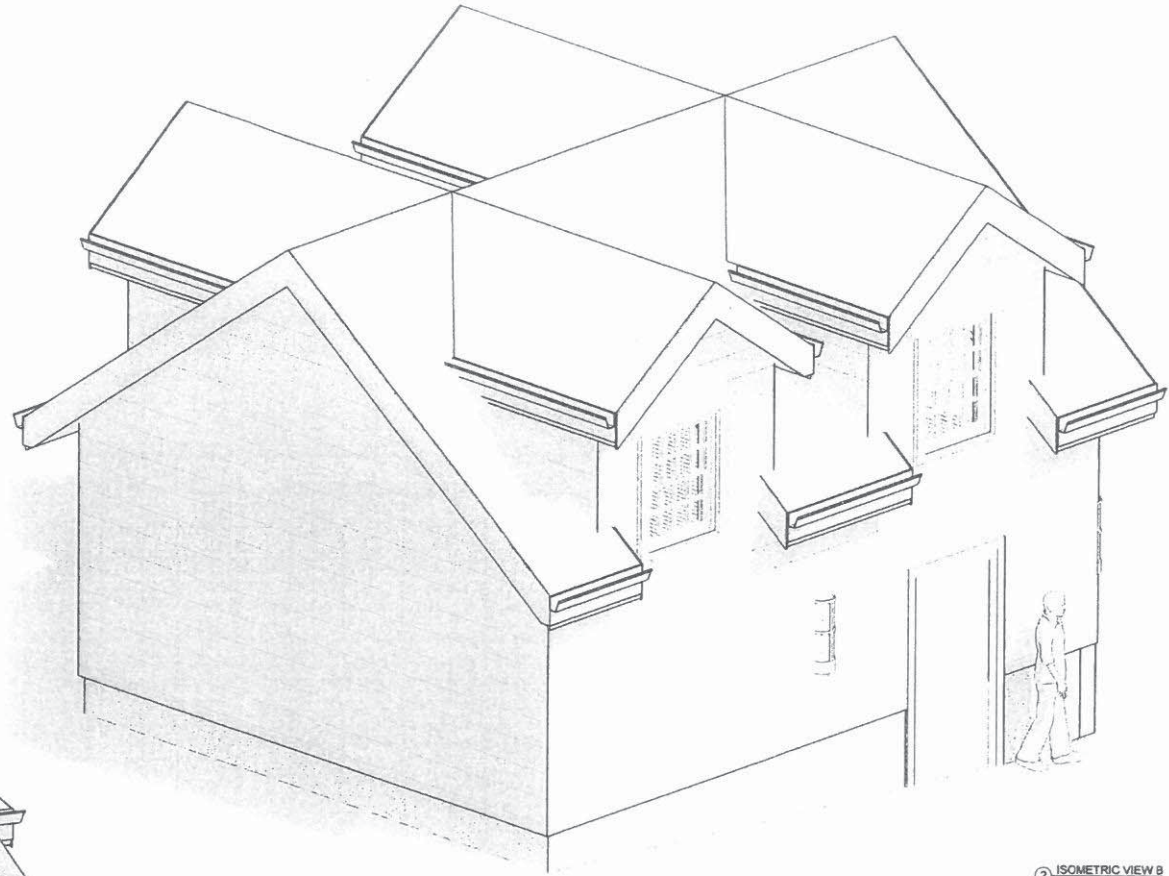
**16 ROSEMARIE LANE
 MAHOPAC NY 10541
 TOWN OF CARMEL
 PUTNAM COUNTY ZONE
 'R' RESIDENTIAL
 SECTION 53.16 BLOCK
 1 LOT 16 PROPOSED
 DETACHED 2 CAR
 GARAGE**

SITE PLAN
 SEAL & SIGNATURE
 DATE: 09/12/2023
 PROJECT NO: 2013.09
 DRAWN BY: MS
 CHECKED BY: MS
 DRAWING NO:
 A-0.0.0
 SHEET 1 OF 5

ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF GABRIEL E. SENOR, P.C. AND 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 GABRIEL E. SENOR, P.C.



1 ISOMETRIC VIEW A



2 ISOMETRIC VIEW B

OWNER:
MR. BURIM SYLAJ
16 ROSEMARIE LANE
MAHOPAC NY 10541
MOBILE PHONE: 917.559.1069
E-MAIL: BURIMSYLAJ@GMAIL.COM

ARCHITECT:
GABRIEL E. SENOR, P.C.
90 NORTH CENTRAL AVENUE
HARTSDALE, NY 10530
T.914.422.0070
E-MAIL:
EILEEN@GSEENOR.COM


GENERAL CONTRACTOR:
T.B.D.

PROJECT DESIGNER:
ARCH: Mlot Shala
1010 Avenue Ave. Suite 100
Hartdale, NY 10530
Tel: 914.422.0070
E: eileen@gsenor.com

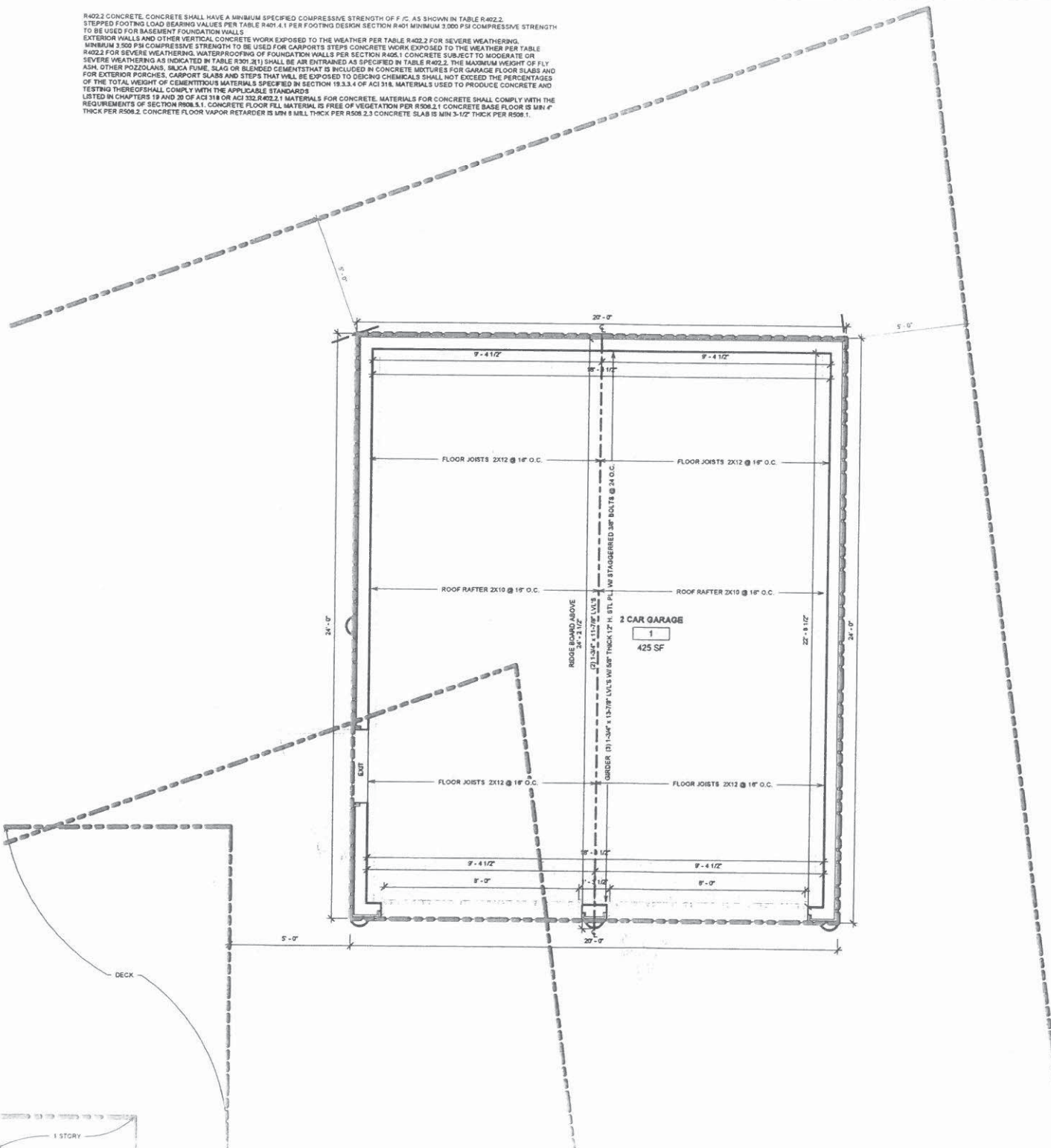
REV. NO.	DATE	TOWN OF CARMEL MARKED TO	ZBA FOR VARIANCE DESCRIPTION

**16 ROSEMARIE LANE
MAHOPAC NY 10541
TOWN OF CARMEL
PUTNAM COUNTY ZONE
'R' RESIDENTIAL
SECTION 53.16 BLOCK
1 LOT 16 PROPOSED
DETACHED 2 CAR
GARAGE
2 CAR GARAGE
ISOMETRIC VIEWS**

SCALE SIGNATURE DATE: 09/11/2023


 DRAWN BY: MS
 CHECKED BY: MS
 DRAWING NO:
A-0.1.0
 SHEET 2 OF 5

R402.2 CONCRETE. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F_c AS SHOWN IN TABLE R402.2. STEPPED FOOTING LOAD BEARING VALUES PER TABLE R401.4.1 PER FOOTING DESIGN SECTION R401 MINIMUM 3,000 PSI COMPRESSIVE STRENGTH TO BE USED FOR BASEMENT FOUNDATION WALLS.
 EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER PER TABLE R402.2 FOR SEVERE WEATHERING. MINIMUM 3,500 PSI COMPRESSIVE STRENGTH TO BE USED FOR CARPORTS STEPS CONCRETE WORK EXPOSED TO THE WEATHER PER TABLE R402.2 FOR SEVERE WEATHERING. WATERPROOFING OF FOUNDATION WALLS PER SECTION R405.1 CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 302.R402.2.1 MATERIALS FOR CONCRETE. MATERIALS FOR CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 908.1.1. CONCRETE FLOOR FILL MATERIAL IS FREE OF VEGETATION PER R508.2.1 CONCRETE BASE FLOOR IS MIN 4" THICK PER R508.2. CONCRETE FLOOR VAPOR RETARDER IS MIN 8 MIL THICK PER R508.2.3 CONCRETE SLAB IS MIN 3-1/2" THICK PER R508.1.



OWNER:
 MR. BURIM SYLAJ
 16 ROSEMARIE LANE
 MAHOPAC NY 10541
 MOBILE PHONE: 917.559.1059
 E-MAIL: BURIMSYLAJ@GMAIL.COM

ARCHITECT:
 GABRIEL E. SENOR, P.C.
 90 NORTH CENTRAL AVENUE
 HARTSDALE, NY 10530
 T.914.422.0070
 E-MAIL: EILEEN@GESENER.COM

GENERAL CONTRACTOR:
 T.B.D.



DATE	DESCRIPTION	TOWN OF CARMEL ISSUED TO	DATE	DESCRIPTION

**16 ROSEMARIE LANE
 MAHOPAC NY 10541
 TOWN OF CARMEL
 PUTNAM COUNTY ZONE
 'R' RESIDENTIAL
 SECTION 53.16 BLOCK
 1 LOT 16 PROPOSED
 DETACHED 2 CAR
 GARAGE**

2 CAR GARAGE PLAN

SCALE: AS SHOWN
 DATE: 09/11/2023

DRAWN BY: MS
 CHECKED BY: MS
 DRAWING NO: A-1.0.0
 SHEET 3 OF 5

OWNER:
 MR. BURIM SYLAJ
 18 ROSEMARIE LANE
 MAHOPAC NY 10541
 MOBILE PHONE: 917.559.1069
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ARCHITECT:
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 E-MAIL:
 GILEEN@GSEENOR.COM

GENERAL CONTRACTOR:
 T.B.D.

PRODUCT SPECIFICATIONS:

Major: Mikol Shale

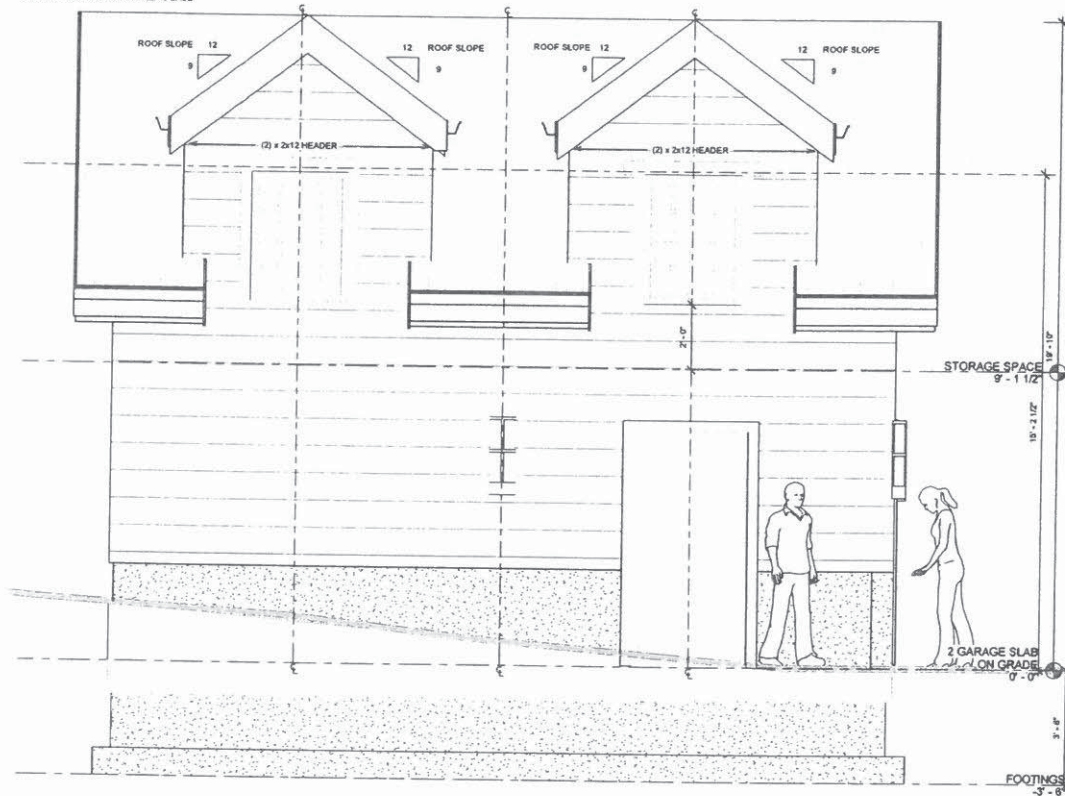
Minor: Shale, Porcelain



USA Shingles Plus, Plus 100, Porcelain for USA
 1. 917.422.0070
 2. 917.422.0070
 3. 917.422.0070

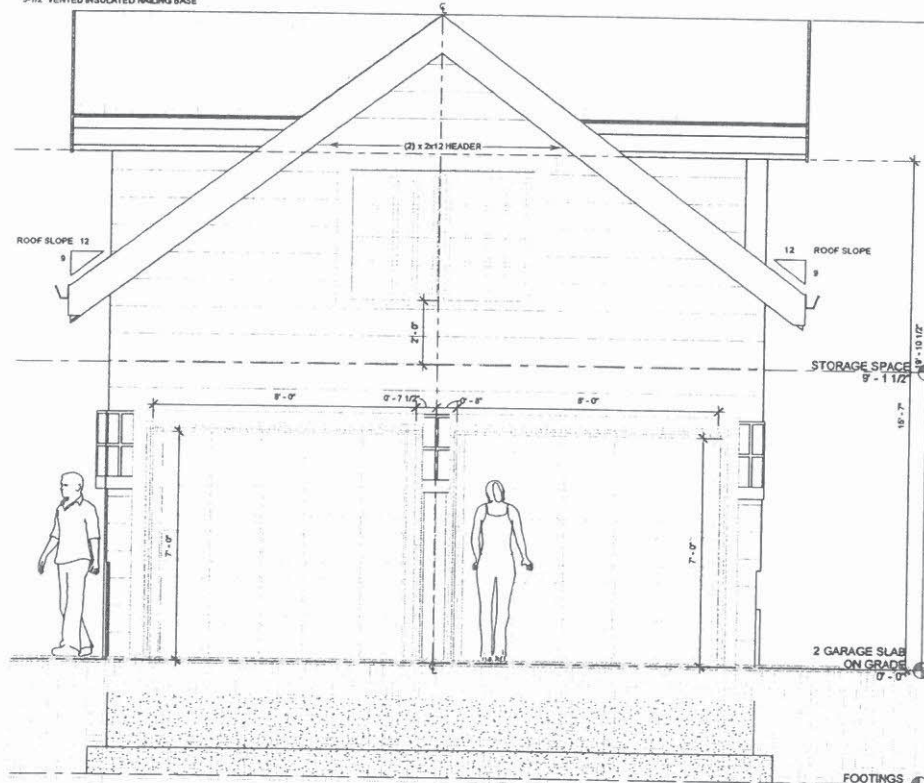
REV. NO.	DATE	CONTRACTOR/REVISIONS	REASON FOR CHANGE	DESCRIPTION
1	08/12/2023			

ROOFING SYSTEM - CERTAIN TEED GRAND MANOR
 COLOR: GRAY 1" SHINGLES, VENT SHEET OVER FELT UNDERLAYMENT
 5-1/2" VENTED INSULATED RAILING BASE



② SIDE BY ELEVATION
 1/2" = 1'-0"

ROOFING SYSTEM - CERTAIN TEED GRAND MANOR
 COLOR: GRAY 1" SHINGLES, VENT SHEET OVER FELT UNDERLAYMENT
 5-1/2" VENTED INSULATED RAILING BASE



① FRONT ELEVATION
 1/2" = 1'-0"

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 1 LOT 16 PROPOSED
 DETACHED 2 CAR
 GARAGE
 2 CAR GARAGE
 ELEVATIONS

SCALE SIGNATURE DATE: 08/11/2023
 DRAWN BY: MS
 CHECKED BY: MS
 DRAWING NO: A-2.0.0
 SHEET 4 OF 5

OWNER:
 MR. BURIM SYLAJ
 18 ROSEMARIE LANE
 MAHOPAC NY 10541
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ARCHITECT:
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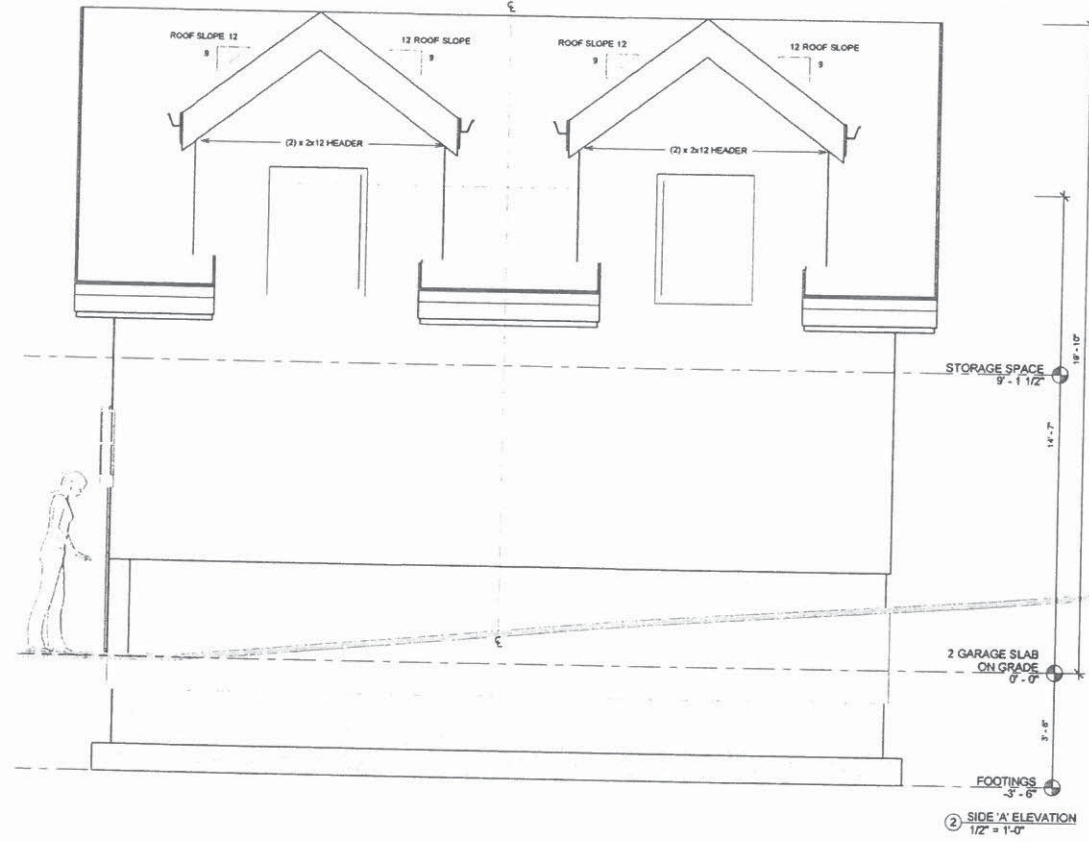
GENERAL CONTRACTOR:
 T.B.D.

PROJECT ADDRESS:
 16 Rosemarie Lane
 Mahopac, NY 10541

17th Edition, Nov. 2003
 1. 2017.08.02
 2. 2017.08.02

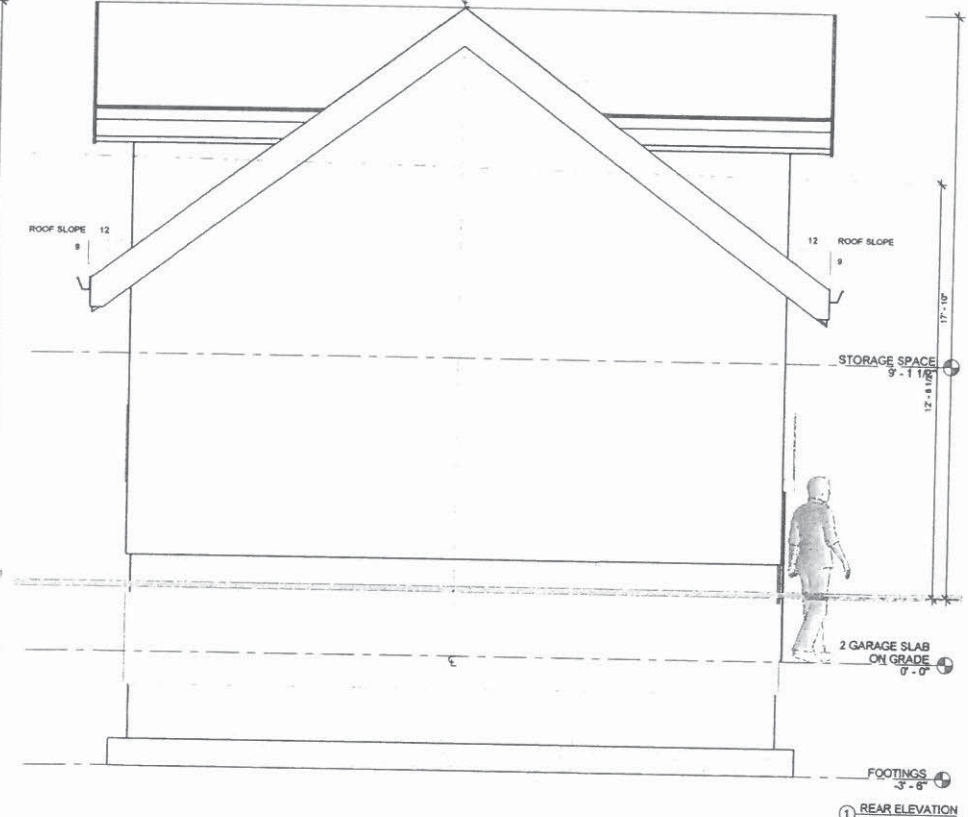
REV. NO.	DATE	TOWN OF CARMEL ISSUED TO	REASON FOR CHANGE	DESCRIPTION
1	08/12/2023			

ROOFING SYSTEM: CERTAIN TEED GRAND MANOR
 COLOR: GRAY 1/2" SHINGLES, VENT SHEET OVER FELT UNDERLAYMENT
 5-1/2" VENTED INSULATED NAILING BASE



② SIDE 'A' ELEVATION
 1/2" = 1'-0"

ROOFING SYSTEM: CERTAIN TEED GRAND MANOR
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① REAR ELEVATION
 1/2" = 1'-0"

**16 ROSEMARIE LANE
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 2 CAR GARAGE
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DATE: 08/12/2023
 DRAWN BY: MS
 CHECKED BY: MS
 DRAWING NO: A-2.1.0
 SHEET 3 OF 5