

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
WILLIAM ROSSITER
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:

JANUARY 27, 2022 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **VIKTOR & EVA SOLARIK** for a Use Variance seeking permission to install powder room in detached accessory structure. The property is located at 215 Daisy Lane, Carmel NY and is known as Tax Map #77.19-1-8.

Code Requires/Allows	Provided	Variance Required
Detached Storage Bldg.	Detached Storage Bldg. w/bathroom	Add bathroom

NEW APPLICATIONS:

2. Application of **ADZA, LLC** for a Variation of Section 156-15 seeking permission to legalize wood deck and utility addition. The property is located at 23 Lakeside Road, Mahopac NY and is known as Tax Map #64.19-1-4.

Code Requires/Allows	Provided	Variance Required
10' Side – Addition	1.3'	8.7'
10' Side – Deck	6.7'	3.3'
10' Rear – Shed	0'	10'
10' Side – Shed	1.2'	8.8'

3. Application of **ALEXANDER MALICHEK** for a Variation of Section 156-15 seeking permission to demo garage and build new garage. The property is located at 13 Maple Lane East, Mahopac NY and is known as Tax Map #53.-1-50.

Code Requires/Allows	Provided	Variance Required
40' front	28.25'	11.75'
15' side	5'	10'

4. Application of **DANIEL SCHIAVONE** for a Variation of Section 156-15 seeking permission to retain shed. The property is located at 91 Overlook Drive, Mahopac NY and is known as Tax Map #65.14-2-33.

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

5. Application of **ROBERT J MARTIN** for a Variation of Section 156-15 seeking permission to remove 1-car garage and replace with 2-car garage w/1-story above. The property is located at 35 Kelly Ridge Road, Carmel NY and is known as Tax Map #44.19-2-34.

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

6. Application of **PHILIP FIEDERLEIN** for an Interpretation: The finished basement with office has been in existence since 1967, less than two years after the residence was built. The 1965 certificate of occupancy included a full bathroom in the basement. The Putnam County Board of Health was established in 1969. The basement with office, therefore, is a legal non-conforming use as it relates to the Putnam County Board of Health. Further, the basement office, at the time of construction, violated no Town of Carmel regulations. Therefore, the basement with office is legally pre-existing non-conforming. Applicant seeks an interpretation that the basement with office is a legal pre-existing use. The property is located at 4 North Lane, Mahopac NY and is known as Tax Map #64.14-1-17.

7. Application of **VICTORIA LIGHT** for a Variation of Section 156-15 seeking permission to retain existing shed. The property is located at 234 Forest Road, Mahopac NY and is known as Tax Map #74.34-2-43.2.

Code Requires/Allows	Provided	Variance Required
10' side	2.5'	7.5'
10' rear	4.5'	5.5'

8. Application of **DEREK GRISANTI** for a Variation of Section 156-15 seeking permission to retain shed. The property is located at 21 Birch Drive, Mahopac NY and is known as Tax Map #86.39-1-34.

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

9. Application of **JOHN & CHELSEA CONNOLLY** for a Variation of Section 156-15 seeking permission to extend front porch and front of house beyond front setback. The property is located at 16 Ridge Lane, Mahopac NY and is known as Tax Map #75.8-2-46.

Code Requires/Allows	Provided	Variance Required
25' front	15.1'	9.9'

10. Application of **CHRISTINA HOAG** for a Variation of Section 156-15 seeking permission to retain deck. The property is located at 101 Topland Road, Mahopac NY and is known as Tax Map #74.34-1-21.

Code Requires/Allows	Provided	Variance Required
20' rear	3' 6"	16' 6"

MISCELLANEOUS:

MINUTES:

- December 2, 2021

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

11/2

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

ORIGINAL
Application Date: 9/28, 2021

Application For (circle applicable): Area Variance () **Use Variance** Interpretation 280A
Name of Property Owner: **VIKTOR&EVA SOLARIK** Address: **215 DAISY LANE, CARMEL NY**
Mailing Address: **293 DAISY LANE, CARMEL NY** Phone Number(s):
Zoning District: **RESIDENTIAL** Tax Map: **77.19 - 1 - 8**
Applicant is: (circle one) **(Owner)** (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address:

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
No previous ZBA appearances		<i>[Signature]</i>

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: ± 299' TO STON

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: ± 299 FT. TO STONELEIGH AVENUE

I, the applicant, am seeking permission to: INSTALL POWDER ROOM IN DETACHED ACCESSORY STRUCTURE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Detached Storage Bldg	Detached Storage Bldg w/ Bathroom	Add Bathroom

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 27 day of September, 2021
[Signature]
Notary Public

Eva Solarik
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01S06032866
Qualified in Putnam County
Commission Expires November 8, 21

Petitioner *[Signature]* Date 9/27/21



TOWN OF CARMEL
PUTNAM COUNTY

60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

MP

IN THE MATTER OF THE APPEAL
OF
Adza, LLC
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 11/30/2021

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Adza, LLC Address: 23 Lakeside Rd.
Mailing Address: 21 Lakeside Rd. Mah. Ny Phone Number(s):
Zoning District: Residential Tax Map: 64.19 - 1 - 4

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>	

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

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: Kirk Lake

I, the applicant, am seeking permission to: legalize wood deck & utility addition

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side addition</u>	<u>1.3'</u>	<u>8.7'</u>
<u>10' side Deck</u>	<u>6.7'</u>	<u>3.3'</u>
<u>10' Rear Shed</u>	<u>0'</u>	<u>10'</u>
<u>10' Side Shed</u>	<u>1.2'</u>	<u>8.8'</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 30th day of November 2021
Alpa Pandya
Notary Public



Petitioner Angelia Simone, Date 11/30/21

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/2023

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

Application Date: 12/8, 20 21

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Alexander Malichuk Address: 13 Maple Ln. East Mahopac
Mailing Address: 13 Maple Ln. East Mahopac NY Phone Number(s): ---
Zoning District: R-120 Tax Map: 53 - 1 - 50

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: U

DATE	REQUEST	RESULTS
<u>12/8/21</u>	<u>September 1959 - erect an addition</u>	
	<u>Per Deed Andromi to a pre-existing dwelling structure</u>	
	<u>which lacks the road frontage</u>	
	<u>requirements of Section 280A of</u>	
	<u>Town Law - Granted.</u>	

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

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Site Plan, 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: No

I, the applicant, am seeking permission to: Remove garage + Build new Garage

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' Front</u>	<u>28.25</u>	<u>11.75</u>
<u>15' Side</u>	<u>5</u>	<u>10'</u>

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

Sworn to before me this 8th day of Dec 20 21

Alice Daly
Notary Public

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

Petitioner [Signature] Date 12/8/2021



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

Schiavone

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/7, 20 22

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

Name of Property Owner: Daniel Schiavone Address: 91 Overlook Dr Mahopac NY
(Address) (City) (State)

Mailing Address: 91 Overlook Dr Mahopac NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 65.14 - 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:

DATE	REQUEST	RESULTS
1970	Construct Single Family Home	GRANTED

List all improvements (1 family dwelling, pool, etc.) family dwelling, 2 sheds

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 Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' MIN rear	1'	9'

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 10th day of January 2022

Kathleen S Kraus
Notary Public

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

Petitioner *[Signature]* Date 1/10/22

ML



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

MARTIN

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/6, 20 22

Application For (circle applicable): Area Variance 156.15 Use Variance Interpretation 280A
Name of Property Owner: Robert J. Martin Address: 35 Kelly Ridge Road Carmel NY
Mailing Address: 35 Kelly Ridge Road Phone Number(s): _____
Zoning District: R-120 Tax Map: 44.19-2-34

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
	No previous board appearances	<u>RT</u>

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

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

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

I, the applicant, am seeking permission to: Remove 1 Car Garage & replace with 2 car garage w/ 1.5' top abut

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' side</u>	<u>5'</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 6th day of Jan. 20 22

Alice Daly
Notary Public

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

Petitioner [Signature] Date 1-6-22



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
Philip Fiederlein
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/6, 2022

Application For (circle applicable): Area Variance () Use Variance () Interpretation 280A
 Name of Property Owner: Philip Fiederlein Address: 4 North Lane Mahopac NY
 Mailing Address: 4 North Lane Mahopac NY Phone Number(s): _____
 Zoning District: Residential Tax Map: 64.14 - 1 - 17
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
 E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>12/1995</u>	<u>Retain Existing Shed</u>	<u>GRANTED</u>

List all improvements (1 family dwelling, pool, etc.) single family house with finished basement *present with office*

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: floor plans, affidavit of applicant, memo of law, affidavit John Corvelli PE

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

I, the applicant, am seeking permission to: retain finished basement with office

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>See attached</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 3rd day of January 2022

Margaret Ferreri Buechel
Notary Public

MARGAREY FERRERI BUECHEL
Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 2023

Petitioner [Signature] Date 1/3/22

The finished basement with office has been in existence since 1967, less than two years after the residence was built. The 1965 certificate of occupancy included a full bathroom in the basement. The Putnam County Board of Health was established in 1969. The basement with office therefore is a legal non-conforming use as it relates to the Putnam County Board of Health. Further, the basement office at the time of construction violated no Town of Carmel regulations. Therefore, the basement with office is legally pre-existing non-conforming. Applicant seeks an interpretation that the basement with office is a legal pre-existing use.



AUTHORIZATION FORM

RE: Property of: Philip Fiederlein
(Owner)
Located at: 4 North Lane, Mahopac
(Address) (City, Town, Village)
Tax Map #: 64.14-1-17
In the matter of: interpretation
(Variance Request)

To whom it may concern:

This letter is to authorize William A. Shilling, Jr., Esq.
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)
William A. Shilling, Jr., Esq.
(Print Name)

Signed: [Signature]
(Owner of Property)
Philip Fiederlein
(Print Name)

Mailing Address: 122 Old Route 6
Carmel
State: NY Zip: 10512
Telephone # 845-225-7500
Date: _____
E-mail: waslaw@shillinglegal.com

Mailing Address: 4 North Lane
Mahopac
State: NY Zip: 10541
Telephone # 914-671-5421

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.



126

IN THE MATTER OF THE APPEAL
OF

~~LIGHT SHED~~

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Jan 4, 2022

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

Name of Property Owner: VICTORIA LIGHT Address: 234 FOREST RD MAHOPAC NY
(Address) (City) (State)

Mailing Address: 234 FOREST RD MAHOPAC NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 74.34 - 2 - 43.2
(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 appearances for ZBA</u>	<u>Dona</u>

List all improvements (1 family dwelling, pool, etc.) SHED, 1 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: survey, photos, letter from neighbor

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 existing shed

mc

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>2.5'</u>	<u>7.5'</u>
<u>10' Rear</u>	<u>4.5'</u>	<u>5.5'</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 4 day of Jan, 2022

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 1/4/22

(A)

me



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL

OF
Grisanti Shed

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/4, 20 22

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

Name of Property Owner: Derek Grisanti Address: 21 Birch Drive Mahopac NY
(Address) (City) (State) 10541

Mailing Address: same Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 86.39 - 1 - 34
(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>1/4/22</u>	<u>Per Dawn Anderson:</u>	
	<u>No previous appearances</u>	

List all improvements (1 family dwelling, pool, etc.) 1 Family dwlly, + shed

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

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

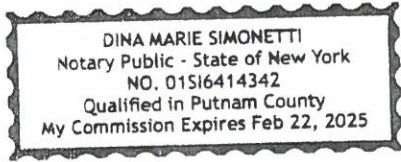
me

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Side P.L.</u>	<u>0'</u>	<u>10'</u>

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

Sworn to before me this 11 day of January, 20 22

[Signature]
Notary Public



Petitioner [Signature] Date 1/11/22

ME



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

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

Application Date: January 5th, 2022

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

Name of Property Owner: John & Chelsea Connolly Address: 16 Ridge Lane Mahopac NY
(Address) (City) (State)

Mailing Address: 16 Ridge Lane Mahopac NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-12D Tax Map: 75.8 - 02 - 46
(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 house

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, 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: _____

I, the applicant, am seeking permission to: Extend front porch and front of house beyond front setback

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' Front</u>	<u>15.1'</u>	<u>9.9'</u>

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

Sworn to before me this 11 day of _____

Notary Public

GARY KIERNAN
Notary Public, State of New York
Registration #01K16222608
Qualified in Putnam County
Commission Expires May 24, 2022

Petitioner AS Date 1/11/22
NY PL 696 088 005



TOWN OF CARMEL
PUTNAM COUNTY

60 McAlpin Ave.
Mahopac, N.Y. 10541
(845)628-1500

VMO

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

Application Date: December 3, 20 21

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
CODE SECTION
Name of Property Owner: Christina Hoag Address: 101 Top Road Mahopac N.Y.
(Address) (City) (State)
Mailing Address: Same Phone Number(s): _____
(Address) (City) (State)
Zoning District: R-120 Tax Map: 74.34 - 1 - 21
(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>(D)</u>

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

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, Plan.

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

I, the applicant, am seeking permission to: Retain Deed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' Rear</u>	<u>3'6"</u>	<u>16'6"</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 _____ day of _____ 20____

Notary Public

Petitioner _____ Date _____