

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 28, 2021 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **MAHOVEN LLC** for a Variation of Section 156-15 seeking permission to construct a bathhouse, pergola, rain garden and extend dock. The property is located at 737 South Lake Blvd., Mahopac NY and is known as Tax Map #75.42-1-13.

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	3,000 SF	961 SF	2,039 SF
Lake Frontage:	50 LF	15 LF	35 LF
Lot Depth:	30 FT	68.51 FT	NONE
Parking: 1PS/750 SF	961/750 = 1.3 = 2PS	1PS	1PS
Front Yard: Bathhouse	15 FT	19.5 FT	NONE
Side Yard: Bathhouse	15 FT	4 FT. East - 2 FT. West	11FT. East - 13FT. West
Side Yard: Pergola	20 FT	0 FT. East - 4 FT West	20 FT. East - 18FT West
Rear Yard: Pergola	20 FT	12 FT	8 FT

NEW APPLICATIONS:

2. Application of **GILENO ENTERPRISES LLC** is seeking an Interpretation that the C.O. issued for upstairs “residential apartment” remains valid in that the temporary conversion to office use involved no structural alterations. Further, a mixed-use entitlement was in existence per the Zoning Code at the time of the conversion. In the alternative, applicant seeks a Use Variance to permit a mixed-use in a C-Zone. The property is located at 95 Gleneida Avenue, Carmel NY and is known as Tax Map #44.13-2-16.

3. Application of **GUY T ZELLEY** for a Variation of Section 156-15 seeking permission to retain existing deck. The property is located at 85 Entrance Way, Mahopac NY and is known as Tax Map #74.43-1-25.

Code Requires/Allows	Provided	Variance Required
10' Side Yard	0'	10'

4. Application of **CRM PROPERTIES MGMT.** seeking a Use Variance (§156-48A) to allow construction of a two (2) car garage on lot w/multi-family use in R-120 zone. The property is located at 686-690 Route 6N, Mahopac NY and is known as Tax Map #75.11-1-10.

Code Requires/Allows	Provided	Variance Required
No Additions Allowed	Addition to Garage	Use Variance as per section 156-48A

5. Application of **KUI YANG** for a Variation of Section 156-15 seeking permission to replace shed in same location. The property is located at 4 Green Acres Lane, Mahopac NY and is known as Tax Map #74.11-1-19.

Code Requires/Allows	Provided	Variance Required
10' Rear	4.82'	5.18'
10' Side	4.28'	5.72'

6. Application of **DAVID HOVSEPIAN** for a Variation of Section 156-15 seeking permission to expand and renovate 2nd floor bathroom. The property is located at 740 Croton Falls Road, Carmel NY and is known as Tax Map #77.18-1-25.1.

Code Requires/Allows	Provided	Variance Required
25'	5'	20'

7. Application of **VINCENT & ANNAMARIE SERIO** for a Variation of Section 156-15 seeking permission to construct addition. The property is located at 43 Kennard Road, Mahopac NY and is known as Tax Map #86.14-1-5.

Code Requires/Allows	Provided	Variance Required
25' side	12.5'	12.5'

8. Application of **LAWRENCE & DIANE GORELICK** for a Variation of Section 156-20 seeking permission to build 6' fence where 4' permitted and 8' fence where 6' permitted. The property is located at 47 Fenwood Road, Mahopac NY and is known as Tax Map #76.18-2-54.

Code Requires/Allows	Provided	Variance Required
4' front	6'	2'
6' side (past front line of house)	8'	2'

9. Application of **MICHAEL A PETRELLESE** for a Variation of Section 156-15 seeking permission to retain garage. The property is located at 24 Leslie Drive, Mahopac NY and is known as Tax Map #53.17-1-17.

Code Requires/Allows	Provided	Variance Required
40' front	11.17'	28.83'

10. Application of **JESSICA LOPEZ** for a Variation of Section 156-15 seeking permission to close in existing carport to make 1 car garage. The property is located at 543 Cross Hill Lane, Mahopac NY and is known as Tax Map #65.14-2-5.

Code Requires/Allows	Provided	Variance Required
25 ft. (Front Yard – Fairmont)	20.8 ft.	4.2 ft.

MISCELLANEOUS:

11. Application of **WILLOW WOOD COUNTRY CLUB, INC.** for a Variation of Section 156-24.D, seeking permission to obtain a variance for the below parking requirements for the existing parking lot in association with an Amended Site Plan application pending before the Planning Board. The property is located at 551 Union Valley Road, Carmel NY 10512 and is known by Tax Map 87.7-1-6, 7, 11. **“Remand from Putnam County Supreme Court”**.

Code Requires/Allows	Provided	Variance Required
502 Parking Spaces	80 Standard Spaces & 127 Special Event Spaces	422 Standard Spaces & 375 Special Event Spaces

MINUTES:

- November 19, 2020
- December 10, 2020

IMPORTANT NOTE:

All persons in attendance of the ZBA Meetings MUST adhere to the CDC guidelines for social distancing while in the meeting rooms. The wearing of face coverings are required if maintaining the 6 ft. social distancing cannot be achieved; no exceptions!! No more than 50 people will be permitted in the meeting room during the ZBA meetings.

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

MA

IN THE MATTER OF THE APPEAL
OF
Mahoven LLC

Application Date: 11/13, 2020

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: Mahoven LLC Address: 737 South Lakie Blvd.

Mailing Address: 405 Grant Terrace, Mamaroneck, NY 10543 Phone Number(s): _____

Zoning District: R-120 Tax Map: 75.42 - 1 - 13

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

None
REQUEST
Dma

DATE	REQUEST	RESULTS

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

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

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES
Explain: State Highway 6N

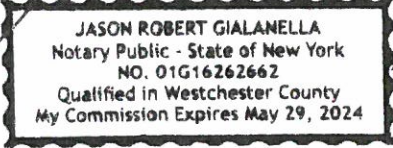
I, the applicant, am seeking permission to: Construct a Bathhouse, Pergola, Rain Garden and extend dock

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED

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

Sworn to before me this 18th day of November, 2020

[Signature]
Notary Public



[Signature]
Petitioner

Date 11/18/2020

Town of Carmel Zoning Requirements

Basic Data: **Owner:** Mahoven PLLC (Lubomir Kaneti)
Address: 737 South Lake Blvd., Mahopac, N.Y. 10541
T.M. #: 75.42-1-13
Zoning District: R-120 **Proposed Use:** Construct a Bathhouse, Pergola and Rain Garden

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	3,000 SF	961 SF	2,039 SF
Lake Frontage:	50 LF	15 LF	35 LF
Lot Depth:	30 FT	68.51 FT	NONE
Parking: 1 PS/750 SF	961/750 = 1.3 = 2PS	1 PS	1PS
Front Yard: Bathhouse	15 FT	19.5 FT	NONE
Side Yard: Bathhouse	15 FT	4 FT. East – 2 FT. West	11 FT. East - 13 FT. West
Side Yard: Pergola	20 FT	0 FT. East – 4 FT West	20 FT. East – 18FT West
Rear Yard: Pergola	20 FT	12 FT	8 FT



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
Gileno Enterprises LLC
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Dec, 20 20

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
 Name of Property Owner: Gileno Enterprises LLC Address: 95 Gleneida Ave, Carmel, NY
 Mailing Address: 18 Bradley Ct, Brewster NY Phone Number(s): 609
 Zoning District: Commercial Tax Map: 44.13 - 2 - 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
	N/A	

List all improvements (1 family dwelling, pool, etc.) 2 Story frame building
 The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: _____

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? NO
 Explain: Route 52
 I, the applicant, am seeking permission to: see attached

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

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 11th day of November, 2020
Margaret Ferreri Buechel
 Notary Public
 MARGARET FERRERI BUECHEL
 Notary Public, State of New York
 No. 4919619
 Qualified in Dutchess County
 Commission Expires February 8, 2022
 Petitioner *[Signature]* Date _____

ATTACHMENT

Interpretation that C.O. issued for upstairs "residential apartment" remains valid in that the temporary conversion to office use involved no structural alterations. Further, a mixed use entitlement was in existence per the Zoning Code at the time of the conversion. In the alternative, applicant seeks a use variance to permit a mixed use in a C Zone.



AUTHORIZATION FORM

RE: Property of: Cileno Enterprises LLC
Located at: 95 Glenceda Ave, Carmel
Tax Map #: 44.13 - 2 - 16
In the matter of: _____
(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: _____
William A. Shilling, Jr.
(Print Name)

Signed: _____
Joseph Cileno
(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: 18 Bradley Court
Brewster
State: Ny Zip: 10509
Telephone # 646-533-0113

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.



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
Zelley Deck

Application Date: 10/27, 2020

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

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

Name of Property Owner: Guy T. Zelley Address: 85 Entranceway Mahopac NY
(Address) (City) (State)

Mailing Address: 22 Muradon Rd Mahopac NY Phone Number(s): 6...
(Address) (City) (State)

Zoning District: R-120 Tax Map: 74.43 - 1 - 25
(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
OCT. 1996	side yard variance for mudroom + deck	approved
JUL. 2018	6' Fence	approved

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: Photos + Survey

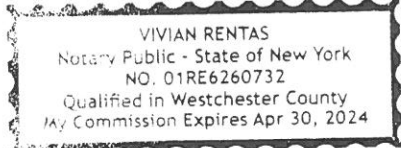
Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: LAKE SECOR

I, the applicant, am seeking permission to: retain ~~the~~ existing deck

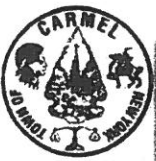
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Side YD</u>	<u>0'</u>	<u>10' Variance</u>

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

Sworn to before me this 11 day of Dec 20 2020
[Signature]
Notary Public



Petitioner [Signature] Date 12/11/20



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

File

IN THE MATTER OF THE APPEAL
OF SECT. 156-48A
CRM Properties Mgmt.
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 12/1, 2020

Application For (circle applicable): Area Variance (156-48A) CODE SECTION Use Variance Interpretation 280A
Name of Property Owner: CRM Properties Mgmt Address: 17 Bowie Wood 686-690 Rt. 6N Mahopac
(Address) (City) (State)
Mailing Address: 17 Bowie Wood DR. Mahopac NY Phone Number(s): _____
(Address) (City) (State)
Zoning District: R-120 Tax Map: 75.11 - 1 - 10
(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
1969	2nd floor - denied	<i>Dma</i>
1983	deck - denied	<i>Dma</i>

List all improvements (1 family dwelling, pool, etc.) 3 - Multi family dwellings + 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: Survey, photos, Plans

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
Explain: Yes Rt 6N

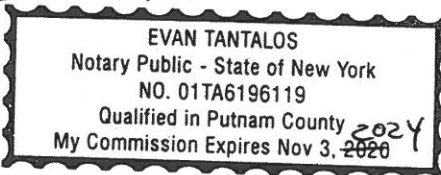
I, the applicant, am seeking permission to: Construct a two (2) car garage on lot w/ multi family use in R-120 zone.

CODE REQUIRES / ALLOWS	USE/VARIANCE PROVIDED	VARIANCE REQUIRED
<u>No Additions Allowed</u>	<u>Addition to Garage</u>	<u>Use Variance as per Section 156-48A</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 10 day of December 2020

[Signature]
Notary Public



Petitioner *[Signature]* Date 12/10/20



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

YANG

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/11, 2021

Application For (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A
Name of Property Owner: YANG, Kui Address: 4 GREEN ACRE LN, MAHOPAC
Mailing Address: 4 GREEN ACRE LANE, MAHOPAC Phone Number(s): _____
Zoning District: R-120 Tax Map: 74.11 - 1 - 19

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 Residence

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, Photo

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 Rd

I, the applicant, am seeking permission to: Replace Shed in same location

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Rear</u>	<u>4.82</u>	<u>5.18</u>
<u>10' Side</u>	<u>4.28</u>	<u>5.72</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 11th day of January 2021

Ann Spofford
Notary Public

ANN SPOFFORD
Notary Public, State of New York
Qualified in Putnam County
No. 01SP6146807
Commission Expires May 22, 2022

Petitioner Kui Yang Date _____



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

Application Date: 1/6, 2021

Application For (circle applicable): Area Variance (15b15) Use Variance Interpretation 280A
Name of Property Owner: David Hovsepian Address: 740 Croton Falls Rd Carmel NY 10512
Mailing Address: PO Box 818 Croton Falls NY 10519 Phone Number(s): _____
Zoning District: R-120 Tax Map: 77.18 - 1 - 25.1
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>3/99</u>	<u>retain a deck - granted</u>	<u>[Signature]</u>

List all improvements (1 family dwelling, pool, etc.) ~~finished driveway, electric front gate, renovated kitchen~~
1 Family Dwelling w/ 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 + Plan.

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

I, the applicant, am seeking permission to: expand + renovate 2nd Floor bathroom

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25'</u>	<u>5</u>	<u>20'</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 Jan 2021
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 1/8/21



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
Serio

Application Date: Dec 10, 2020

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: Vincent + Annamaria Serio Address: 43 Kennard Rd Mahopac
Mailing Address: 43 Kennard Rd Mahopac Phone Number(s): _____
Zoning District: C/BP Tax Map: 86.14 - 1 - 5
(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 ZBA appearances</u>	<u>[Signature]</u>

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

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

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 Town Boundary

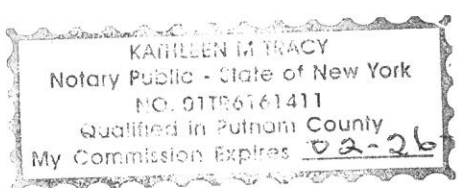
I, the applicant, am seeking permission to: Construct Addition

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' Side</u>	<u>12.5</u>	<u>12.5</u>

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

Sworn to before me this 11 day of JAN. 2021

Kathleen M Tracy
Notary Public



Petitioner Vincent Serio Date 1/11/2021



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

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

Application Date: January 13, 2021

Application For (circle applicable): Area Variance (156.20) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner Lawrence + Diane Gorelick Address: 47 Fenwood Rd., Mahopac, NY
(Address) (City) (State)

Mailing Address: 47 Fenwood Rd., Mahopac, NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 76.18 - 2 - 54
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

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

E-Mail Address: _____

Previous Appeals regarding the subject premises: N/A

DATE	REQUEST	RESULTS

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

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: Build 6' Fence where 4' permitted and 8' fence where 6' permitted

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>4' Front</u>	<u>6'</u>	<u>2'</u>
<u>6' Side (Post Front line of House)</u>	<u>8'</u>	<u>2'</u>

State of New York)
ss:
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge 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 January 2021

Michael V. Caruso
Notary Public
Reg. No. 02CAC365120
Qualified in Putnam County
Commission Exp. 9/25/21

Petitioner Lawrence Gorelick Date 1/8/2021



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: Lawrence and Diane Gortlick
(Owner)
Located at: 47 Fenwood Road, Mahopac, NY
(Address) (City, Town, Village)
Tax Map #: 76.18-2-54
In the matter of: Area variance from Code § 156-20 reqts for max. fence height.
(Variance Request)

To whom it may concern:

This letter is to authorize Michael V. Caruso, 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]
(Representative)
Michael V. Caruso
(Print Name)

Signed: Lawrence Gortlick
(Owner of Property)
Lawrence Gortlick
(Print Name)

Mailing Address: 3871 Danbury Road
Brewster
State: NY Zip: 10509
Telephone # (845) 207-5452
Date: 1/8/2021
E-mail: mrcarusolaw@gmail.com

Mailing Address: 47 Fenwood Road
Mahopac
State: NY Zip: 10541
Telephone # (845) 216-2959

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.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MA

IN THE MATTER OF THE APPEAL
OF
Petrellese Garage
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Jan 7, 2021

Application For (circle applicable): Area Variance (15015) Use Variance Interpretation 280A
Name of Property Owner: Michael A Petrellese Address: 24 Leslie Drive Mahopac NY
(Address) (City) (State)
Mailing Address: 24 Leslie Dr. Mahopac NY Phone Number(s):
(Address) (City) (State)
Zoning District: R-120 Tax Map: 53.17 - 1 - 17
(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>per Dawn Andersen</u>	<u>No Previous ZBA Appearances</u>	<i>[Signature]</i>

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

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: Retain garage, granted variance for current function + apply for a permit

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' front</u>	<u>11.17'</u>	<u>28.83</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 12th day of Jan. 2021
Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA634521B
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner April Petrus Date 1/12/21



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

Application Date: January 13, 2021

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Jessica Lopez Address: 543 Cross Hill Ln, Mahopac, NY 10541
(Address) (City) (State)
Mailing Address: 543 Cross Hill Ln, Mahopac, NY 10541 Phone Number(s):
(Address) (City) (State)
Zoning District: R-120 Tax Map: 65.14 - 2 - 5
(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
4/23/81	Front-Yard - Carport	Approved
4/23/81	Side Yard - Shed	II

List all improvements (1 family dwelling, pool, etc.) One family dwelling, Deck & Shed

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

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

I, the applicant, am seeking permission to: Close in existing Carport to make 1 car garage.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Front Yard- Fairmont <u>25 FT</u>	20.8 FT	4.2 FT

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 13 day of January, 2021

Alpa Pandya
Notary Public

Petitioner Joel Krenber Date 1/13/2021

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/ 23



AUTHORIZATION FORM

RE: Property of: Jessica Lopez (Owner)
Located at: 543 Cross Hill Ln, Mahopac (Address) (City, Town, Village)
Tax Map #: 65.14-2-5
In the matter of: Front Yard, Lot Area and Lot Depth Variances (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: Jessica C Lopez (Owner of Property)
Jessica Lopez (Print Name)

Mailing Address: 2 Muscoot Road North
Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 1/13/2021
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 543 Cross Hill Ln
Mahopac
State: NY Zip: 10541
Telephone # 347-956-5070

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.