

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
MARC DITOMASO
JOHN STARACE

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:

October 24, 2019 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Case)** for a Variation of Section 156.62(O)(2), 156-42(D) & 156-20 as well as an Interpretation seeking permission to install a wireless telecommunications facility. The property is located at 254 Croton Falls Road, Mahopac NY 10541 (n/o Diehl) and is known by Tax Map 65.19-1-43.

Code Requires/Allows	Provided	Variance Required
156-62(O)(2): 75 feet (height) *	140 feet	65 feet
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max height for fence)	8 feet	2 feet
* Code allows for increase in height if criteria in Code Section is met. Branches extend 7 feet above tower as an architectural feature.		

2. Application of **HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Dixon)** for a Variation of Section 156.62(O)(2), 156-42(D) & 156-20 as well as an Interpretation seeking permission to install a wireless telecommunications facility. The property is located at 36 Dixon Road, Carmel NY 10512 (n/o Spaccarelli) and is known by Tax Map 54.-1-6.

Code Requires/Allows	Provided	Variance Required
156-62(O)(2): 75 feet (height) *	110 feet	35 feet
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max height for fence)	8 feet	2 feet
* Code allows for increase in height if criteria in Code Section is met. Branches extend 7 feet above tower as an architectural feature.		

3. Application of **JOHN NEMETH** for a Variation of Section 156.15 seeking permission to retain two already existing sheds. The property is located at 100 Longdale Road, Mahopac NY 10541 and is known by Tax Map 65.14-1-27.

Code Requires/Allows	Provided	Variance Required
Shed 1: 10' rear	5'	5'
Shed 2: 25' front	19'	6'

NEW APPLICATIONS:

4. Application of **JOSEPH RAGUSA** for a Variation of Section 156.15 seeking permission to retain already existing shed. The property is located at 118 Spring Road, Mahopac NY 10541 and is known by Tax Map 74.43-1-24.

Code Requires/Allows	Provided	Variance Required
10' - side	1'	9'
10' - rear	2'	8'

5. Application of **SARUNYA BANGSARUNTIP** for a Variation of Section 156.15 seeking permission to install shed. The property is located at 14 County Line Drive, Mahopac NY 10541 and is known by Tax Map 86.55-1-1.

Code Requires/Allows	Provided	Variance Required
10' - side	5.58'	4.42'
10' - rear	6.37'	3.63'

6. Application of **MT. CARMEL BAPTIST CHURCH** for a Variation of Section 156-41 A(4)(d) seeking permission to install Message Board Sign (LED). The property is located at 80 Gleneida Avenue, Carmel NY 10512 is known by Tax Map 44.14-1-35.
7. Application of **URSTADT BIDDLE PROPERTIES** for a Variation of Section 156-41 C(8)(b) seeking permission to install a new shopping center sign. The property is located at 150-184 Route 52, Carmel NY 10512 and is known by Tax Map 44.9-1-9.

Code Requires/Allows	Provided	Variance Required
75 SF free standing sign allowed	370.4 SF	295.4 SF
20' tall sign	27'	7' height

8. Application of **SALVATORE SALVIA** for a Variation of Section 156.15 seeking permission to construct a 2 car free-standing garage. The property is located at 64 Stocum Avenue, Mahopac NY 10541 and is known by Tax Map 64.7-1-2.

Code Requires/Allows	Provided	Variance Required
15' - side	10'	5'

9. Application of **LAURIE MONTELEONE** for a Variation of Section 156.15 seeking permission for a lot line change. The property is located at 124 Shindagen Hill Road, Carmel NY 10512 and is known by Tax Map 88.5-1-11 Sub.Lot1 & 87.8-1-12 Sub.Lot2.

Code Requires/Allows	Provided	Variance Required
Lot 2 Area 120,000 sf	Prop: 79,125 sf	40,875 sf

10. Application of **ANTHONY PERRICONE** seeking permission to return to original lot lines. The property is located at 163 Orchard Road, Mahopac NY 10541 and is known by Tax Map 74.26-2-22.

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

MC

IN THE MATTER OF THE APPEAL
OF
Homeland Towers LLC, and New York SMSA
Limited Partnership d/b/a Verizon Wireless
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/5 2019

Application For (circle applicable): **Area Variance** **156-20** **Use Variance** **Interpretation** **2844**
Name of Property Owner: Richard and Rosemarie Diehl Address: 254 Croton Falls Road, Mahopac NY

Mailing Address: same Phone Number(s): _____

Zoning District: Residential Tax Map: 65.19 - 1 - 43

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

List all improvements (family dwelling, pool, etc.) family dwelling, proposed installation of wireless telecommunications facility.

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: Please see cover letter.

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: install a wireless telecommunications facility.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
156-62(O)(2): 75 feet (height)*	140 feet	65 feet
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max. height for fence)	8 feet	2 feet

*Code allows for increase in height if criteria in code section is met. Branches extend 7 feet above tower as an architectural feature.

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 7th day of August, 19

Douglas W. Warden
Notary Public

DOUGLAS W. WARDEN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02WA8145269
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 05/04/2019

7/25/20

Homeland Towers LLC and
New York SMSA Limited Partnership d/b/a
Verizon Wireless

Petitioner

David Kenny

By: Robert D. Gaudioso

David Kenny, Esq. of
Snyder & Snyder LLP

Date

8/7/2019



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
Homeland Towers LLC, and New York SMSA
Limited Partnership d/b/a Verizon Wireless
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/5, 2019

Application For (circle applicable): Area Variance (156-20) Use Variance Interpretation 280A

Name of Property Owner: John and Angela Spaccarelli Address: 38 Dixon Road Carmel NY

Mailing Address: same Phone Number(s):

Zoning District: Residential Tax Map: 54 - 1 - 6

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
	<i>No previous board appearance</i>	<i>(RT)</i>

List all improvements (1 family dwelling, pool, etc.) family dwelling, proposed installation of wireless telecommunications facility

The owner shall submit with this application supporting materials including plans, elevation, 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: Please see cover letter

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: install a wireless telecommunications facility

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
156-62(O)(2): 75 feet (height)*	110 feet	35 feet <i>DK</i>
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max. height for fence)	8 feet	2 feet

*Code allows for increase in height if criteria in code section is met. Branches extend 7 feet above tower as an architectural feature.

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 7th day of August, 2019

[Signature]

Homeland Towers LLC and
New York SMSA Limited Partnership d/b/a
Verizon Wireless

Petitioner

By: *[Signature]*

Date: 8/7/2019

*Dawid Kenny, Esq. of
Snyder & Snyder LLP*

DOUGLAS W. WARDEN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02WAB145289
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 03/31/2020

7/25/20



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

W/C

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

Date: 8/19, 2019

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

Name of Property Owner: John Nemeth Address: 100 Longdale Rd, Mahopac NY
(Address) (City) (State)

Mailing Address: 100 Longdale Rd, Mahopac NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 65 - 14 - 1-27
(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
<i>No previous appearances</i>		<i>Dona</i>

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

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

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

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

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
SHED <u>10' Rear</u>	<u>5'</u>	<u>5'</u> <i>me</i>
SHED <u>25' Front</u>	<u>19'</u>	<u>6'</u> <i>me</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 17th day of August 2019

Danielle Iacurto
Notary Public

DANIELLE IACURTO
Notary Public - State of New York
NO. 011A6367349
Qualified in Putnam County
My Commission Expires Nov 20, 2021

Petitioner John Nemeth Date 8/17/19



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

Ragusa ~~Street~~

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Aug 22, 2019

Application For (circle applicable): Area Variance (CODE SECTION 156-15) Use Variance Interpretation 280A
 Name of Property Owner: Joseph Ragusa Address: 118 Spring Rd. Mahopac NY
 Mailing Address: Some Phone Number(s): _____
 Zoning District: R-120 Tax Map: 74.43 - 1 - 24
 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>Deny</u>

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

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

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

I, the applicant, am seeking permission to: Leave a shed in the existing location
(less than 10ft from property line)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>1</u>	<u>9</u>
<u>10' Rear</u>	<u>2</u>	<u>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 11th day of September 2019

Ann Spofford
 Notary Public

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

Petitioner [Signature] Date 9/11/19



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

Bangsaruntip

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Oct 04, 2019

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

Name of Property Owner: SARUNYA BANGSARUNTIP Address: 14 COUNTY LINE DR. MAHOPAC, NY 10541
(Address) (City) (State)

Mailing Address: 14 COUNTY LINE DR. MAHOPAC, NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 86.55 - f - 1
(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>	

List all improvements (1 family dwelling, pool, etc.) 1 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: Survey + Photos

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

I, the applicant, am seeking permission to: Install shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>5.58'</u>	<u>4.42'</u>
<u>10' Rear</u>	<u>6.37'</u>	<u>3.63'</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 _____



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

Mt. Carmel Baptist Church

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 10/9, 2019

156.41 A4(d)

Application For: (circle applicable): Area Variance() Use Variance() Interpretation() 280A
Name of Property Owner: *Mt Carmel Baptist Church* Address: 80 Gleneida Ave Carmel NY 10572
(Address) (City) (State)

Mailing Address: 76 Gleneida Ave Carmel NY 10512 Phone Number(s): _____
(Address) (City) (State)

Zoning District: C- Tax Map: 44.14 - 1 - 35
(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
<i>9/02</i>	<i>ZBA - 20% sale Illuminated Sign</i>	<i>Granted</i>

List all improvements (1 family dwelling, pool, etc.) 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: Plans + Sign

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Yes Rt 52 State Rd

I, the applicant, am seeking permission to: Install Message Board Sign (LED)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<i>156.41 A4(d)</i>	<i>156.41 A4(d)</i>	<i>156.41 A4(d)</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 Oct 20 2019

Lisa Laquidara
Notary Public

LISA LAQUIDARA
Notary Public, State of New York
No. 01LA6165923
Qualified in Putnam County
Commission Expires 5/14/23

Petitioner *Paul V. Pontorno* Date 10/9/19

PAUL PONTORNO, TRUSTEE

150-184 RT 52

RAC



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
Urstadt B. Biddle Prop.
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date 10/2 2019

Application For (circle applicable): Area Variance (62-98) Use Variance Interpretation 280A
Name of Property Owner: Urstadt Biddle Address: 150-184 RT 52
Mailing Address: 321 Railroad Ave Greenwich CT Phone Number(s)
Zoning District: C-2B Tax Map: 44.9 1 9

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
2005	Sound Fed Signs BK - sign - approved	<i>[Signature]</i>
1999	Cinema Signage - approved	<i>[Signature]</i>
2017	PARKING SPACES - wall sign - approved	<i>[Signature]</i>
2011	Overturn ARB decision for color sign Cinema approved	<i>[Signature]</i>
1985	BUESSER KING PARKING - approved	<i>[Signature]</i>

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

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 Sign Rendering and Property Site Plan

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
Explain: Property fronts on Route 52

If the applicant, am seeking permission to: Instal a new Shopping Center Sign

CODE REQUIRES	ALLOWS	PROVIDED	VARIANCE REQUIRED
75 Sq. FT free standing Sign allowed		<u>370.44</u>	<u>295.44 Variance</u>
20' Tall Sign		<u>27'</u>	<u>7' height</u>

State of Connecticut

County of Fairfield

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

Sworn to before me this 10th day of October 2019

[Signature]

Urstadt B. Biddle Properties, Inc.

Hope Kostuk
NOTARY PUBLIC
State of Connecticut
My Commission Expires 8/31/2023

Witness

[Signature]

Date 10-10-19

V.P. Director of Management of Connecticut
N.B.P.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MLC

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

Application Date: September 27, 2019

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Salvator Salvia Address: 64 Stocum Ave, Mahopac, NY 10541
Mailing Address: Same Phone Number(s): _____
Zoning District: R-120 Tax Map: 64.7 - 1 - 2
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

DATE	REQUEST	RESULTS
	<i>No previous board appearances</i>	<i>RT</i>

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

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

I, the applicant, am seeking permission to: Construct a 2 Car Freestanding Garage

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Side Yard 15 ft	10 ft	5 ft

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 Sept 2019
Susan C. Fischetti
Notary Public

SUSAN C FISCHETTI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01F16294076
Qualified in Richmond County
My Commission Expires 12-16-2021

Petitioner *Salvator Salvia* Date 9-30-2019



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
Laurie Monteleone
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: October 7, 2019

Application For: (circle applicable): Area Variance(156-15) Use Variance Interpretation 280A
Name of Property Owner: Laurie Monteleone Address: 124 Shindagen Hill Rd. Carmel, NY 10512
Mailing Address: 14 Pugsley Pl. Carmel, NY 10512 Phone Number(s): 88.5 1 11-Sub. Lot-1
Zoning District: R-120 Tax Map: 87.8 - 1 - 12-Sub. Lot-2
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

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) Sub. Lot-1-Vacant, Sub. Lot 2-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 & Lot Line Change Drawing

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

I, the applicant, am seeking permission for a Lot Line Change

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Lot-2 Area - 120,000 SF	Prop. 79,125 SF	40,875 SF

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 October, 2019

Suzanne L. Brought
Notary Public

SUZANNE L. BROUGHT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BR6103322
Qualified in Putnam County
My Commission Expires December 22, 2018

Petitioner *Joe Greenberg* Date 10/10/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

Wk

IN THE MATTER OF THE APPEAL
OF
Anthony Perricone
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: October 7, 20 19

Application For: (circle applicable): Area Variance() Use Variance Interpretation 280A
 Name of Property Owner: Anthony Perricone Address: 163 Orchard Rd, Mahopac, NY 10541
 Mailing Address: 79 Craescot Way, Mahopac, NY 10541 Phone Number(s): _____
 Zoning District: R-120 Tax Map: 74.26 - 2 - 22
 (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 Yes

DATE	REQUEST	RESULTS
1996	Legalize Accessory Apartment	Approved

List all improvements (1 family dwelling, pool, etc.) 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: Return to Original Lot Lines Survey + Deeds

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: Return to Original Lot Lines - See Attached Plan & Deeds

CODE REQUIRES	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 10th day of October 2019

Suzanne L. Brought
 Notary Public

SUZANNE L. BROUGHT
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01BR6103322
 Qualified in Putnam County
 My Commission Expires December 22, 2014

Petitioner *John J. Brought* Date 10/10/19