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:**

Application of <u>HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Casse)</u> 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 Branches extend 7 feet a		

2. Application of <u>HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Dixon)</u> 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
<ul> <li>Code allows for increase Branches extend 7 feet a</li> </ul>		

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

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		3 18	
OF Homeland Towers LLC, and New York SM Limited Partnership d/b/a Verizon Wireless TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL	Appli 156-62(O)(2)	cation Date: 8 5 20.19	
Application For (circle applicable): Area Var	156-42(D) nancu 158-20 ) Use Variance	Interpretation 2844	
Name of Property Owner: Richard and Rose	marie Diehl Address: 254 Crolon Fa	alls Road, Mahopac NY	
Mailing Address: same	Phone Numb	er(s);_	
Zoning District/Residential	Tax Map: 65.19	- 1 (hist) - 43	
Applicant is: (circle one) (Owner) (Lesse	e) (Contract Vendee) [Attack	i deed, contract of sale or lease agreement]	
E-Mail Address:		Nacional.	
Previous Appeals regarding the subject premise	es:		
DATE No prin	ricus libard age	PRESULTS RT	1
	- water	anner represe strategic estate de constante de la constante de	
			ı
List all improvements (1 family dwelling, pool.	ctc.) family dwelling, proposed installatio	o of wireless telecommunications facility	1
understand the request. List attachments here: F  Is any portion of the property within 500 ft. of a  Explain: No.  I, the applicant, an seeking permission to: inst	way state or county highway, town bounda		
. CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED	1
156-62(O)(2): 75 feet (helght)*	140 feet	65 feet	1
1 156-42(D): 24 feet (width of access drive)	12 feet	12 feet	1
156-20: 6 feet (max. helpht for fence)	8 feet	2 feet	
130-20. O less (max. neight to remoe)	O lee!	7 1001	
	Million of the state of the sta		
	-		
	a a promise fragmentation.		
*Code allows for increase in height if criteria is State of New York.)			
65: County of Putnan; The undersigned petitioner, being duly sworn, deposes and (his) (her) knowledge except as to the matters therein stated			
DOUGLAS W. WARDEN NOTARY PUBLIC, STATE OF NEW YOR NO. DEWARIAS 289 QUALIFIED IN VESTCHESTER COUNT COMMISSION EXPIRES 0001/2010 H 725/	Petitioner By: Robort D. Courlies	Date 8/7/	१०१५
, J	Snyder di	y, Esq. of Snyder LLP	





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

IN THE MATTER OF THE APPEAL	)	
OF Homeland Towers LLC, and New York SMS. Limited Partnership d/b/a Verizon Wireless TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL	A 156-62(O)(2)	Application Date: 8/5 , 20
	156-42(D) ncc (156-20 ) Use Va	riance Interpretation 280A
Name of Property Owner: John and Angela Sp	accarelli Address: 36 Dix	on Road Carmel NY
Mailing Address: same		Number(s):
Zoning District: Residential	Tax Map: 5	4 - 1 (Hixt) - 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
No bun	ipes, literal ag	24 TA AREA (RT)
List all improvements (1 family dwelling, pool, 640	\ family dynalling	
diagrams, neighborhood land use maps, property st understand the request. List attachments here: Please any portion of the property within 500 ft. of any Explain: No.  1, the applicant, are seeking permission to: install.	state or county highway, town	boundary, parkway or public lands? YES/NO
CODE REQUIRES / ALLOWS	PROVIDED	VARIATION NO.
156-62(0)(2): 75 feet (height)*	110 feet	VARIANCE REQUIRED  35 feet DC
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
10-1-11-1		
"Code allows for increase in height if criteria in cod state of New York)	de section is met. Branches exid	end 7 feet above tower as an architectural feature.
County of Putnam )		
The undersigned petitioner, being duly swarn, deposes and says to bis) (her) knowledge except as to the matters therein stated to be	hat (he) (she) has read the foregoing pe on information and belief, and as to the	ition and knows the content thereof, and that the same is one to see matters (he) (she) believes to be true
sworm to before methis 7 day of Obsert 20 19		
Cook Gigue	Homolond Tours	110
Jan 10	Homeland Towers New York SMSA L Verizon Vireless	mited Partnership d/b/a
	A THE STATE OF THE	20 - 11
DOUGLAS W. WARDEN	Peritioner	Date 5/7/201
NO COMMON OF NEW YORK		
QUALIFIED IN WESTCHESTER COUNTY COMMISSION EXPIRES CO101/2010	Davie K	enny, Esq. of
CON 144 8010		
7/25/20	Snyder	\$ Snyder LLP



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

IN THE MATTER OF T	HE APPEAL					/		
John Ne	math	}	,			8/19	20 /	9
TO THE ZONING BOAR		LS LS	-		on Date: _	0/1/	, 20/_	_
OF THE TOWN OF	CARMEL		~ .~					
Application For: (circle applic	able): Area V	Variance(	Us Us		Interpreta			
Name of Property Owner: 5	ohn Nen	neth	_ Address:_/c	OD Long	zdalek	d, Mahop (City)	qc (State)	4
Mailing Address: 100 Lon	gdole Rd	Mahopac	NY P	hone Numbe	er(s):_(			
Zoning District: (R-120, Commercia	I, C/BP, or Conservation	<u>)</u>	Tax Map:	(section)		- /	Lot)	
Applicant is: (circle one) (O	wner) (Les	ssee) (Contr	act Vendee)	[Attach	deed, contr	act of sale or le	ase agreem	ent]
E-Mail Address:		1						
Previous Appeals regarding th	ne subject prem	nises				,		
DATE			REQUEST			RE	SULTS	
, ) >	108	,					WG)	7
No	Dur.	ons ap	peara	nees		(1)0	100	$\mathcal{I}$
							Notice has been reasonable from properties of the properties of th	
7	1 1 11:	1>	Shad			<u></u>		***************************************
List all improvements (1 fam								
The owner shall submit with diagrams, neighborhood land								
understand the request. List a								
Y	:4: 500.0	<b>C</b>	- V			11: 1 1	2 VECAIO	
Is any portion of the property Explain:	within 500 ft.	of any state or o	county highway.	town bound	ary, parkway	or public lands	? YES/NO	
I, the applicant, am seeking p	permission to:	Relain	Shed					
CODE REQUIRES / A	LLOWS		PROVIDED		T ,	VARIANCE RE	OUIRED	-
SHED! 10	Pean		5-7			51	- /	mo
- CDA	1000	,				7		(
SHED 2 25'	Front		19			6	1	nc
Je.								
State of New York )								
ss: County of Putnam )		and and that the	(also) has seed the fo		41		0-40	_ 1000 100
The undersigned petitioner, being d (his) (her) knowledge except as to t	he matters therein	s and says that (he) or stated to be on infor	(sne) has read the formation and belief, a	nd as to those m	and knows the chatters (he) (she)	believes to be true.	that the same is	true to
Sworn to before me this	day of August:	20/9	7		~~~			
Janelle Back	)		Notary Put	IIELLE IACURTO plic – State of New Y D. 01IA6367349	ork 8			
Notary Public			Qualific	d in Putnam County ion Expires Nov 20,			,	
					many			



Commission Expires May 22, 2022

# 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 TO	THE APPEAL			
TO THE ZONING BOAL OF THE TOWN OF	FCARMEL		Application Date:	Aug 22, 20 19
Application For (circle applic	cable): Area	Variance (56-15)	Use Variance Interpreta	ation 280A
Name of Property Owner:	Joseph	ROWS Address:	0. Sec.	Rd. Mahanac Ny
Mailing Address:S	U	Ü	Phone Number(s):	(City) (State)
Zoning District: R-1	al, C/BP, or Conservation	(State) Tax Map:	74.43 - (Section)	- 24 Mark) - 24
Applicant is: (circle one)		ssee) (Contract Vendee)		ract of sale or lease agreement]
E-Mail Address:				
Previous Appeals regarding to	ne subject pren	nises:		,
DATE		REQUEST		RESULTS
No	prev	ions 2BA ap	plarances	( ) Dua )
		The state of the s		
		~ (1 )	10 ( 1	
List all improvements (1 fami	ly dwelling, po	ool, etc.) Harry Deve	llix Sheet	
diagrams, neighborhood land understand the request. List at list any portion of the property Explain:	ttachments here	erty survey, photographs of r	property and any other mater	ping diagrams, traffic circulation ials that will assist the Board to
I, the applicant, am seeking pe	ermission to:	Leove a New	in the existing	ls- 1.
		0.	som property live	lucation
CODE REQUIRES / AI	LOWS	BROWINED		
10/5/00	320 113	PROVIDED /	V	ARIANCE REQUIRED
101 Reac		5		8
10 1-001		4		8
		1		
1,46	y sworn, deposes a matters therein sta y of <u>Septendow</u> o	ned to be on information and benef, a	oregoing petition and knows the cor and as to those matters (he) (she) be	ntent thereof, and that the same is true to blieves to be true.
ANN SPOFFO Notary Public, State o Public in Putnam No. 01SP6146	f New York County 807	Petitioner		Date_ 9/11/19



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

Date\_

IN THE MATTER OF THE	APPEAL		
banesaruntip TO THE ZONING BOARD O	DF APPEALS	Application Date: _	Oct 04 , 20 19
OF THE TOWN OF CA			
Application For: (circle applicable	CODE SECTION	) Use Variance Interpreta	
Name of Property Owner: SARU	INYA BANGSARUNTIP Add	ress: 14 COUNTY LINE D	City) (State)
Mailing Address: 14 COUNT	Y LINE DR. MAHOPAC, NY (City) (State)	1054 Phone Number(s):	1
Zoning District: R-120, Commercial, C/BI	Tax 1	Map: 86.55 - 1	lock) - (Lot)
Applicant is: (circle one) Owner	(Lessee) (Contract Ven	idee) [Attach deed, contra	act of sale or lease agreement]
E-Mail Address:			
Previous Appeals regarding the su	bject premises		
DATE	REQUE		RESULTS
	o premion lion	nd offermater	
	,		
		1 11	
List all improvements (1 family d	welling, pool, etc.) / forme	& thickly	
The owner shall submit with this a diagrams, neighborhood land use a understand the request. List attach	maps, property survey, photograph	cluding plans, elevations, landscap as of property and any other mater	ping diagrams, traffic circulation ials that will assist the Board to
	U	<del></del>	
Is any portion of the property with Explain:	nin 500 ft. of any state or county hi	ghway, town boundary, parkway	or public lands? YES/NO
,	1 2 11	Sheel	
I, the applicant, am seeking permis	ssion to: Single Constant	) Meeg	
CODE REQUIRES / ALLO	WS PROV	(DED V	ARIANCE REQUIRED
10' Sicle	5.58	,	4.42
(O'Kler	6.37	,	3.63'
State of New York )			
County of Putnam ) The undersigned petitioner, being duly swo	orn denoses and says that (he) (she) has re-	nd the foregoing notition and larger the	
(his) (her) knowledge except as to the matt	ers therein stated to be on information and	belief, and as to those matters (he) (she) be	elieves to be true.
Sworn to before me this day of _	20		
Notary Public			

Petitioner\_



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

IN THE MATTER OF TH	TE ADDE AI			
OF  Mt. Chenel By 9  TO THE ZONING BOARD  OF THE TOWN OF	4st Chur DOF APPEAL	ch 5 8 156,41 A4(d)	Application Date: _	10/9,20/9
		156,41 1	Tutamanta	4:an 280 A
Application For: (circle application For: )	able): Area Va	ariance Use Va	Calara Interpreta	lua Penant M/Y 1057
Name of Property Owner: IVIT	CHRPH DE	Address: (Add	ress)	(City) (State)
Mailing Address: (Address)	encida Arc	Carmel Ny 10512 Phone	e Number(s):	
Zoning District:	, C/BP, or Conservation)	Tax Map: 40	4,14 - (B)	- 3 <b>5</b> (Lot)
Applicant is: (circle one) Ov	wner (Less	ee) (Contract Vendee)	[Attach deed, contra	act of sale or lease agreement]
E-Mail Address:	-	-		
Previous Appeals regarding the	e subject premi	ses		
DATE		. REQUEST	,	RESULTS
9/02	2B.A - 0	O 5ale I / univated	Sign	Granted
,				
		01 1		L
List all improvements (1 famil	ly dwelling, poo	ol, etc.) Church		
	use maps, prope	supporting materials including planerty survey, photographs of propert		
Is any portion of the property Explain:	J-52.	f any state or county highway, town State Rel Ustall Message	n boundary, parkway  Boacl Scan	or public lands? YES/NO
		0		
CODE REQUIRES / AL	LLOWS	PROVIDED	V	ARIANÇE REQUIRED
tist is		18/1/solo		W/840/2
				***************************************
State of New York ) ss: County of Putnam ) The undersigned petitioner, being duly	y swom, deposes ar	nd says that (he) (she) has read the foregoin	g petition and knows the co	ontent thereof, and that the same is true to
04		ted to be on information and belief, and as t	to those matters (he) (she) b	elieves to be true.
besa La Suria	y of Oct 20			
LISA LAQUIDARA Notary Public, State of N No. 01LA6165923	lew York	De O	17	10/0/10
Qualified in Putnam Co Commission Expires	J14/23	Petitioner	. pun	Date

PAUL PONTORNO, TRUSTEG



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

IN THE MATTER OF THE APPEAL TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL P. J. HIC (8)(6) Application Date 10/2 Application For (circle applicable): Area Variance ( 42 14 ) Use Variance Interpretation Address 150-184 RT 52 Name of Property Owner Urstadt Biddle Mailing Address: 321 Railroad Ave Greenwich CT Phone Number(s) Tax Map: 44.4 . ( Applicant is (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, centract of sale or lease agreement] E-Mail Address:

DATE	REQUEST	RESULTS
2005	Boine Fed Sugs BK - Sign - approved	Sho
1999	Cinema Signace - Manuel	
2017	PARKING SPACES - LIMISKIN - CAPPIARE	And
2011	Overtura APB (lecision forced or Sign Circum appli	
1985	BUEGGEKING PARKING - app. 862	ice Consul

18. pool eles shopping Center

Previous Appeals regarding the subject premises

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, ocighborhood 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? (ES) NO Explain: Property fronts on Route 52

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

CODE REQUIRES ALLOWS	PROVIDED	VARIANCE REQUIRED
75 Sa. FT free Standing Sign allowed	370.44	295.44 Vars
JIJN CHIBWEN		(a. 500 days days a
JO'TAll Sign	27'	7' teight

Mucor Connecticut

ats of Fire Buch

10 10 day of G track 2014

cersula 15: 216 Peparties, Inc.

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

JUP. Direct of Maryment of Contraction



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

IN THE MATTER OF THE APPEAL OF		
SALVIA	Ap	plication Date: September 27 , 20 19
TO THE ZONING BOARD OF APPEAL OF THE TOWN OF CARMEL	_S	
Application For: (circle applicable): Area V	variance (156-15) Use Variance	ce Interpretation 280A
Name of Property Owner: Salvator Salvia	Address: 64 Stocus	m Ave, Mahopac, NY 10541
Mailing Address: Same	Phone Nur	mber(s):
Address) (Cit		1 2
Zoning District: R-120 R-120, Commercial, C.BP, or Communication	1 ax iviap. (section)	- 1 2 (Block) (Los)
Applicant is: (circle one (Owner) (Less	see) (Contract Vendee) [Att	tach deed, contract of sale or lease agreement)
E-Mail Address:		
Previous Appeals regarding the subject premi	ises None	
DATE	REQUEST	RESULTS
1000	largers board o	efflerence (I)
		7 /
	O . F .: I D .II:	
List all improvements (1 family dwelling, poor	ol, etc.) One Family Dwelling	
diagrams, neighborhood land use maps, propunderstand the request. List attachments here  Is any portion of the property within 500 ft. o Explain:		any other materials that will assist the Board to
l. the applicant, am seeking permission to:	Construct a 2 Car Freestanding Ga	arage
CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Side Yard 15 ft	10 ft	5 ft
State of New York )  ss: County of Putnan ) The undersigned petitioner, being duly sworn, deposes at this) ther) knowledge except as to the matters therein state	nd says that (he) (she) has read the foregoing petiti ted to be on information and belief, and as to thos	ion and knows the content thereof, and that the same is true to
Sworn of before me this 30 day of Ayt 20  Notary Public  Notary Public	etti 01	1 11
N C FISCHETTI	1////	
IC-STATE OF NEW YORK	Y // L	11/16 9 20 10
	1: 1/ V.	V W. ) [-(1)-/0]

SUSA NOTARY PUBL No. 01FI6294076 Qualified in Richmond County My Commission Expires 12-16-2029



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

IN THE MATTER OF THE APPEAL Laurie Monteleone Application Date: October 7 , 20 19 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: Laurie Monteleone Address: 124 Shindagen Hill Rd. Carmel, NY 10512 Mailing Address: 14 Pugsley Pl. Carmel, NY 10512 Phone Number(s):\_ 88.5 11-Sub. Lot-1 Zoning District: K-12U

(R-120, Commercial, C BP, or Conservation) Tax Map: 87.8 - 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) Explain: I, the applicant, am seeking permission t 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 )

County of Putna

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 the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

day of the same is true to the matters (he) (she) believes to be true.

SUZANNE L. BROUGHT

NOTARY PUBLIC-STATE OF NEW YORK

No. 01BR6103322

Qualified in Putnam County

My Commission Expires December 22, 2011

Petitioner

1221/2001 Date 10/10/19



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

						845)628-1500
IN THE MATTER OF OF	THE APPEAL					
Anthony Perr	icone	}				
TO THE ZONING BOA OF THE TOWN C	RD OF APPEALS OF CARMEL	J	Applicat	tion Date:	ctober 7	, 20_19
Application For: (circle appl	icable): Area Varian	ICE(	Use Variance	Interpretati	on 280A	
Name of Property Owner: A	nthony Perricone		163 Orchard Rd,		Y 10541	
Mailing Address: 79 Craeso	cot Way, Mahopac, NY	(State)	Phone Number(	s): <sub>.</sub>	(City)	(State)
Zoning District: R-120 (R-120, Commerce	rial. C/BP. or Conservation)	Тах Мар:	74.26 (section)	- 2	- 22	
Applicant is: (circle one) (0	Owner) (Lessee)	(Contract Vendee)	[Attach d	eed, contrac	t of sale or lease	agreement)
E-Mail Address:						
Previous Appeals regarding t	he subject premises	Yes				
DATE 1996		REQUEST			RESUL	TS
1790	Legalize Accesso	ory Apartment			Approved	
The owner shall submit with t diagrams, neighborhood land understand the request. List at six any portion of the property Explain:	tachments here: Retu	irn to Original Lot Lin	es 5 6 fores	her materials	that will assist the	ne Board to
, the applicant, am seeking pe						
CODE REQUIRE	S	PROVIDED		VARIANCE REQUIRED		ED
				-		
ate of New York )						
ss: ounty of Putnam ) ne undersigned petitioner, being duly is) (her) knowledge except as to the n	swom, deposes and says tha	t (he) (she) has read the for	egoing netition and l	our the		
1 isth	natters therein stated to be of	n information and belief, an	d as to those matters (h	ne) (she) believes	nereo1, and that the s to be true.	ame is true to
Hiring S. B.	wyll					

SUZANNE L. BROUGHT NOTARY PUBLIC-STATE OF NEW YORK No. 01BR6103322

Qualified in Putnam County

My Commission Expires December 22, 2014

Petitioner

Date 10/10/19