

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](http://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:

**OCTOBER 27, 2022 – 7:30 P.M.**

To hear the following applications:

**HOLD OVER APPLICATIONS:**

1. Application of **RAYMOND MADEYA** seeking an Interpretation that the structure is a legally pre-existing, non-conforming, two-family or; in the alternative, a Use Variance to permit a two-family residence in a single-family zone. The property is located at 6 Mary Avenue, Mahopac NY and is known as Tax Map #75.12-1-40.

Code Requires/Allows	Provided	Variance Required
1 family	2 family	Interpretation that the structure is a pre-existing 2-family or in the alternative a Use Variance to permit a 2-family use.

**NEW APPLICATIONS:**

2. Application of **ANDREW LaPORTE** for a Variation of Section 156-39.5 seeking a Variance for permission to raise meat birds, ~ 25-50 birds at a time. The property is located at 944-946 Peekskill Hollow Road, Carmel NY and is known as Tax Map #53.-1-14.

Code Requires/Allows	Provided	Variance Required
Max 18 Chickens	Up to 50 chickens	32 chickens
Nesting place for eggs	No eggs	Chickens are NOT 'egg chickens'

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3. Application of **FRANK & JANET MASCI** for a Variation of Section 156-15 seeking an Area Variance for permission to keep shed. The property is located at 18 Sherbrooke Road, Mahopac NY and is known as Tax Map #74.20-1-59.

Code Requires/Allows	Provided	Variance Required
10' Side	5' 11"	4' 1"

4. Application of **JERRY DeIBENE** for an Interpretation that passing food/drink through an exterior window is still a fully enclosed eating & drinking establishment. The property is located at 250 US Route 6, Mahopac NY and is known as Tax Map #86.7-1-8.-250.
5. Application of **REGINA JEDLICKA** for a Variation of Section 156-15 seeking a Variance because the lot depth line, which complies with length, exits and re-enters the lot. The property is located at 334 Austin Road, Mahopac NY and is known as Tax Map #64.13-1-16.

## **MISCELLANEOUS:**

### **MINUTES:**

- September 28, 2022

By Order of the Chairman,

John Maxwell



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*me*

IN THE MATTER OF THE APPEAL  
OF  
**Raymond Madeya**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: \_\_\_\_\_, 2022

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: **Raymond Madeya** Address: **6 Mary Avenue, Mahopac, NY 10541**  
Mailing Address: **P.O. Box 36, Mahopac, NY 10541** Phone Number(s): \_\_\_\_\_  
Zoning District: **R120** Tax Map: **75.12 - 1 - 40**  
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 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, photos, tax records

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

I, the applicant, am seeking permission to: an interpretation that the structure is a legally pre-existing non-conforming 2 family or in the alternative a use variance to permit a 2 family residence in a single family zone

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
1 family	2 family	Interpretation that the structure is a pre-existing 2 family or in the alternative a use variance to permit a 2 family use

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 11 day of July, 2022

*(Signature)*  
Notary Public  
WILLIAM A. SHILLING JR.  
Notary Public, State of New York  
Reg. No. 02SH47C6423  
Qualified in Putnam County  
Commission Expires 07/31/2026

Petitioner *(Signature)* Date 7-11-22



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

AUTHORIZATION FORM


RE: Property of: Raymond Madeya  
(Owner)  
Located at: 6 Mary Avenue, Mahopac, NY  
(Address) (City, Town, Village)  
Tax Map #: 75.12-1-40  
In the matter of: Interpretation that structure is pre-existing 2 family or use variance to permit 2 family use  
(Variance Request)

To whom it may concern:

This letter is to authorize Shilling & Smith, P.C.

a/an (check one) Attorney  Engineer  Architect  Other \_\_\_\_\_

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

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

Signed:   
(Owner of Property)  
Raymond Madeya  
(Print Name)

Mailing Address: 122 Old Route 6, Carmel, NY 10512

Mailing Address: P.O. Box 36, Mahopac, NY 10541

State: NY Zip: 10541

State: NY Zip: 10541

Telephone # 845-225-7500

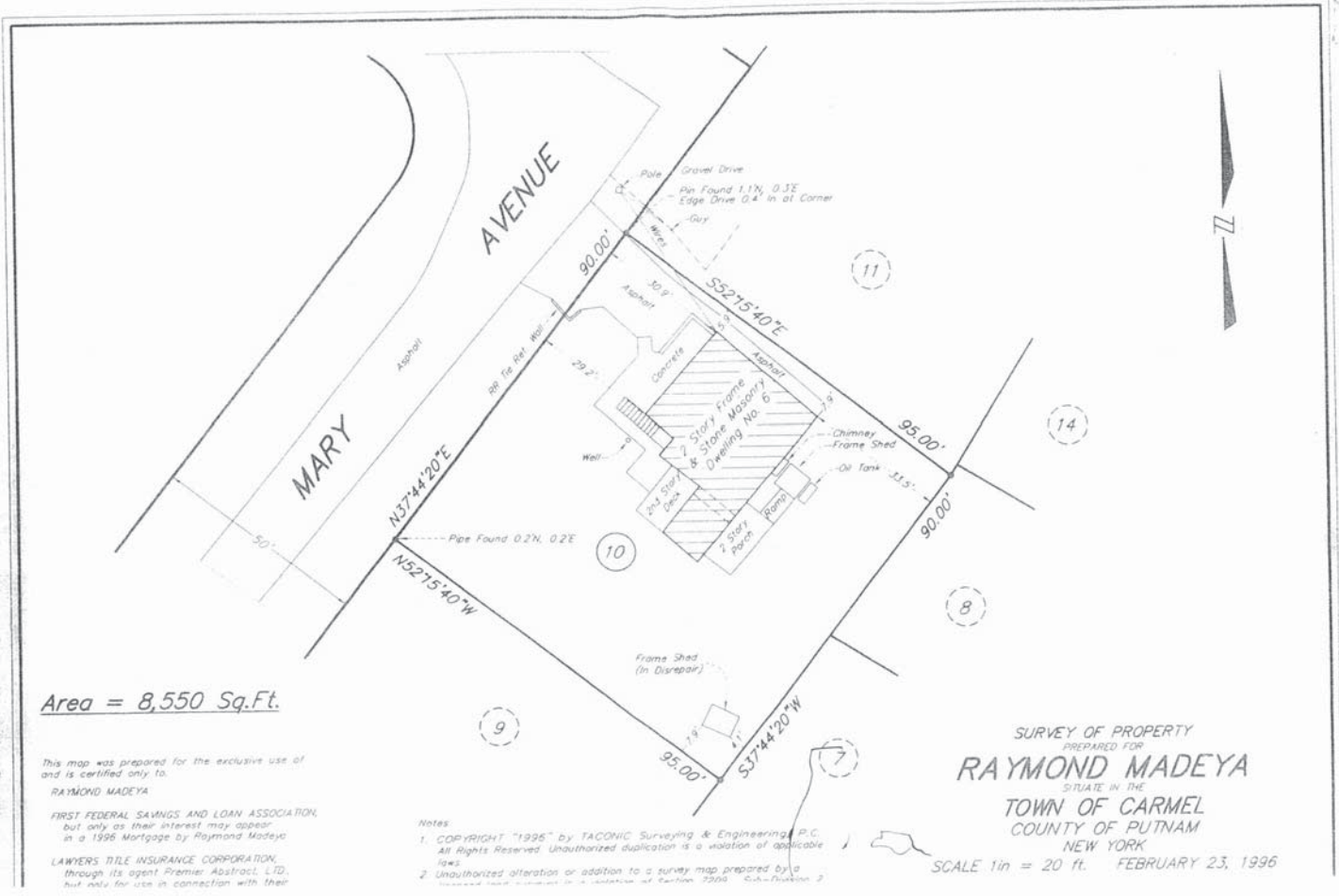
Telephone # \_\_\_\_\_

Date: \_\_\_\_\_

E-mail: waslaw@shillinglegal.com

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.

Drawing Name: T1066 For Map: C 75:12-1-40 (new); 99-5-10 (old) Checked by: Drawn by: SRM/PM  
 T1066



**Area = 8,550 Sq.Ft.**

This map was prepared for the exclusive use of and is certified only to:  
**RAYMOND MADEYA**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION,  
 but only as their interest may appear  
 in a 1996 Mortgage by Raymond Madeya

LAWYERS TITLE INSURANCE CORPORATION,  
 through its agent Premier Abstract, L.T.D.  
 but only for use in connection with their

- Notes
1. COPYRIGHT "1996" by TACONIC Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
  2. Unauthorized alteration or addition to a survey map prepared by a licensed land surveyor is a violation of Section 2506, Sub-Section 2.

SURVEY OF PROPERTY  
 PREPARED FOR  
**RAYMOND MADEYA**  
 SITUATE IN THE  
**TOWN OF CARMEL**  
**COUNTY OF PUTNAM**  
**NEW YORK**

SCALE 1in = 20 ft. FEBRUARY 23, 1996



FILE No. 723 W.O. No. T1066 Drawing Name: T1066 Tax Map

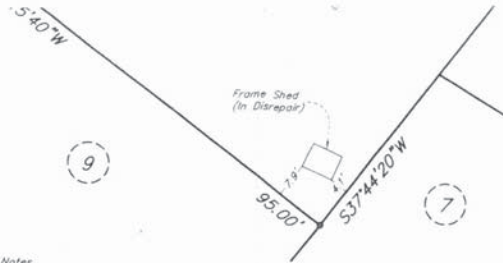
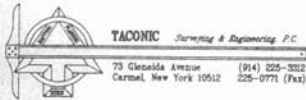
Area = 8,550 Sq.Ft.

This map was prepared for the exclusive use of and is certified only to:

RAYMOND MADEYA

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, but only as their interest may appear in a 1996 Mortgage by Raymond Madeya

LAWYERS TITLE INSURANCE CORPORATION, through its agent Premier Abstract, LTD., but only for use in connection with their Title No. 12778.



Notes

- 1. COPYRIGHT "1996" by TACONIC Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a survey map prepared by a licensed land surveyor is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are not visible during normal field survey operations or are not described in instruments made known to these surveyors, they will not be shown on this survey map.
5. This property may be affected by instruments which have not been made known to these surveyors. Users of this map should verify title with competent title examiners.
6. The premises hereon is Lot 10, Block 1 as shown on that certain map entitled "REVISED MAP OF LAKE VIEW PARK...", which was filed in the Putnam County Clerk's Office on January 28, 1941 as Map No. 211.

8

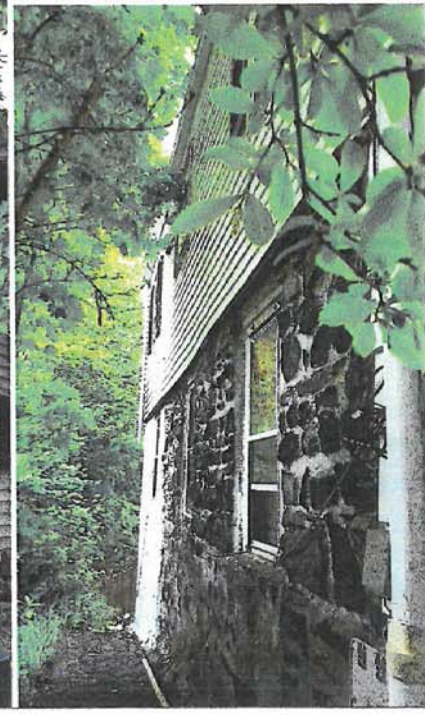
7

SURVEY OF PROPERTY PREPARED FOR RAYMOND MADEYA SITUATE IN THE TOWN OF CARMEL COUNTY OF PUTNAM NEW YORK SCALE 1in = 20 ft. FEBRUARY 23, 1996

We hereby certify that the survey shown hereon was completed by us on February 23, 1996, that this map was completed on May 15, 1996, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

TACONIC SURVEYING & ENGINEERING, P.C.

by [Signature] NEW YORK STATE LICENSED LAND SURVEYOR LICENSE No. 49789







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

Application Date: 7/14, 20 22

Application For (circle applicable): Area Variance (156-39.5) Use Variance Interpretation 280A  
Name of Property Owner: Andrew LaPorte Address: 944-946 Peekskill Hollow Rd Carmel  
Mailing Address: 944-946 Peekskill Hollow Rd Phone Number(s):  
Zoning District: R120 Tax Map: 53 - 1 - 14

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>1986</u>	<u>retain 2 single-family homes - previously stranted</u>	<u>granted</u>

List all improvements (1 family dwelling, pool, etc.) 2 - 1 family Dwellings, coop, Poto Barn, 3 sheds + 1 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.

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 - Peekskill Hollow Road

I, the applicant, am seeking permission to: raise meat birds, ~25-50 birds at a time

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Max 18 Chickens</u>	<u>Up to 50</u>	<u>32 chickens</u>
<u>ME Nesting places for eggs</u>	<u>No Eggs</u>	<u>Chickens are not egg chickens</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 7 day of October 2022  
Alice Daly  
Notary Public

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

Petitioner Andrew LaPorte Date 10/7/2022







ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*me*

IN THE MATTER OF THE APPEAL  
OF  
**MASCI SHED**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 4/14, 2022

Application For (circle applicable): Area Variance (15615) Use Variance Interpretation 280A  
Name of Property Owner: FRANK + JANET MASCI Address: 18 SHER BROOKE RD MAHOPAC N.Y.  
Mailing Address: 18 SHER BROOKE RD MAHOPAC N.Y. Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 74.20 - 1 - 59  
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.) ~~nothing~~ 1 family, Pool, + 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: \_\_\_\_\_

I, the applicant, am seeking permission to: KEEP SHED

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Side</u>	<u>5' 11"</u>	<u>4' 1"</u>

*me*

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

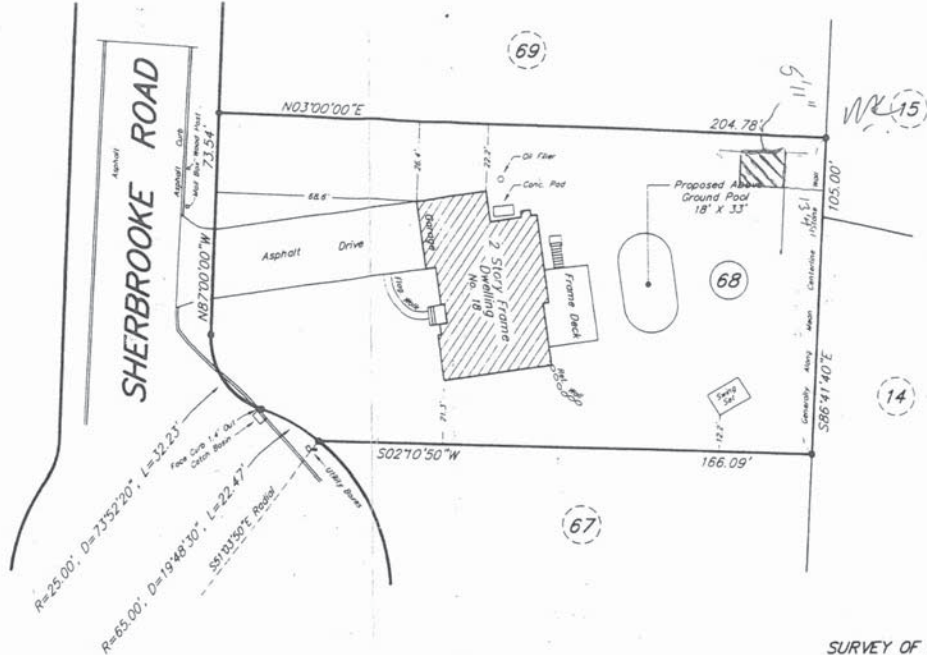
Sworn to before me this 11 day of May, 2022

Alice Daly  
Notary Public

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

Petitioner Janet Masci Date 5-11-22

7021H W.O. No. T1431 Drawing Name: T1431 Tax Map: CARMEL 74.20-1-59 (184-2-30) Checked by: \_\_\_\_\_ Drawn 1



Area = 21,355 Sq.Ft.

- Notes
1. COPYRIGHT "2000" by TACONIC Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
  2. Unauthorized alteration or addition to a survey map prepared by a licensed land surveyor is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
  3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
  4. If underground improvements, easements, or encroachments exist and are not visible during normal field survey operations or are not described in instruments made known to these surveyors, they will not be shown on this survey map.
  5. This property may be affected by instruments which have not been made known to these surveyors. Users of this map should verify title with competent title examiners.
  6. The premises hereon is Lot 68 as shown on that certain map entitled

SURVEY OF PROPERTY  
 PREPARED FOR  
**FRANK & JANET MASCI**  
 SITUATE IN THE  
 TOWN OF CARMEL  
 PUTNAM COUNTY  
 NEW YORK  
 SCALE 1in = 30ft. MAY 18, 2000

We hereby certify that the survey shown hereon was completed by us on May 18, 2000, that this map was completed on May 22, 2000, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.



TACONIC SURVEYING & ENGINEERING, P.C.

See "Map of Survey... Oscar Brech and Mira Brech..." filed in the P.C.C.O. on October 10, 1955 as Map No. 667-B.









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  
**Jerry DelBene**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: Oct. 10, 2022

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: Jerry DelBene Address: 250 US Route 6 Mahopac NY  
Mailing Address: 250 US Route 6 Mahopac, NY 10541 Phone Number(s):  
Zoning District: C Tax Map: 86.7 - 1 - 8-254  
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
1997	Use + Area Variance, non-conforming pre-existing Commercial property.	Granted w/Conditions

List all improvements (1 family dwelling, pool, etc.) Gas Station, Convenience Store, Fast food, Ice Cream Shop, Simulated Golf on 1st Floor and Simulated Golf on 2nd Floor  
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 & Floor 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: US Route 6

I, the applicant, am seeking permission to: Interpretation that passing food/drink through exterior windows is still a fully enclosed eating + drinking establishment

*MC*

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

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

Sworn to before me this 13 day of October, 2022  
Denise Viola  
DENISE VIOLA  
Notary Public, State of New York  
Reg. No. 0116334593  
Qualified in Dutchess County  
Commission Expires 12/21/ 2023

Petitioner Jerry DelBene Date 10/13/2022



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: Jerry DelBene  
Located at: 250 US Route 6 (Address) (Owner) Mahopac, NY 10541 (City, Town, Village)  
Tax Map #: 86.7-1-8.-254  
In the matter of: \_\_\_\_\_ (Variance Request)

To whom it may concern:

This letter is to authorize \_\_\_\_\_

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  
(Print Name)

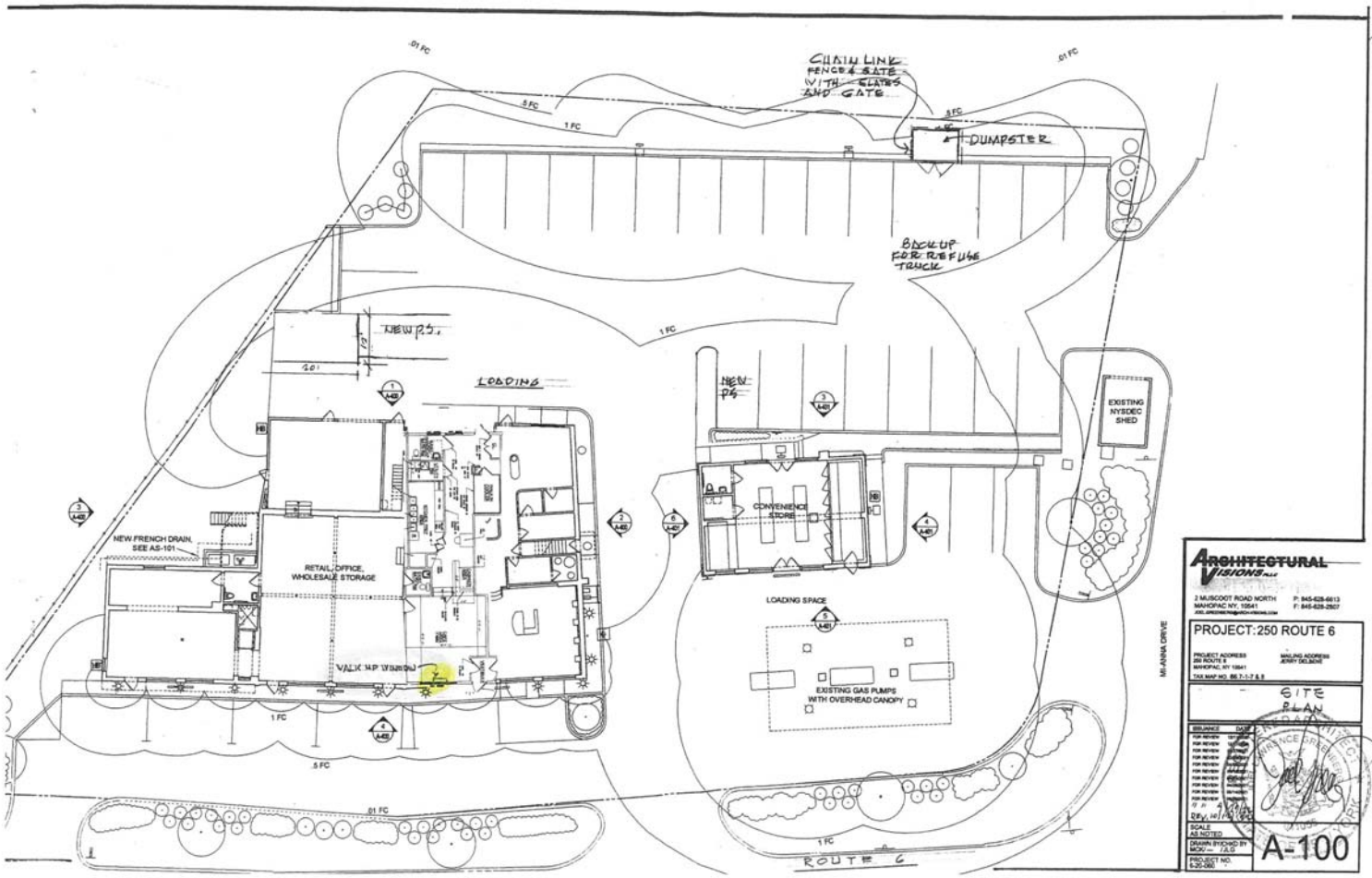
Signed: Jerry DelBene  
(Print Name)

Mailing Address: 2 Muscoot Road North  
Mahopac  
State: NY Zip: 10541  
Telephone # 845-628-6613  
Date: 10/10/2022  
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 250 US Route 6  
Mahopac  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

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





**ARCHITECTURAL VISIONS**  
 2 MUSCOOT ROAD NORTH  
 MANHATTAN, NY 10541  
 P: 845-628-6113  
 F: 845-628-2827  
 WWW.ARCHITECTURALVISIONS.COM

**PROJECT: 250 ROUTE 6**  
 PROJECT ADDRESS: 250 ROUTE 6  
 MAILING ADDRESS: 250 ROUTE 6  
 MANHATTAN, NY 10541  
 TAX MAP NOS. 85.1-1.7 & 8

**SITE PLAN**  
 DATE: 10/1/10  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DELETED: [Signature]  
 SCALE: AS NOTED  
 DRAWN PROVIDED BY: [Signature]  
 PROJECT NO.: A-100  
 PLOTTED: 10/1/10





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*me*

IN THE MATTER OF THE APPEAL  
OF  
**Regina Jedlicka**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: Oct. 10, 20 22

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A  
 Name of Property Owner: Regina Jedlicka Address: 334 Austin Road, Mahopac, NY 10541  
 Mailing Address: 334 Austin Road, Mahopac, NY 10541 Phone Number(s): \_\_\_\_\_  
 Zoning District: R-120 Tax Map: 64.13 - 1 - 16  
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) **[Attach deed, contract of sale or lease agreement]**  
 E-Mail Address \_\_\_\_\_

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>1992</u>	<u>retain horse trailer + small barn</u>	<u>granted w/ cond.</u> <i>(Dma)</i>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, Pool, Garage, & Barn

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

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: Lot depth of Lot #1, which complies with length, exits + re-enters the lot.

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 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 that (he) (she) believes to be true.  
 Sworn to before me this 10<sup>th</sup> day of October, 2022  
 Notary Public \_\_\_\_\_  
**FRANCOIS X. REYNOLDS**  
 Notary Public, State of New York  
 Registration #01RE6250205  
 Qualified In Putnam County  
 Commission Expires October 24, 2024

Petitioner Regina Jedlicka Date 10/10/22





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: Regina Jedlicka  
Located at: 334 Austin Road, Mahopac, NY 10541  
Tax Map #: 64.13-1-16

In the matter of: Lot depth of Lot #1 passes through adjacent lot, but total  
exceeds the required 200 FT

To whom it may concern:

This letter is to authorize \_\_\_\_\_

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.

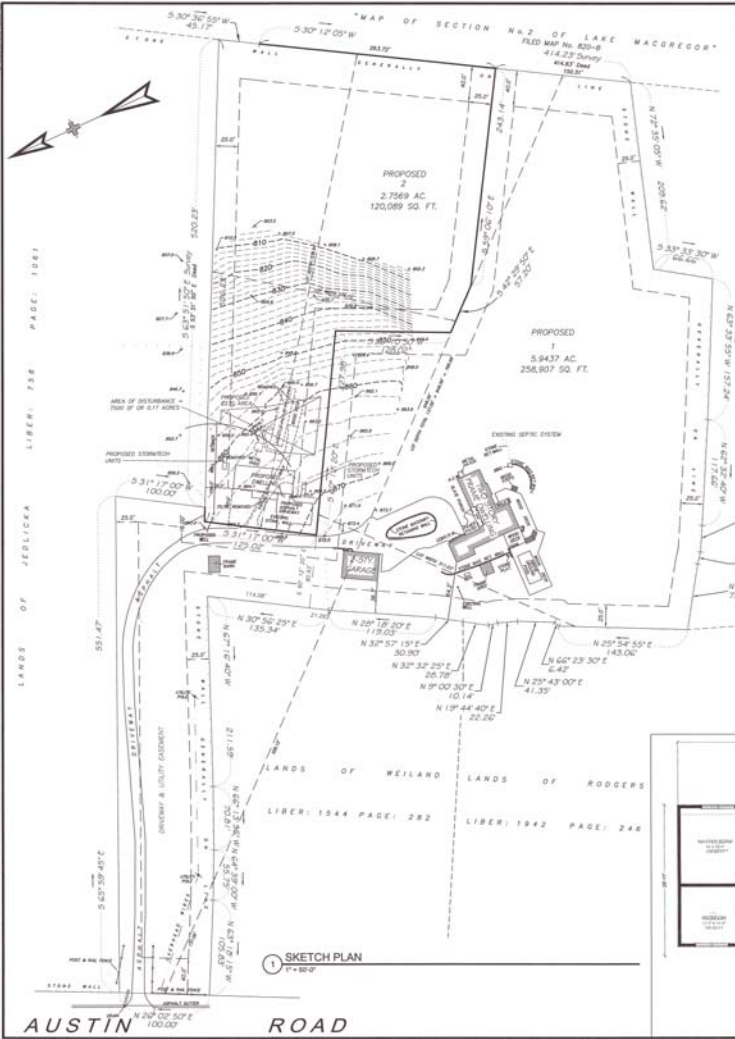
Countersigned: Joel Greenberg  
(Print Name)

Signed: Regina Jedlicka  
(Print Name)

Mailing Address: 2 Muscoot Road North,  
Mahopac  
State: NY Zip: 10541  
Telephone # 845-628-6613  
Date: 10/10/2022  
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 334 Austin Road,  
Mahopac  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

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



**NOTES - PROPOSED LOT #2:**

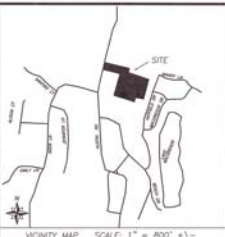
- ALL UTILITIES SHALL BE SERVED BY EXISTING UTILITIES. TESTING HAS BEEN PERFORMED BY THE POOR AND HAS BEEN APPROVED.
- LOT #2 WILL BE SERVED BY ELECTRIC, TELEPHONE, & CABLE FROM THE EXISTING SERVICES ALONG THE EXISTING HIGHWAY.
- THERE ARE NO UTILITIES AND THERE ARE NO OTHER BUILDINGS IN THE AREA TO BE DEVELOPED.
- THERE ARE NO MATING TREES TO BE REMOVED.
- THE DEVELOPED AREA (FROM 0' ON LOT ADDRESS) WILL BE FULLY LANDSCAPED.
- EXISTING EVIDENCE SHALL BE REMOVED, EXCEPT FOR NEW DRIVEWAY CLOSURES.
- IN THE USE OF PROPOSED OPEN SPACE, THE PROVISIONS OF THE ZONING SCHEDULE WILL BE APPLIED.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DESIGN FOR DEVELOPMENT. LOTS WILL BE PROVIDED PRIOR TO FINAL APPROVAL.
- EXISTING NORMAL WALKS WILL BE REMOVED AS INDICATED.

**ZONING SCHEDULE**

AREA DEVELOPMENT - FUTURE-BUILDING-APPROVAL - EXISTING-BUILDING-RECONSTRUCTION - ZONING OF OTHER LOTS

FORM # 42.0 2-16	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
<b>R - RESIDENTIAL</b>			
MIN LOT AREA (SQ FT)	10,000	2,000	10,000
MIN LOT WIDTH (FT)	200	80.00	200.00
MIN LOT DEPTH (FT)	200	70.00	200.00
MIN FRONT SETBACK (FT)	10	10.0	10.0
MIN SIDE SETBACK (FT)	10	10.0	10.0
MIN REAR SETBACK (FT)	10	10.0	10.0
MIN HEIGHT (FT)	10	10.0	10.0
MIN LOT COVERAGE (%)	10	10.0	10.0
MIN LOT AREA (SQ FT)	10,000	2,000	10,000
MIN LOT WIDTH (FT)	200	80.00	200.00
MIN LOT DEPTH (FT)	200	70.00	200.00
MIN FRONT SETBACK (FT)	10	10.0	10.0
MIN SIDE SETBACK (FT)	10	10.0	10.0
MIN REAR SETBACK (FT)	10	10.0	10.0
MIN HEIGHT (FT)	10	10.0	10.0
MIN LOT COVERAGE (%)	10	10.0	10.0

\* EXISTING REQUIREMENTS FROM OTHER LOTS APPLY TO THIS LOT UNLESS OTHERWISE INDICATED.



**TABLE OF SECTION 2**

44131.01 Pledge of Commitment 17 Macgregor Dr Macgregor, NY 10951	44131.02 Gladys Long 17 Macgregor Dr Macgregor, NY 10951	44131.03 Celia Jean Invernizzi Tross 17 Macgregor Dr Macgregor, NY 10951	44131.04 Diana M. Adams 17 Macgregor Dr Macgregor, NY 10951
44131.05 Patricia M. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.06 Eric Smith 17 Macgregor Dr Macgregor, NY 10951	44131.07 William T. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.08 Robert T. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.09 David E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.10 Michael J. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.11 John A. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.12 Mary A. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.13 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.14 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.15 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.16 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.17 Charles E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.18 Margaret E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.19 Thomas E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.20 Katherine E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.21 Richard E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.22 Barbara E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.23 William E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.24 Mary E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.25 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.26 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.27 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.28 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.29 Charles E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.30 Margaret E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.31 Thomas E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.32 Katherine E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.33 Richard E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.34 Barbara E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.35 William E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.36 Mary E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.37 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.38 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.39 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.40 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.41 Charles E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.42 Margaret E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.43 Thomas E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.44 Katherine E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.45 Richard E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.46 Barbara E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.47 William E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.48 Mary E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.49 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.50 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.51 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.52 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.53 Charles E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.54 Margaret E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.55 Thomas E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.56 Katherine E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.57 Richard E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.58 Barbara E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.59 William E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.60 Mary E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.61 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.62 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.63 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.64 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.65 Charles E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.66 Margaret E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.67 Thomas E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.68 Katherine E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.69 Richard E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.70 Barbara E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.71 William E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.72 Mary E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.73 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.74 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.75 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.76 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.77 Charles E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.78 Margaret E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.79 Thomas E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.80 Katherine E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.81 Richard E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.82 Barbara E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.83 William E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.84 Mary E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.85 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.86 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.87 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.88 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.89 Charles E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.90 Margaret E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.91 Thomas E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.92 Katherine E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.93 Richard E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.94 Barbara E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.95 William E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.96 Mary E. Smith 17 Macgregor Dr Macgregor, NY 10951
44131.97 James E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.98 Susan E. Smith 17 Macgregor Dr Macgregor, NY 10951	44131.99 Robert E. Smith 17 Macgregor Dr Macgregor, NY 10951	44132.00 Elizabeth E. Smith 17 Macgregor Dr Macgregor, NY 10951



**DENIED**  
BY TOWN OF CAROL  
DATE: 06/13/2016

**ARCHITECTURAL VISIONS**  
ARCHITECTURAL SERVICES

2 MAUDSLOTT ROAD NORTH  
CAROL, NY 10901  
P: 845-828-8813  
F: 845-828-2882

**PROJECT OWNER:**  
REGINA JEDLICKA  
215 AUSTIN ROAD  
CAROL, NY 10901

**SKETCH PLAN**

**SCALE:**  
1" = 100'

**S-100**

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