

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
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:

DECEMBER 21, 2023 – 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of **ROBERT ALTERO** for a Variation of Section 156-15 seeking a Variance for permission to retain gazebo and legalize room above garage. The property is located at 3 Curry Spur, Mahopac NY and is known as Tax Map #53.12-1-17

Code Requires/Allows	Provided	Variance Required
10' rear (gazebo)	2'	8'
25' front (garage)	0' (over property line. Easement agreement needed.)	25'

2. Application of **BORE COTAJ** for an Interpretation of Section 156-15. Applicant owns the parcel upon which the temporary dock is located and a parcel improved by at least one residential dwelling unit which is directly across the street but separated by a road (i.e. East Lake Blvd.). Applicant seeks an Interpretation that the intent of the statute (i.e. a dock when not located on a parcel improved by at least one residential unit) is met under the circumstances set forth herein or, in the alternative, the following area variances (table below). The property is located at 148 East Lake Blvd., Mahopac NY and is known as Tax Map #76.30-1-5.

Code Requires/Allows	Provided	Variance Required
Dock:		
Lake frontage 50'	6.25'	43.75'
Minimum Area 3,000 sf	280 sf	2,720 sf

NEW APPLICATIONS:

3. Application of **MICHAEL J FESTO** for a Variation of Section 156-101 & 156-47A(1) seeking a Use Variance for permission to encroach upon front & rear setbacks with garage, and expand non-conforming Use (two-family). The property is located at 247 Buckshollow Road, Mahopac NY and is known as Tax Map #75.16-2-1.

Code Requires/Allows	Provided	Variance Required
Accessory front setback of 25'	23.75'	1.25'
Accessory front setback of 25'	8.83'	16.17'

4. Application of **JUDE BROWER** for a Variation of Section 156-15 seeking a Variance for permission to retain shed. The property is located at 525 North Lake Blvd., Mahopac NY and is known as Tax Map #65.9-1-9.

Code Requires/Allows	Provided	Variance Required
10'	6'	4'

5. Application of **DRANA VUKAJ** for a Variation of Section 156-47A(1) seeking a Use Variance for permission to put up a pergola near the pool on lot with: two 1-family dwellings and one 1-family dwelling. The property is located at 515 Route 6N, Mahopac NY and is known as Tax Map #75.10-1-18.

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

Application Date: **August 14**, 20**23**

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: **Robert Altero** Address: **3 Curry Spur**
Mailing Address: **3 Curry Spur, Mahopac, NY** Phone Number(s):
Zoning District: **R-120** Tax Map: **53.12** - **1** - **7**
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: **rayexdesign@gmail.com**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
2014	retain existing deck	granted
2006	side and rear yards for enlarging BR	granted

List all improvements (1 family dwelling, pool, etc.) **house remains, shed, garage, pool gazebo**

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 and pictures**

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 Loma Pon Rd**

I, the applicant, am seeking permission to: **retain gazebo, legalize room above garage**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' rear (gazebo)	2' and 6'	8'
25' front (garage)	0'	25'
	(Over Property Line, Easement agreement needed)	

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 **15** day of **August** 20**23**
Alice Daly
Notary Public

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

Petitioner *William Besharat* Date **8/15/23**



AUTHORIZATION FORM

RE: Property of: Robert Altero
(Owner)
Located at: 3 Curry Spur, Mahopac, NY 10541
(Address) (City, Town, Village)
Tax Map #: 53.12-1-7
In the matter of: Altero front and rear yard variance
(Variance Request)

To whom it may concern:

This letter is to authorize William Besharat

a/an (check one) Attorney Engineer Architect Other (Agent)

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 Besharat
(Representative)
William Besharat
(Print Name)

Signed: Robert Altero
(Owner of Property)
Robert Altero
(Print Name)

Mailing Address: 266 Shear Hill Rd
Mahopac
State: NY Zip: 10541
Telephone # 914-330-4999
Date: 8/14/2023
E-mail: Ravexdesign@gmail.com

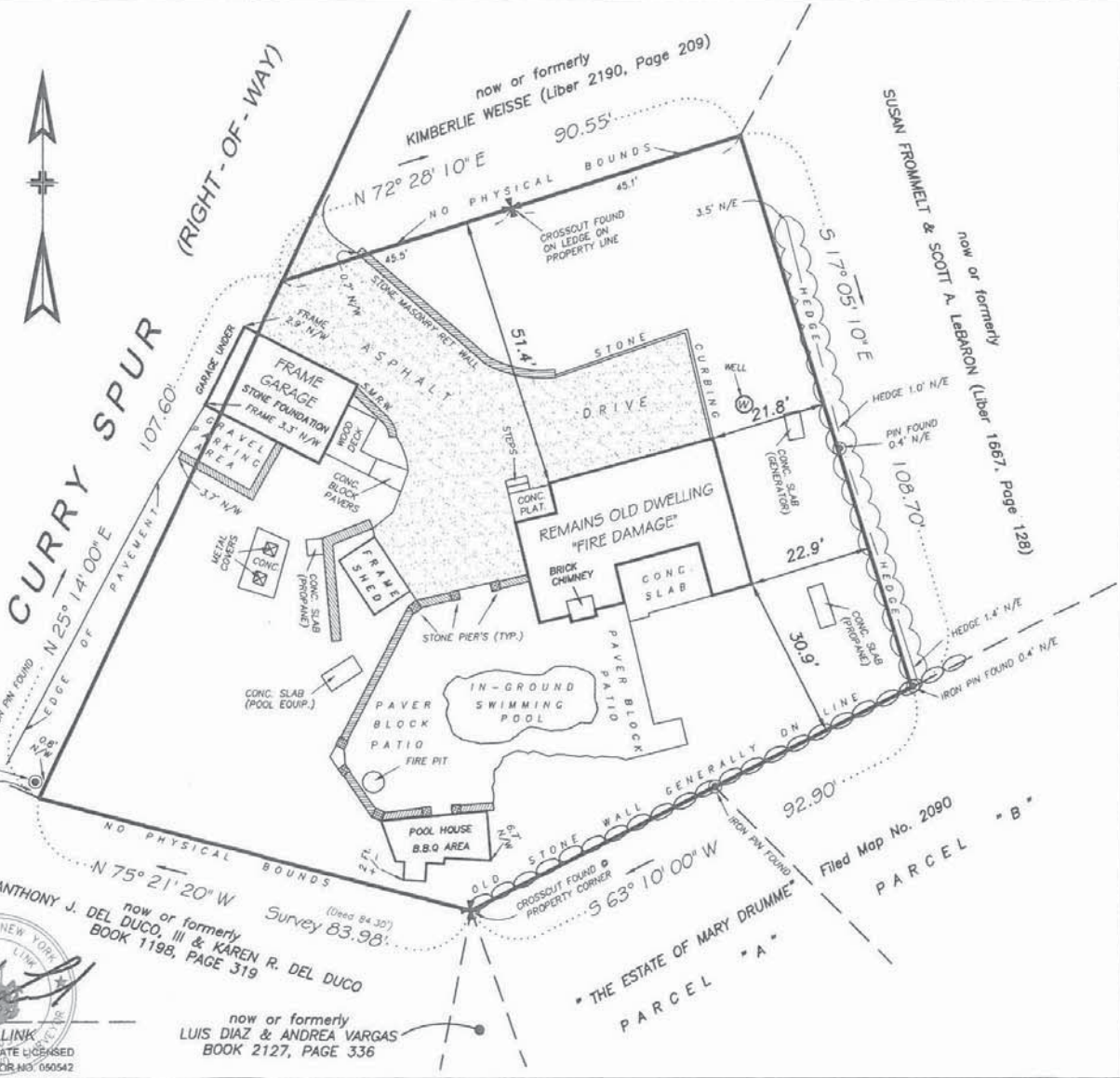
Mailing Address: 3 Curry Spur
Mahopac
State: NY Zip: 10541
Telephone # _____

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.

SURVEY OF PROPERTY SITUATE IN THE TOWN of CARMEL PUTNAM COUNTY NEW YORK

SCALE : 1" = 20'
SURVEYED : AUGUST 7, 2023

- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN BOOK 1964 PAGE 263 ON OCTOBER 13, 2014, IN THE PUTNAM COUNTY CLERK'S OFFICE.
 - PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN of CARMEL as:
SECTION: 53.12 BLOCK: 1 LOT: 7
STREET ADDRESS: 3 CURRY SPUR
PROPERTY AREA: 15,019 Sq. Ft. / 0.3448 Acre
 - THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
 - THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
 - ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
 - THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
 - THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
- PREPARED FOR: ROBERT ALTERO



Link
Land Surveyors P.C.
 21 Clark Place, Suite 1-B Mahopac, N.Y. 10541
 Phone 845-628-5857



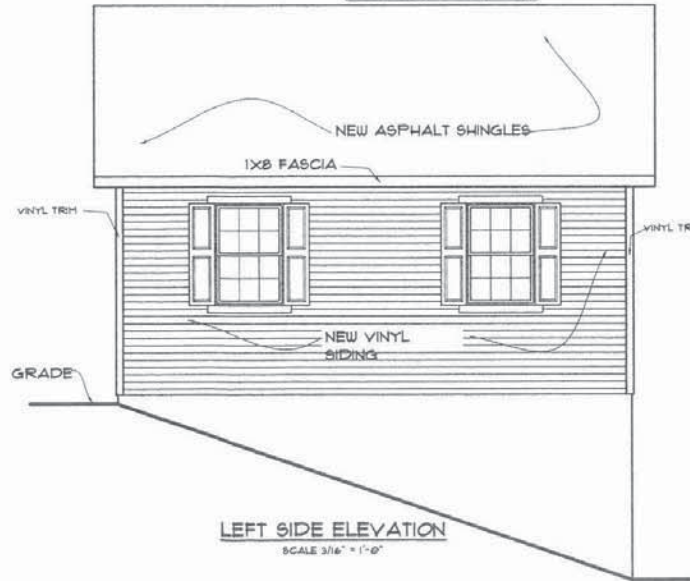
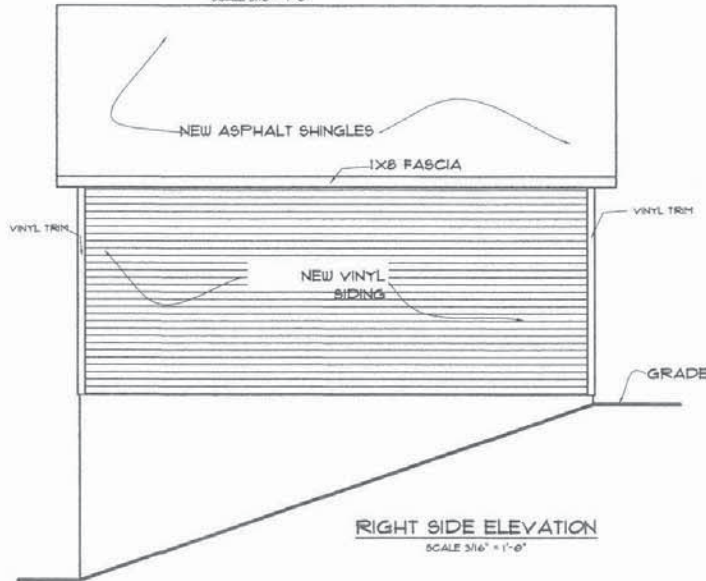
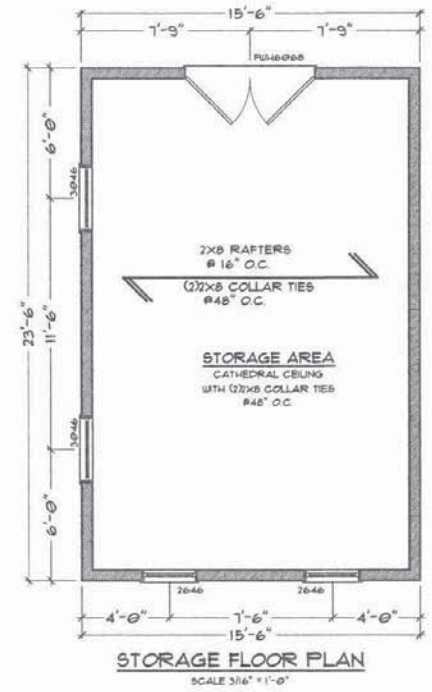
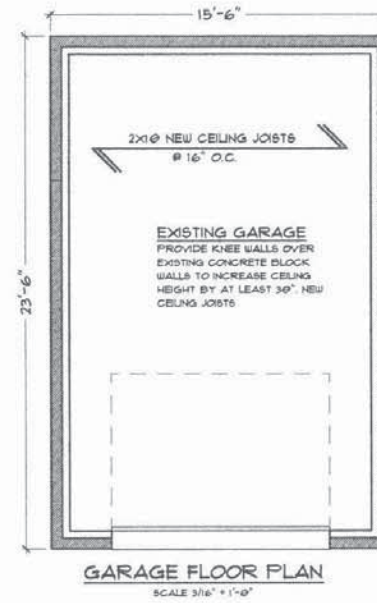
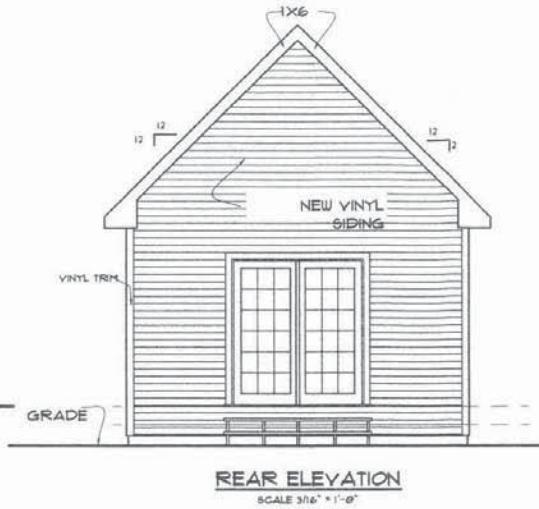
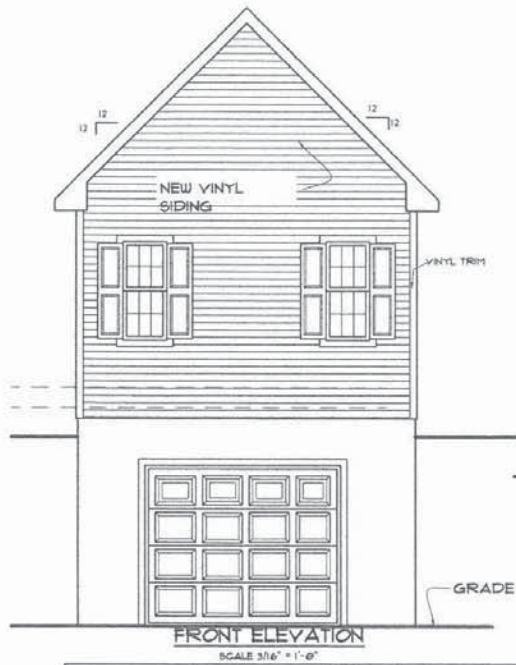
now or formerly
ANTHONY J. DEL DUCCO, III & KAREN R. DEL DUCCO
 BOOK 1198, PAGE 319
 Survey (Used 84.30') 83.98'

now or formerly
LUIS DIAZ & ANDREA VARGAS
 BOOK 2127, PAGE 336

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Filed Map No. 2090
PARCEL "B"

* THE ESTATE OF MARY DRUMME *
PARCEL "A"



RAYEX
DESIGN PLANNING CONSTRUCTION

OWNER: ROBERT ALTERO	JOB #
	DRN BY:
	CHKD BY:
PROJECT: ADDITION TO EXISTING DETACHED GARAGE LOCATED AT 3 CURRY SPUR IN MAHOPAC, TOWN OF CARMEL, NY	TAX MAP #:

SHEET TITLE: FLOOR PLANS & ELEVATIONS
1 OF 1

REVISIONS: DATE: 8/11/2023





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
Bore Cotaj
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: **Bore Cotaj** Address: **148 E. Lake Blvd., Mahopac, NY**
Mailing Address: **34 Kayla Lane, Mahopac, NY** Phone Number(s): _____
Zoning District: **Res** Tax Map: **76.30 - 1 - 5**

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

E-Mail Address: **waslaw@shillinglegal.com**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	N/A	

List all improvements (1 family dwelling, pool, etc.) **single family home**

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, photographs, affidavit, memorandum of law

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: **See attached**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
	<i>See attached</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 May 2023

Margaret Ferreri Buechel
Notary Public

MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4919619

Qualified in Dutchess County
Commission Expires February 8, 2024

Petitioner _____ Date _____

ATTACHMENT

Applicant owns the parcel upon which the temporary dock is located and a parcel improved by at least one residential dwelling unit which is directly across the street but separated by a road (i.e. East Lake Blvd.). Applicant seeks an interpretation that the intent of the statute (i.e. a dock when not located on a parcel improved by at least one residential unit) is met under the circumstances set forth herein or in the alternative the following area variances:

Code Requires/Allows	Provided	Variance Required
Dock		
Lake frontage 50'	6' 6 1/4'	44' 4" 44' 4 3/4'
Minimum depth 30'	4'	26' N/A
Minimum area 3000	96 280 sq ft	2904 2720 sq ft

[Signature], a. Amr
 Frank J. Smith III, EVA,
 (845) 225-7500

Updated at
 11-2-23 ZBA
 meeting





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: Bore Cotaj
Located at: 148 E. Lake Blvd. (Address) Mahopac, NY (City, Town, Village)
Tax Map #: 76.30-1-5
In the matter of: _____
(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.

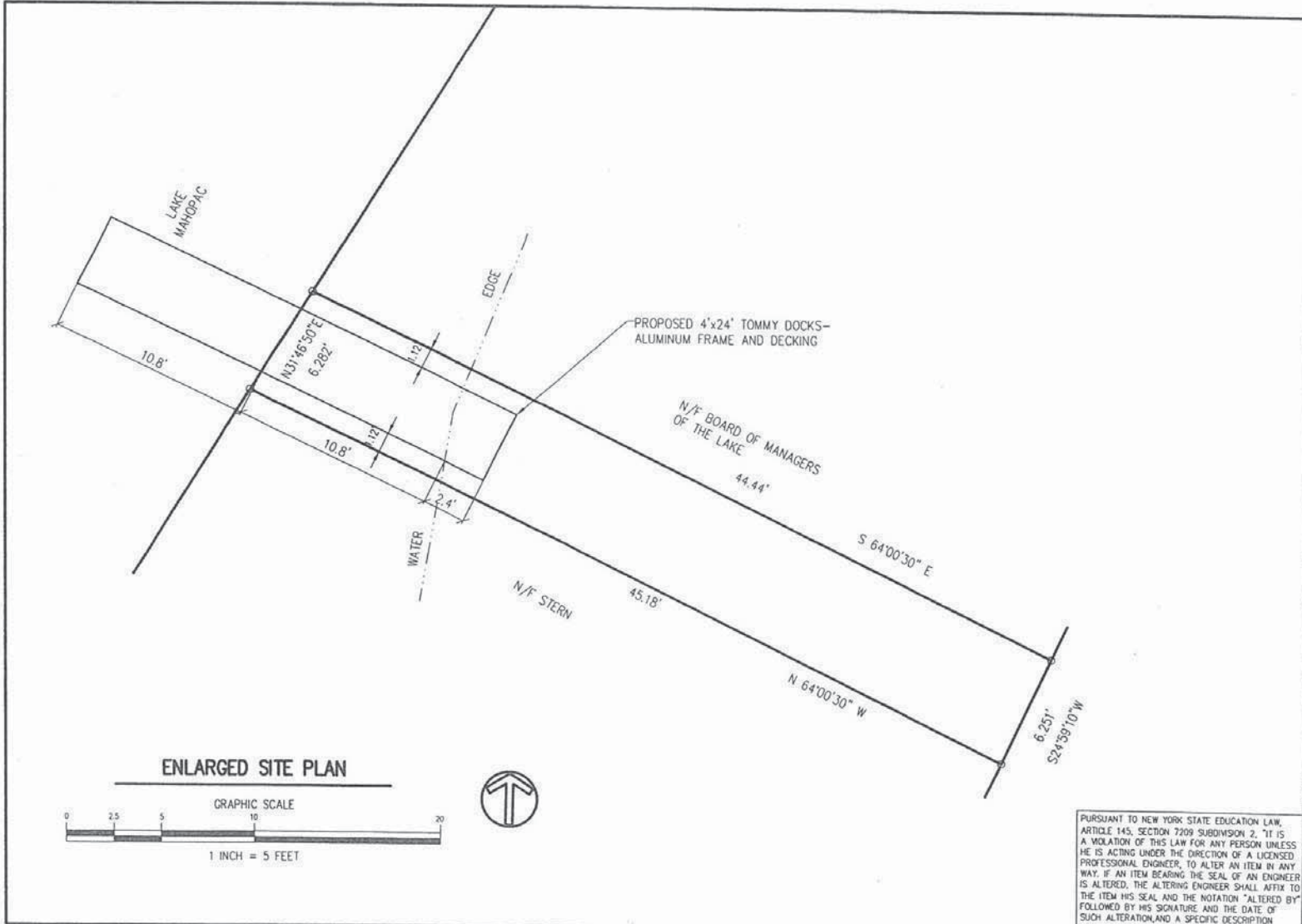
Countersigned: _____
(Representative)
William A. Shilling, Jr., Esq.
(Print Name)

Signed: _____
(Owner of Property)
Bore Cotaj
(Print Name)

Mailing Address: Shilling & Smith, P.C.
1961 Route 6, Suite U3, Carmel
State: NY Zip: 10541
Telephone # 845-225-7500
Date: _____
E-mail: wastaw@shillingegal.com

Mailing Address: 34 Kayla Lane, 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.



PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY," FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PUTNAM ENGINEERING
ENGINEERS and ARCHITECTS
4 OLD ROUTE 6, BRIDGEVILLE, NEW YORK 10509
(845) 278-6789 FAX (845) 278-6788

PREPARED FOR:
VJEKO & BORE COTAJ
34 KAYLA LANE
MAHOPOAC, NY 10541
148 EAST LAKE BLVD
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP No. 76.30, BLOCK 1, LOT 5

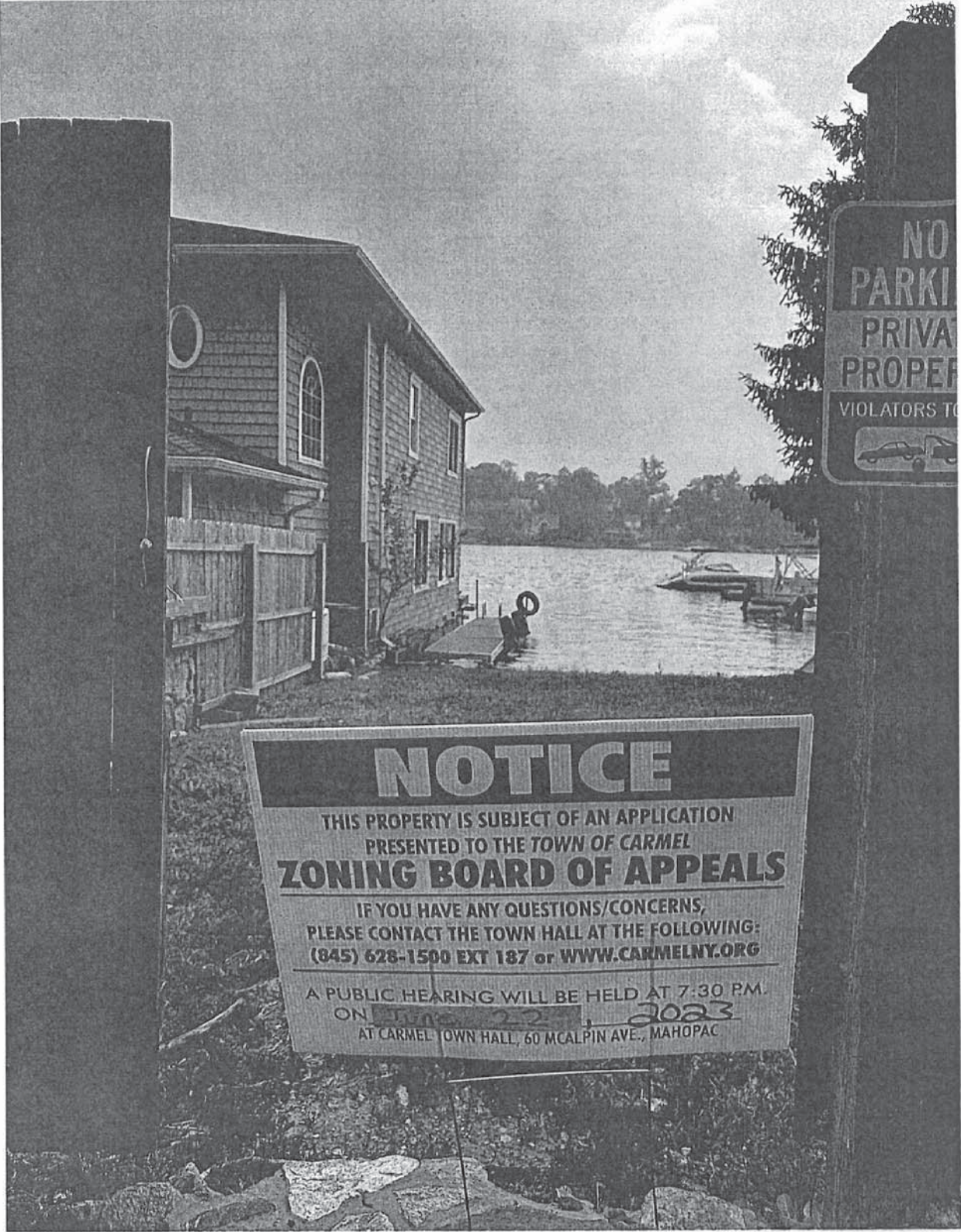
ENLARGED SITE PLAN

DATE:	06/01/2022
PRJ MGR:	PMK
DRAWN BY:	PMK
PT PROJ No:	8414
SHEET 2 OF 3	



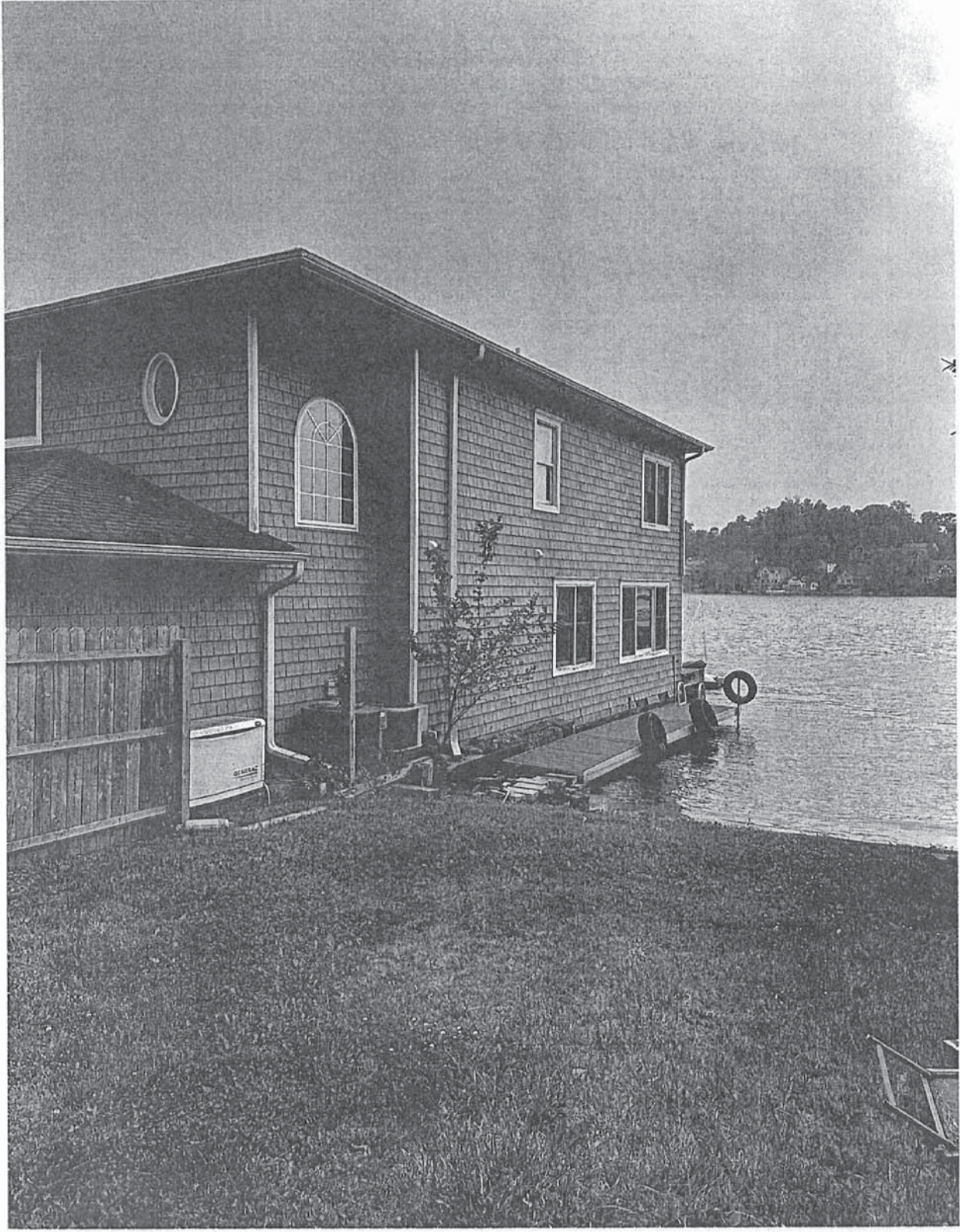
NOTICE
THIS PROPERTY IS SUBJECT OF AN APPLICATION
PRESENTED TO THE TOWN OF CARMEL
ZONING BOARD OF APPEALS
IF YOU HAVE ANY QUESTIONS/CONCERNS,
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:
(845) 628-1500 EXT 137 or WWW.CARMELNY.ORG
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.
ON JUNE 22, 2003
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MANHOPAC

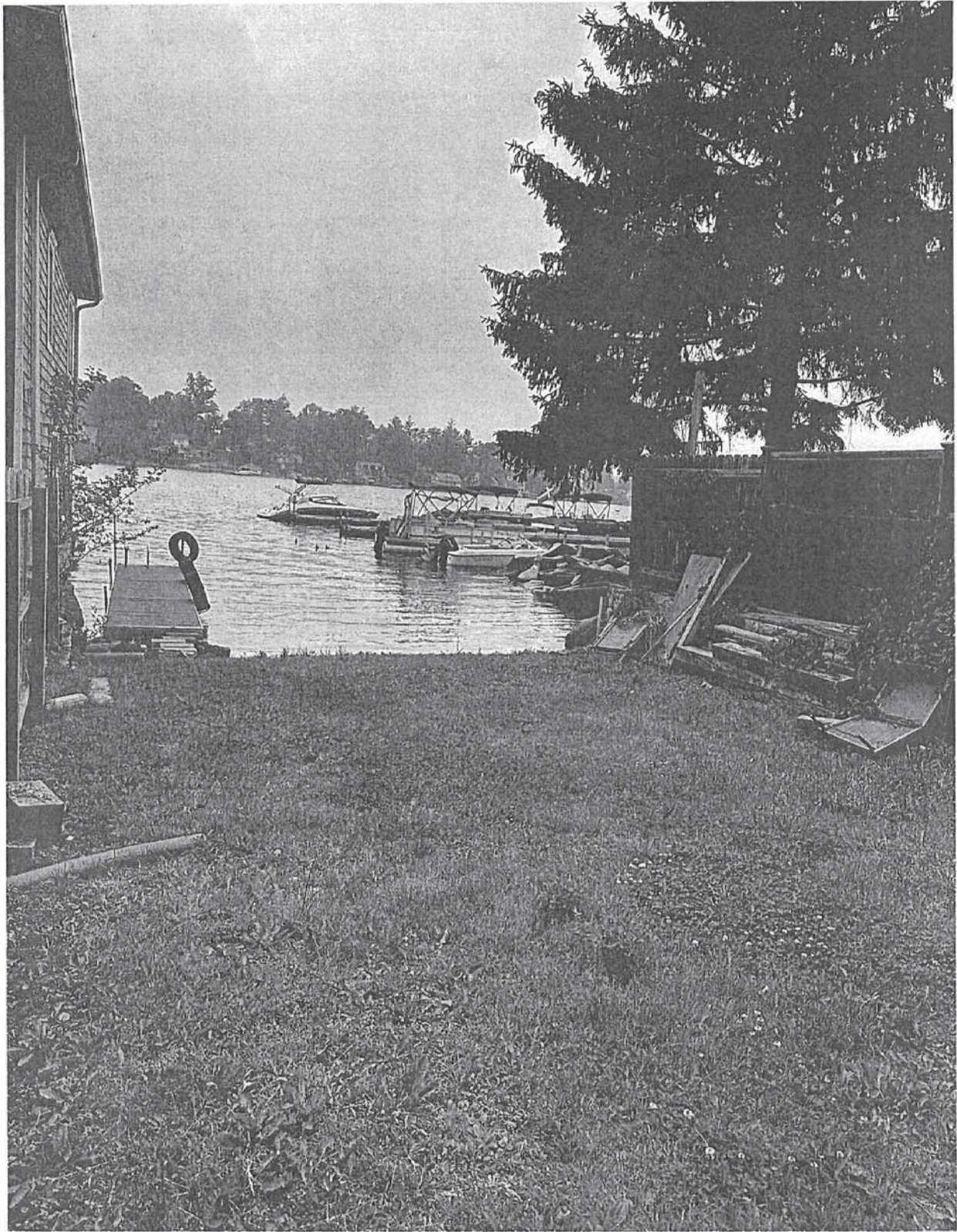
**NO
PARKING
PRIVATE
PROPERTY**
VIOLATORS TOWED

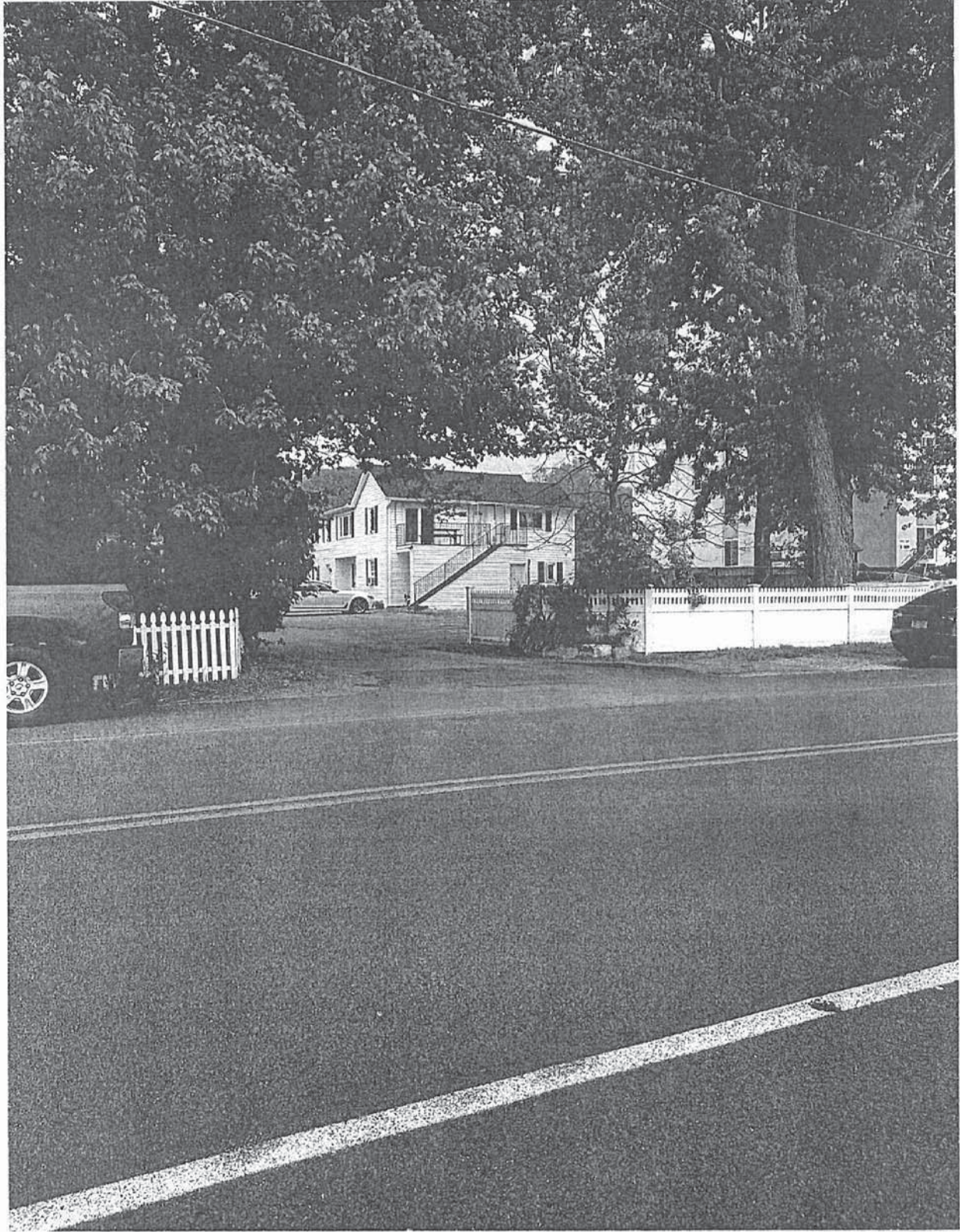



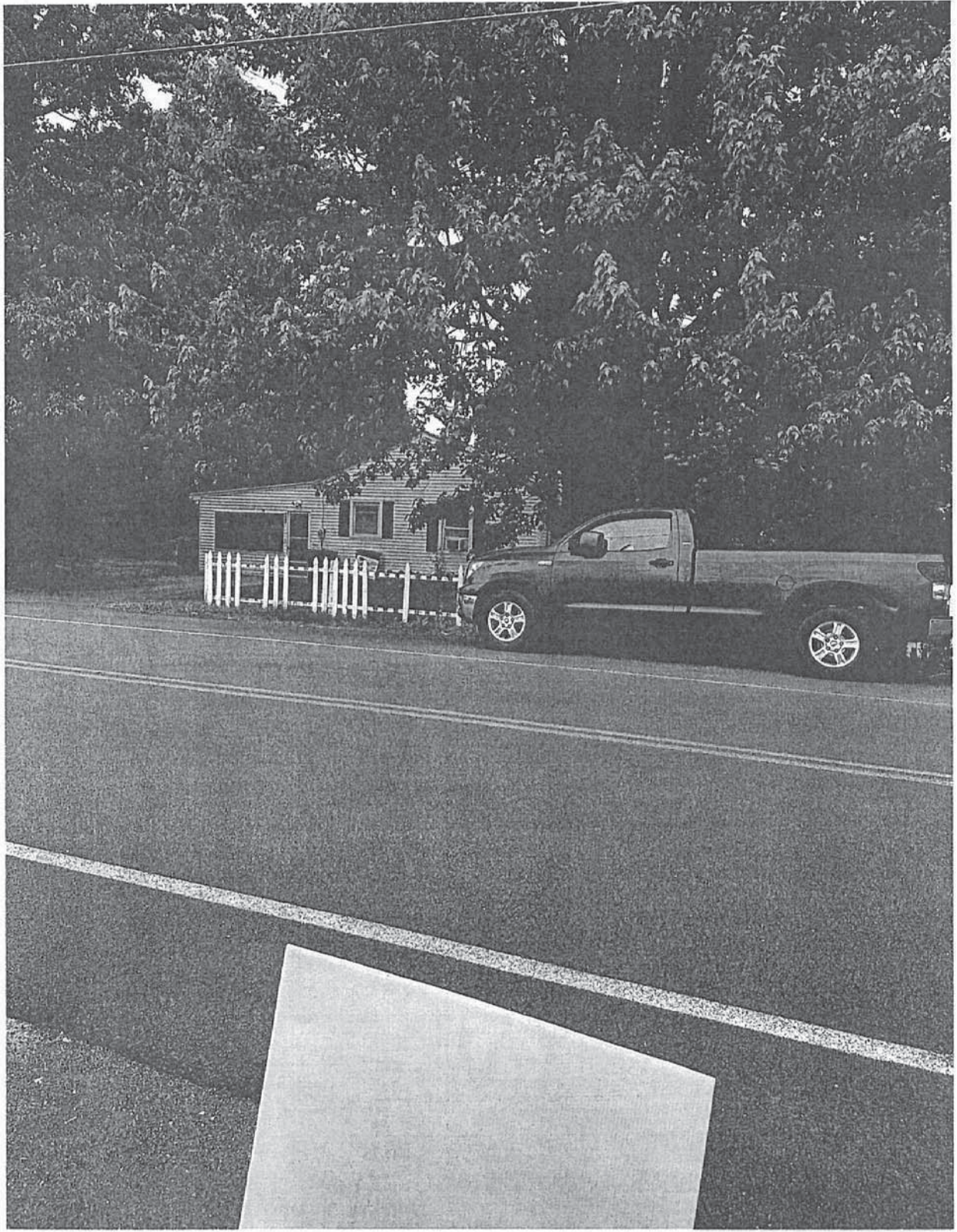
NO
PARKING
PRIVATE
PROPERTY
VIOLATORS TO

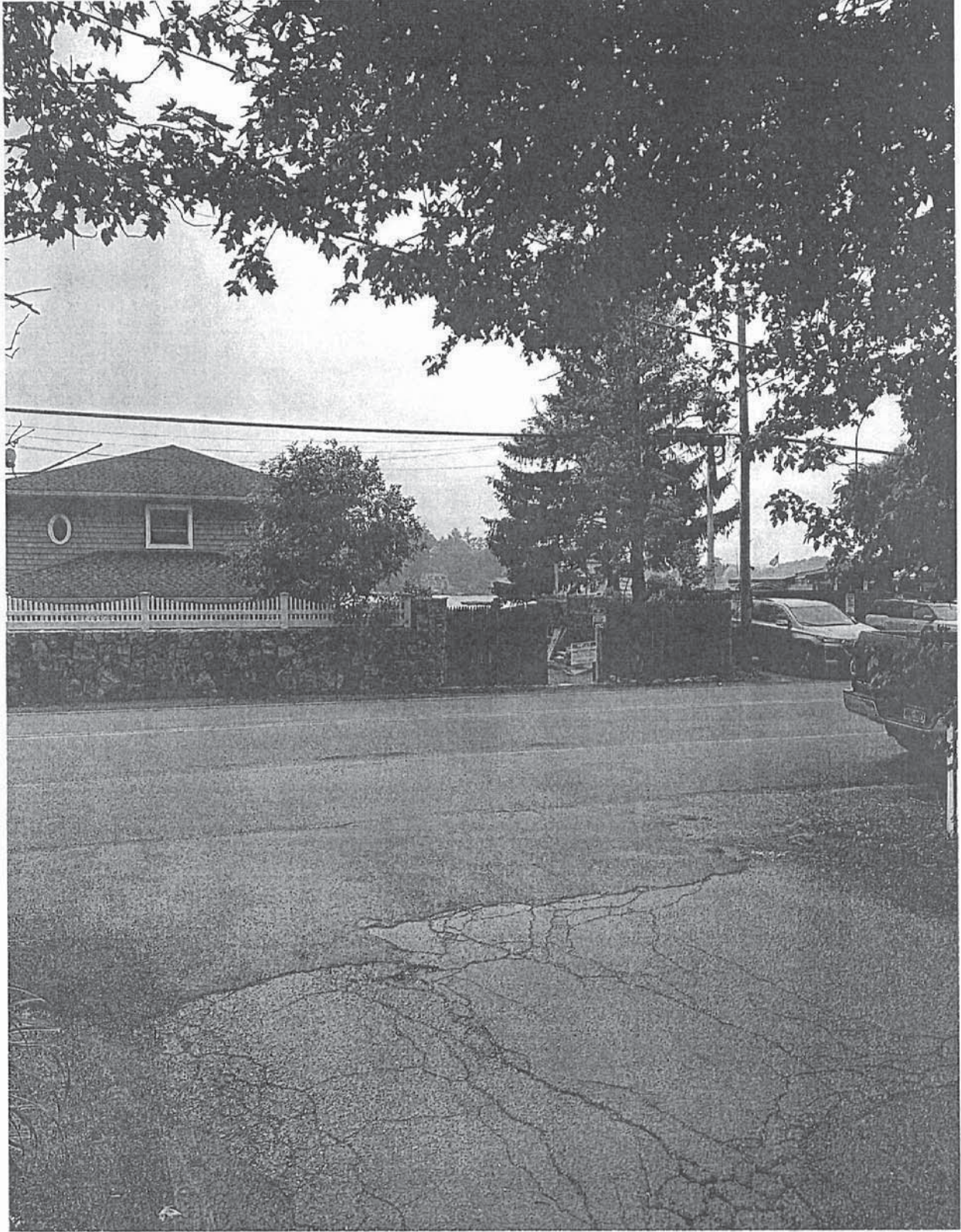

NOTICE
THIS PROPERTY IS SUBJECT OF AN APPLICATION
PRESENTED TO THE TOWN OF CARMEL
ZONING BOARD OF APPEALS
IF YOU HAVE ANY QUESTIONS/CONCERNS,
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:
(845) 628-1500 EXT 187 or WWW.CARMELNY.ORG
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.
ON JUNE 22, 2023
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MAHOPAC

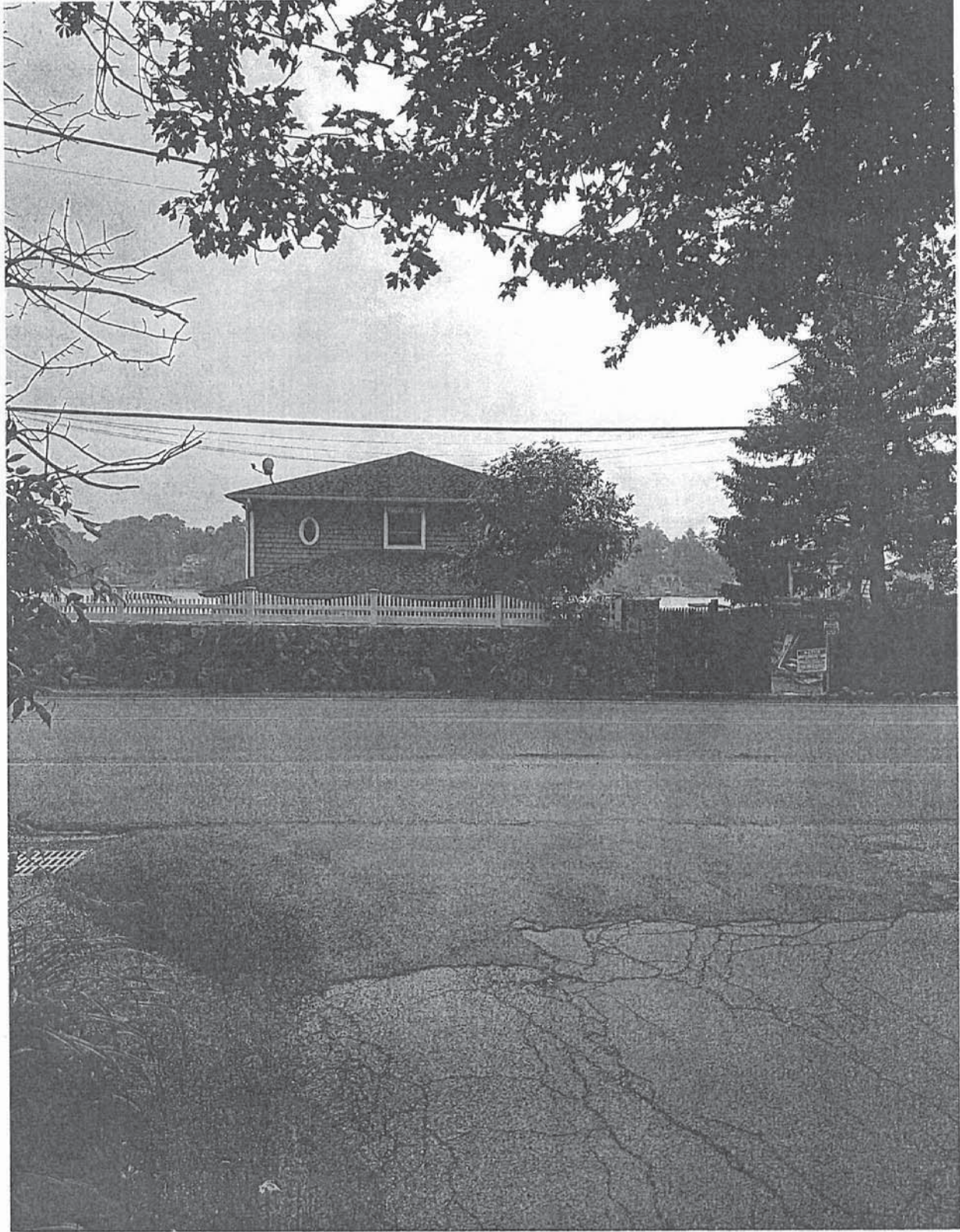


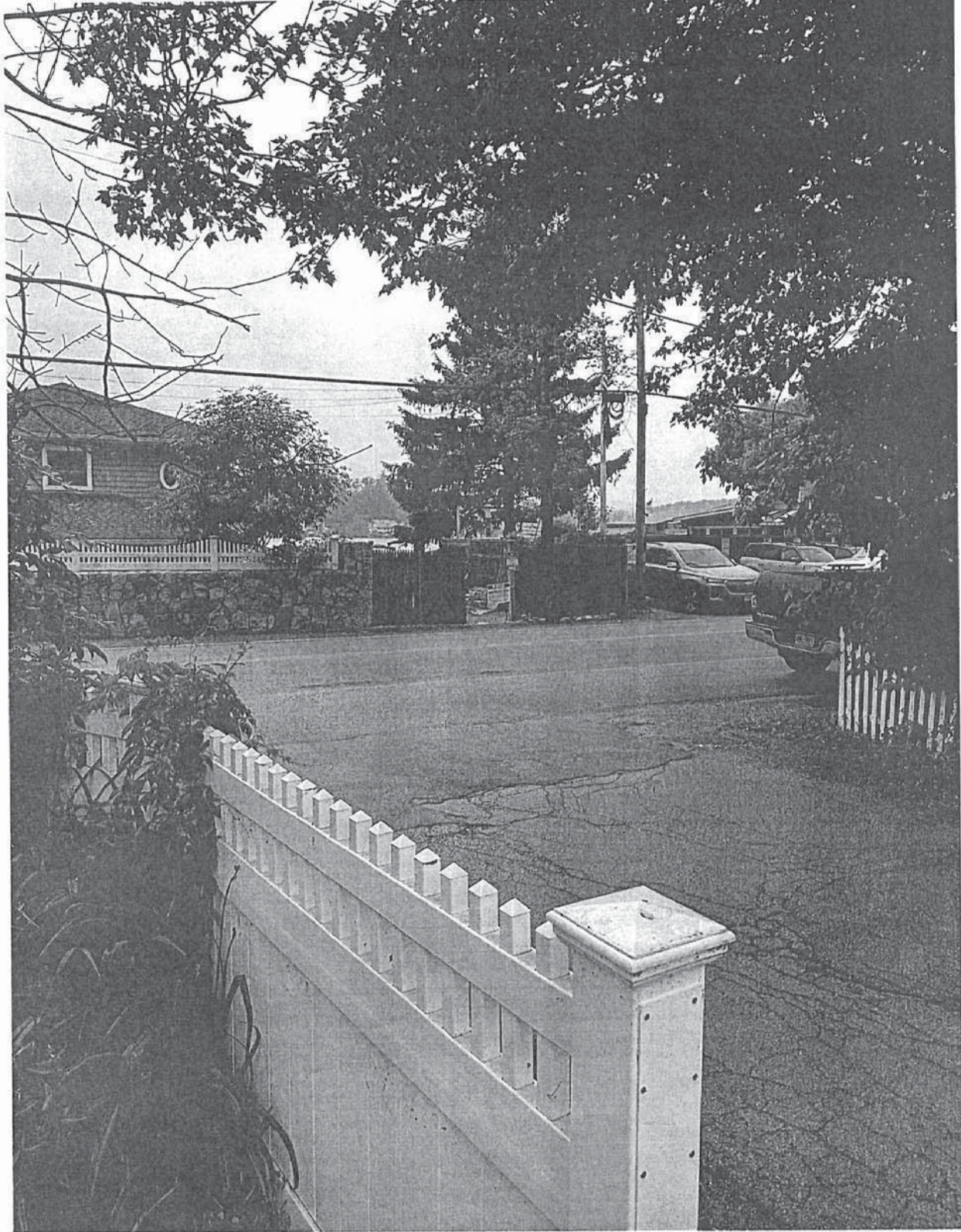


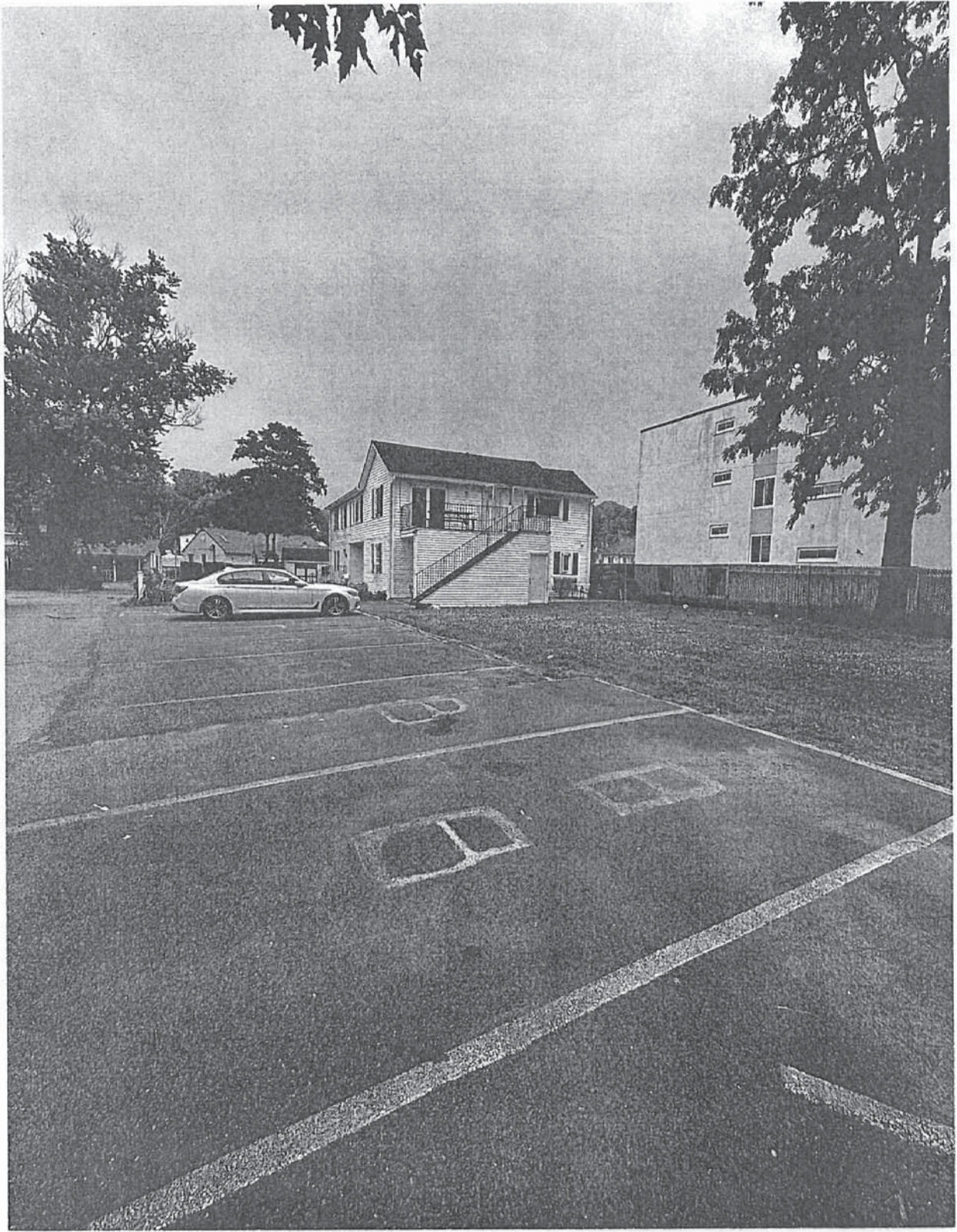




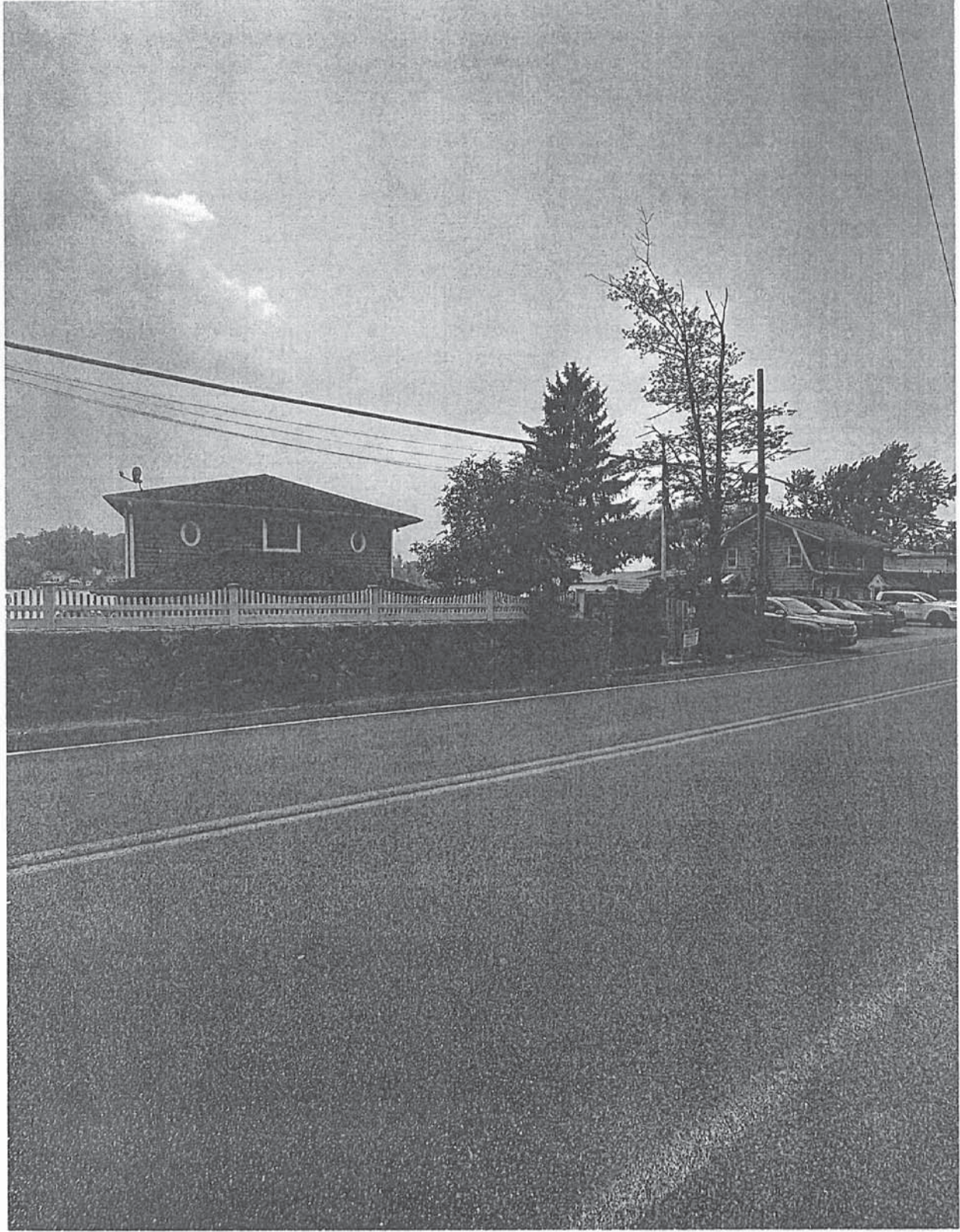














ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM (

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

MW

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

Application Date: 11/20, 2023

156.47A1

Application For (circle applicable): Area Variance (156-101) Use Variance Interpretation 280A
Name of Property Owner: Michael J Festo Address: 247 Buckshollow Rd Mahopac NY
Mailing Address: 2 Elizabeth CT Katonah NY Phone Number(s):
Zoning District: R Tax Map: 75.16 - 2 - 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
	No previous board appearances	(RT)

List all improvements (1 family dwelling, pool, etc.) Garage & Pool Storage 2 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: Site plan, proposed elevation plan, proposed section & 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: Within 500' of US-Highway 6 & Empire State Trail

I, the applicant, am seeking permission to: Encroach upon front & rear setbacks w/ Garage + Expand Non Conforming Use (2 family)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Accessory front setback of 25'	23.75'	1.25'
Accessory rear setback of 25'	8.83'	16.17'
<u>Front</u>		

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 20 day of November 2023

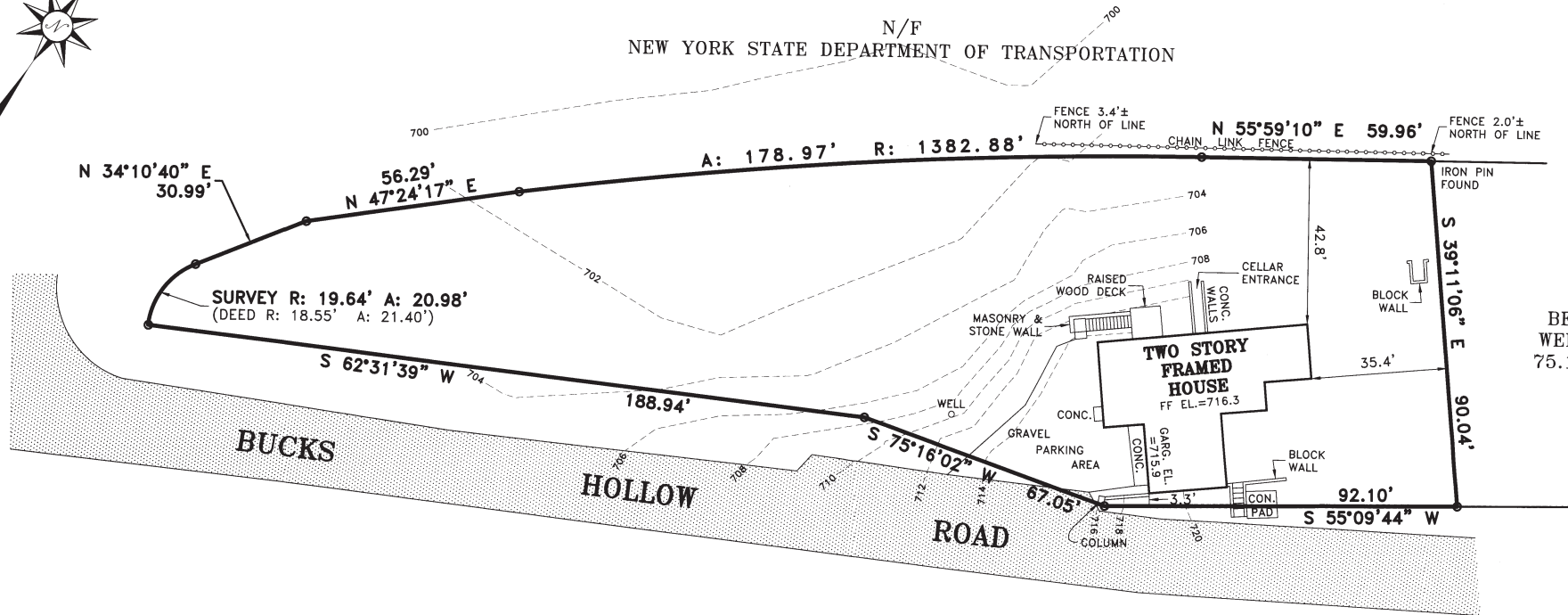
Virginia Montemagno
Notary Public
VIRGINIA MONTEMAGNO
NOTARY PUBLIC, STATE OF NEW YORK
No. 01M06021289
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES MARCH 08, 2027

Petitioner Michael Festo Date 11/20/23



N/F
NEW YORK STATE DEPARTMENT OF TRANSPORTATION

LOT AREA
21,174.83 S.F.
OR
0.49 ACRES



N/F
BERNS &
WEISSBERG
75.12-2-32

REVISED: SEPT. 20, 2023 (TOPOGRAPHY ADDED)

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-1684 PAGE-468 RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
8. TOPOGRAPHICAL DATUM BASED UPON APPROXIMATE USGS.

W.E. James



Engineering and Land Surveying, PLLC

8 CHEANDA LANE
WALKKILL, NEW YORK 12589
PHONE: (845) 566-6522 FAX: (845) 566-6525
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: DECEMBER 28, 2022 (TOPO: SEPT. 19, 2023)
CERTIFIED ONLY TO:
1. MICHAEL J. FESTO
2. STEWART TITLE INSURANCE COMPANY
3. BENCHMARK TITLE AGENCY, LLC

William E. James

WILLIAM E. JAMES, P.E., P.L.S.
NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
SURVEY PREPARED FOR
Michael J. Festo

TAX MAP SECTION 75.16, BLOCK 2, LOT 1
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

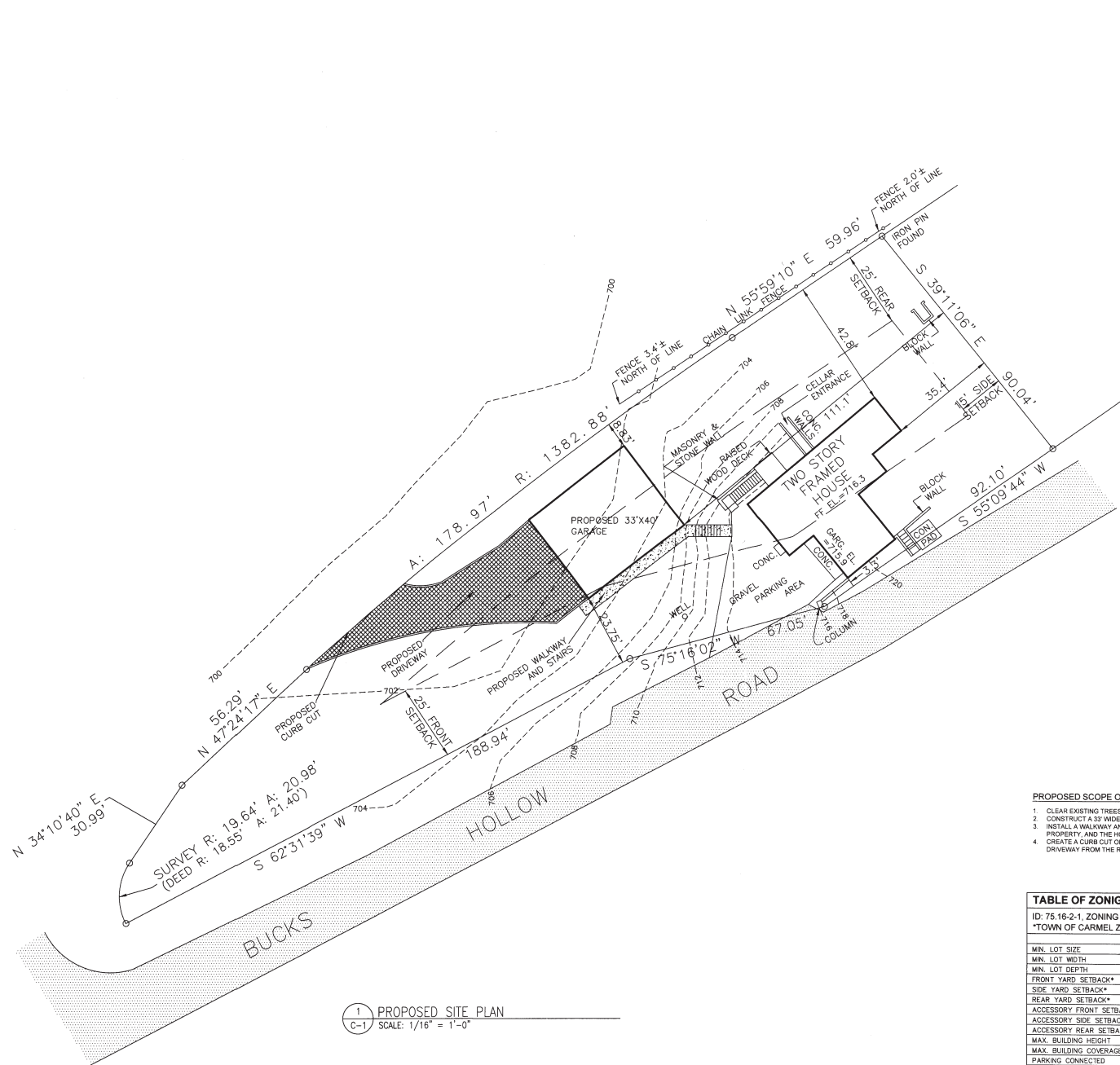
SCALE: 1" = 30'
DATE: JANUARY 1, 2023
SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:
PUTNAM COUNTY/TOWN OF CARMEL/BUCKSHOLLOW ROAD/FESTO.DWG

CLIENT:
 Michael J. Festo
 2 Elizabeth Court
 Katonah, NY 10536

PROJECT TITLE:

PROPOSED 3 CAR GARAGE
 247 BUCKSHOLLOW ROAD
 MAHOPAC, NY 10541



1 PROPOSED SITE PLAN
 C-1 SCALE: 1/16" = 1'-0"

PROPOSED SCOPE OF WORK:

1. CLEAR EXISTING TREES AND VEGETATION WITHIN PROPOSED WORK AREA.
2. CONSTRUCT A 33'X40' DEEP GARAGE TO BE USED FOR PARKING (3 SPACES) AND DRY STORAGE.
3. INSTALL A WALKWAY AND STAIRS CONNECTING THE GARAGE, LOCATED AT THE LOWER ELEVATION OF THE PROPERTY, AND THE HOUSE, LOCATED AT THE UPPER ELEVATION OF THE PROPERTY.
4. CREATE A CURB CUT ON BUCKSHOLLOW ROAD ON THE WESTERN PART OF THE PROPERTY AND INSTALL A DRIVEWAY FROM THE ROAD UP TO THE ENTRANCE OF THE GARAGE.

TABLE OF ZONING DATA:

ID: 75.16-2-1 ZONING DISTRICT: R
 *TOWN OF CARMEL ZONING CODE SECTION §156-101

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	120,000 S.F.	21,173 S.F.	NO CHANGE
MIN. LOT WIDTH	200 FT.	348.09 FT.	NO CHANGE
MIN. LOT DEPTH	200 FT.	90.04 FT.	NO CHANGE
FRONT YARD SETBACK*	25 FT.	3.3 FT.	NO CHANGE
SIDE YARD SETBACK*	15 FT.	35.4 FT.	NO CHANGE
REAR YARD SETBACK*	25 FT.	49.8 FT.	NO CHANGE
ACCESSORY FRONT SETBACK*	25 FT.	N/A	23.75 FT. (VARIANCE REQUIRED)
ACCESSORY SIDE SETBACK*	10 FT.	N/A	111.1 FT.
ACCESSORY REAR SETBACK*	25 FT.	N/A	8.83 FT. (VARIANCE REQUIRED)
MAX. BUILDING HEIGHT	35 FT.	N/A	24.58 FT.
MAX. BUILDING COVERAGE	15%	6.98%	13.21%
PARKING CONNECTED	1	2	NO CHANGE
TOTAL PARKING SPACES	4	4	7

NO.	DATE	REVISION

DRAWING TITLE:
 SITE PLAN, ZONING & NOTES

DRAWING NUMBER:
C-1

ISSUE DATE:
 11/15/2023

SCALE:
 AS NOTED

UNLESS OTHERWISE NOTED OR OTHERWISE SPECIFIED TO THE DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW 7209 ARTICLE 130

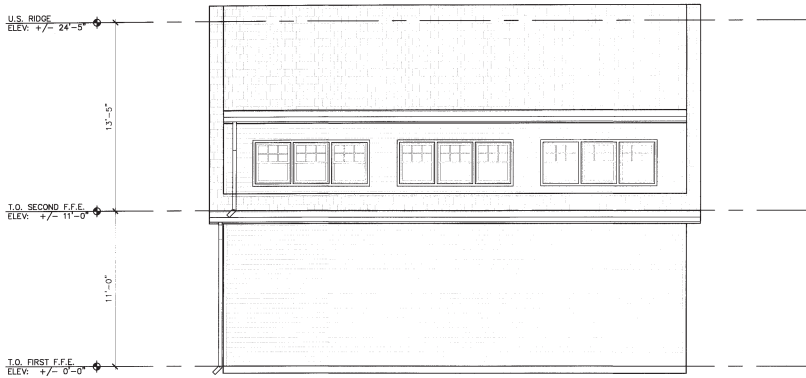
JMER ENGINEERING, P.C.

55 PARK AVE
OSSINING, NY 10562
PHONE: 914-255-5780

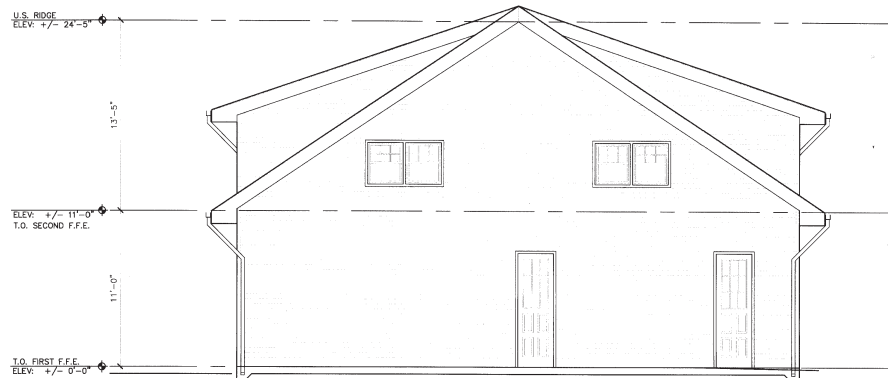
CLIENT
Michael J. Festo
2 Elizabeth Court
Katonah, NY 10536

PROJECT TITLE

PROPOSED 3 CAR GARAGE
247 BUCKSHOLLOW ROAD
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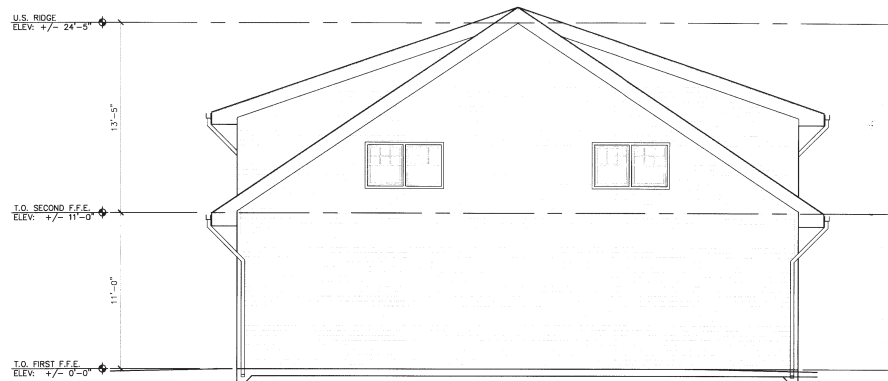
1 NORTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A-2 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A-2 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

DRAWING TITLE
PROPOSED ELEVATIONS

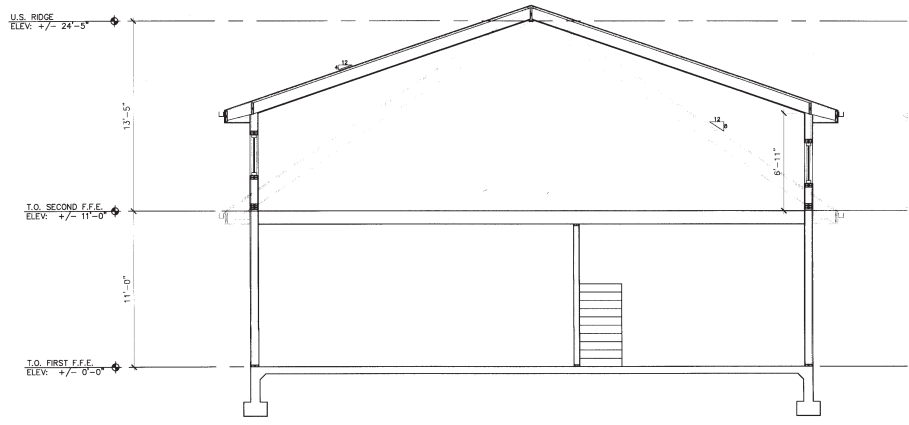
DRAWING NUMBER

A-1

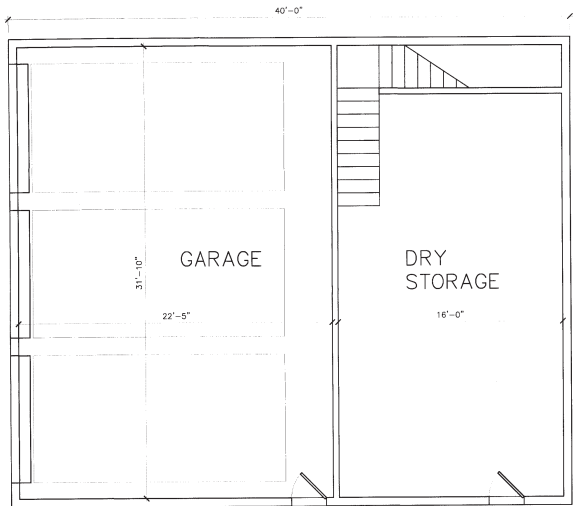
DRAWING DATE
11/15/2023

SCALE
1/4" = 1'-0"

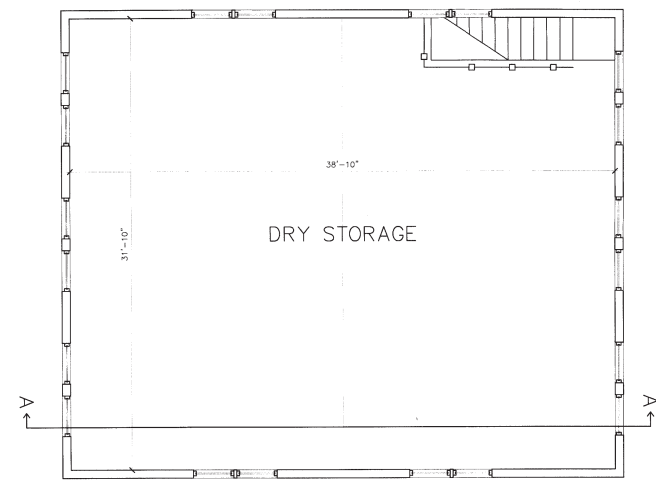
THIS DRAWING IS THE PROPERTY OF JMER ENGINEERING, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION OF NEW YORK STATE EDUCATIONAL LAW § 808 ARTICLE 144



1 SECTION
A-2 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR LAYOUT PLAN
A-2 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LAYOUT PLAN
A-2 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

DRAWING TITLE:
PROPOSED SECTION & FLOOR PLANS

DRAWING NUMBER:
A-2

DRAWING DATE:
 11/15/2023

SCALE:
 1/4" = 1'-0"

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW AND PROFESSIONAL ETHICS.



Address Identifier

Building Front View





Building Right Side View #1



Building Back View



Building Left Side View



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

Application Date: Nov. 29th, 20 23

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: JUDE BROWER Address: 525 NORTH LAKE BLVD MAHOPAC NY 10541

Mailing Address: SAME AS ABOVE Phone Number(s): _____

Zoning District: 16 Tax Map: 65.9 - 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
<u>4/2008</u>	<u>Construct Pool</u>	<u>GRANTED</u>

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

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

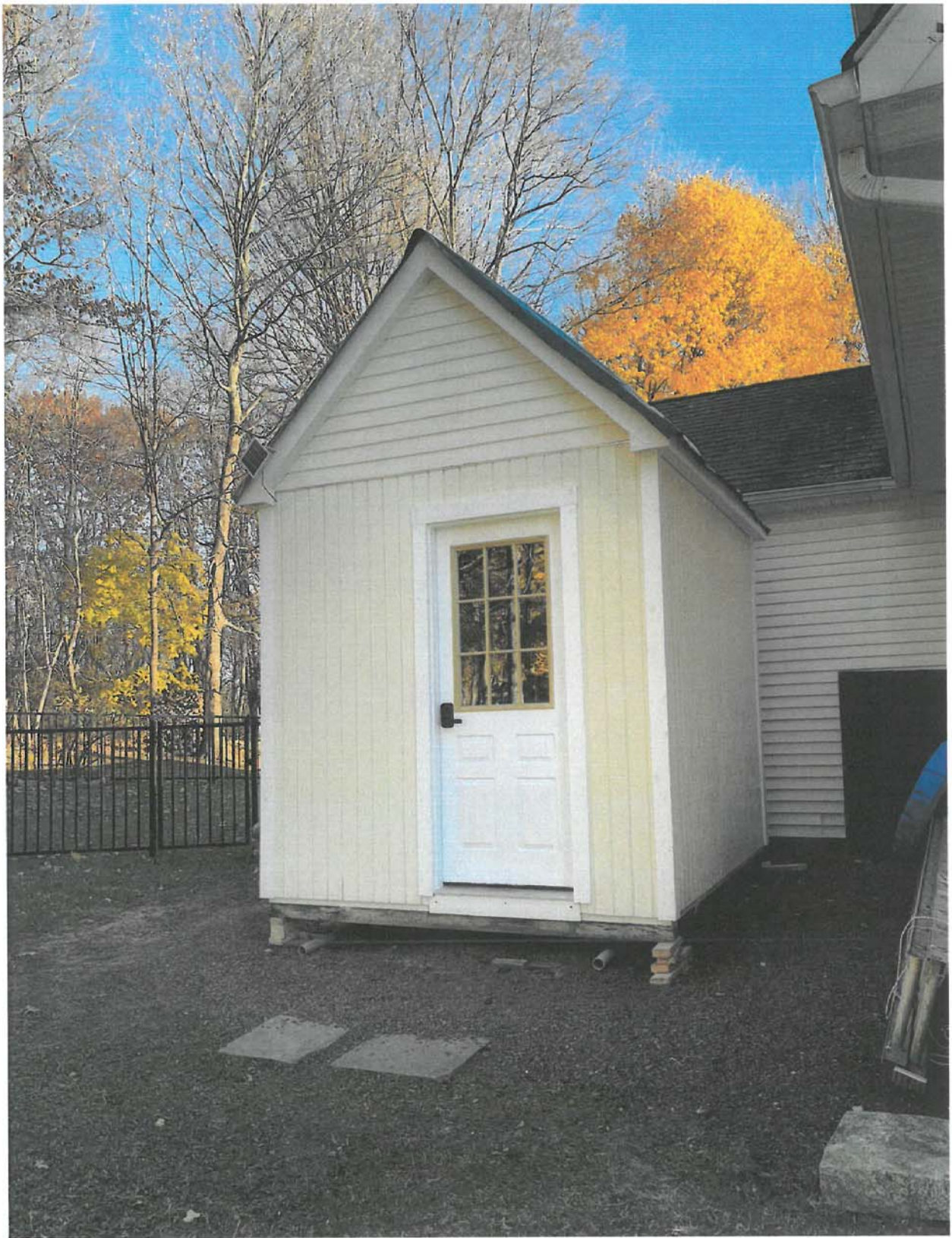
I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>6'</u>	<u>4'</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 29th day of NOV 20 23
Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA8345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner Jude Brower Date 11/29/23





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

Application Date: 11/29/2023

156.47 A1

Application For (circle applicable): Area Variance (Use Variance) Use Variance Interpretation 280A
Name of Property Owner: DRANA VUKAJ Address: 515 Route 6W Mahopac NY 10541

Mailing Address: SOME Phone Number(s): _____

Zoning District: R-120 Tax Map: 75-10 - 1 - 18

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>10/2005</u>	<u>Construct Addition</u>	<u>GRANTED</u>

List all improvements (1 family dwelling, pool, etc.) ~~2-1 family, 1-2 family, garage + Pond + Pergola~~

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: Rt 6W

I, the applicant, am seeking permission to: put up a pergola near the pool on Lot w/ 2-1 family dwelling + 1-1 family dwelling

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 28 day of Nov 20 23

Patricia R. Genna
Notary Public

PATRICIA R. GENNA
Notary Public, State of New York
No. 05GE6162305
Qualified in Putnam County
Commission Expires 3-12-2027

Petitioner [Signature] Date 11/23/23

SURVEY OF PROPERTY
 PREPARED FOR
DORIS A. EDES
 PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

SCALE: 1" = 40'

DATE: JULY 8, 1996

The premises shown hereon being lands described in Liber 612, Page 78 of deeds; the description recited therein lacks property dimensions and "calls" for physical monumentation. The lines shown hereon were derived as follows:

1. Line of lands of the City of New York was held in accordance with cross cuts found, as referenced hereon.
2. Line along Ballard-Barrett Cemetery, Inc. held as being on or near stone wall; westerly terminus of said line established by holding distance given on Filed Map No. 196-C.
3. Lines along Red Mills Baptist Church are in accordance with a survey by R.H. Carr, and in accordance with existing physical bounds.
4. The highway boundary along N.Y. Route 6N as shown is an assumed road line, derived by holding the road face of wall as evidence of the extent of lands in public use.

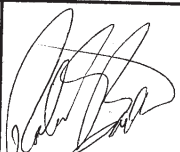
AREA = 1.805 ACRES
 (78,637 SQ. FT.)

Certified, as noted and limited below, only to:
 - DORIS A. EDES

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

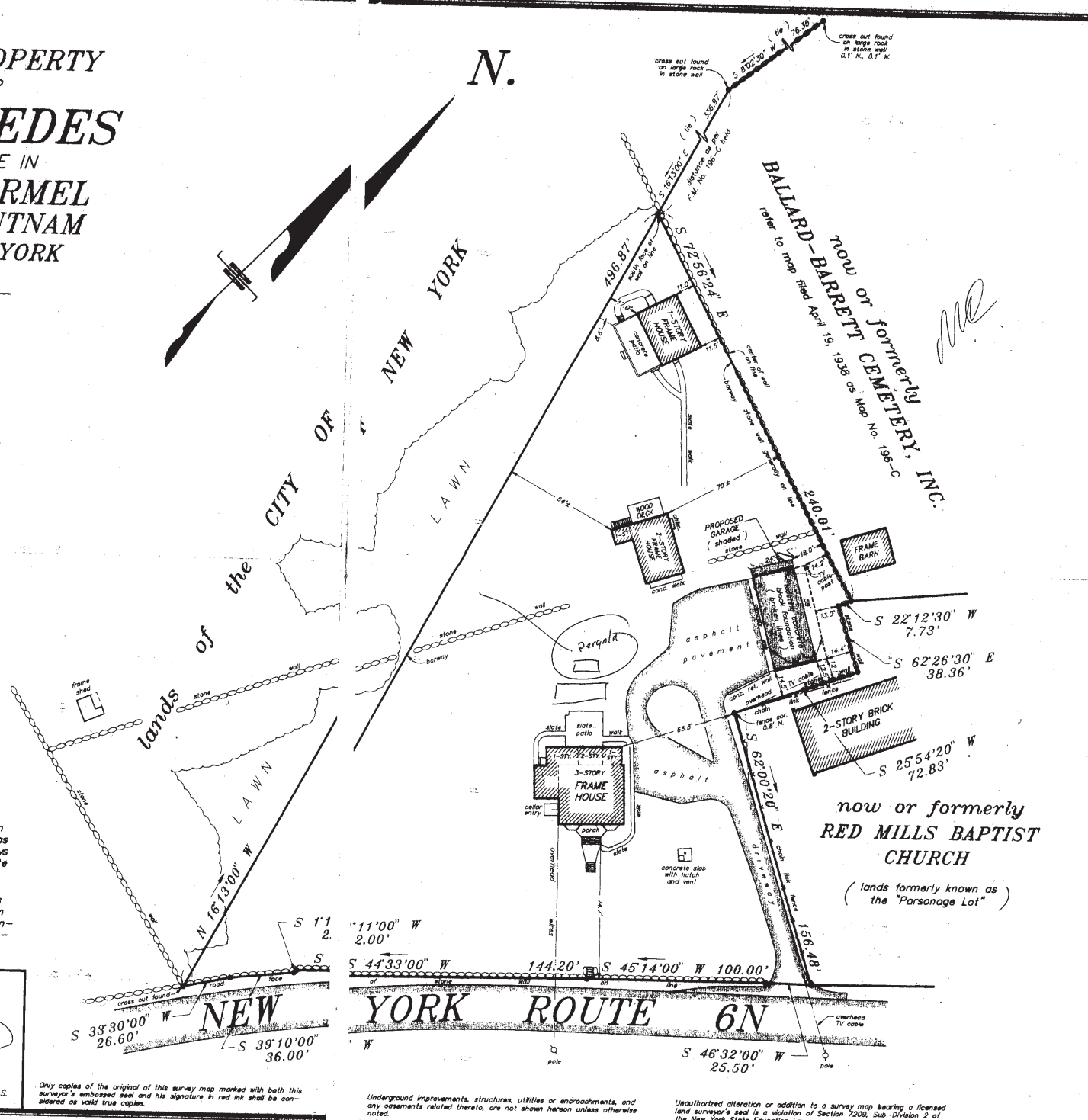
Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

Prepared by:
Baxter Land Surveying, P.C.
 P. O. Box 147
 Mahopac, New York 10541


ROBERT E. BAXTER, P.L.S.
 -N.Y.S. Lic. No. 48434

Phone: (914) 621-8562

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.



Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.







