

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:

**MARCH 16, 2021 – 7:30 P.M.**

To hear the following applications:

**NEW APPLICATIONS:**

1. Application of **BARBARA HALERZ** for a Variation of Section 156-15 seeking permission to retain pool with pool deck. The property is located at 23 Avery Road, Carmel NY and is known as Tax Map #55.20-1-32.

Code Requires/Allows	Provided	Variance Required
15' side	11'	4'

2. Application of **CRAIG KEOGH** for a Variation of Section 156-15 seeking permission to increase size of landing and stairs straight out due to our child with cerebral palsy. Current landing is small with stairs to the side. The property is located at 36 Secor Road, Mahopac NY and is known as Tax Map #74.42-1-3.

Code Requires/Allows	Provided	Variance Required
25' Front	13'	12'

3. Application of **CARL FANELLI** for a Variation of Section 156-15 seeking permission to retain an already existing pergola. The property is located at 11 Rose Drive, Mahopac NY and is known as Tax Map #86.5-1-49.

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

4. Application of **ZOILA MATAILO** for a Variation of Section 156-15 seeking permission to retain shed, gazebo and garage. The property is located at 171 Buckshollow Road, Mahopac NY and is known as Tax Map #75.16-1-6.

Code Requires/Allows	Provided	Variance Required
Shed: 25' front	3'	22'
Gazebo: 10' rear	.4'	9.6'
Garage (attached): 20' rear	2.7'	17.3'

5. Application of **LUKASZ & KATARZYNA PATALAN** for a Variation of Section 156-39.5 seeking permission to construct chicken coop/run for 6 chickens. The property is located at 71 Willow Trail Court, Carmel NY and is known as Tax Map #44.10-1-7.

Code Requires/Allows	Provided	Variance Required
40,000 sf lot	20,991.2 sf	19,008.8 sf
6 chickens/acre	6 chickens/.48 acres	6 chickens/.52 acres

6. Application of **HOUSE of PRAYER and WORSHIP** for a Variation of Section 156-15 seeking area variances. The property is located at 365 Hill Street, Mahopac NY and is known as Tax Map #64.6-1-14.

Code Requires/Allows	Provided	Variance Required
Area: 120,000 SF	8,905 SF	111,095 SF
Lot Width: 200 FT	74 FT	126 FT
Lot Depth: 200 FT	118 FT	82 FT
Front Yard: 25 FT	11 FT	14 FT
Parking: 1PS/3 seats = 17 PS	7 PS	10 PS
Parking: Macadam; Permanently Improved	Macadam & Gravel	Variance for not being permanently improved

7. Application of **GEORGE & ROBBIN JONES** for a Variation of Section 156-15 seeking permission for a lot line adjustment; Lot 1 non-conforming. The property is located at 72 Lockwood Lane, Mahopac NY and is known as Tax Map #53.-1-79.1 & 79.2.

Code Requires/Allows	Provided	Variance Required
120,000 sf - Lot 1	50,518 sf	69,482 sf

8. Application of **DAVID FURFARO** for a Variation of Section 156-15 seeking permission to construct a 360 sf addition on the west side of existing house. The property is located at 32 Carolyn Road West, Carmel NY and is known as Tax Map #43.17-1-67.

Code Requires/Allows	Provided	Variance Required
40' Front Yard Setback	33.78'	6.22'

## **MISCELLANEOUS:**

**Minutes:** January 28, 2021

### **IMPORTANT NOTE:**

**All persons in attendance of the ZBA Meetings MUST adhere to the CDC guidelines for social distancing while in the meeting rooms. The wearing of face coverings are required if maintaining the 6 ft. social distancing cannot be achieved; no exceptions!**

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

**ORIGINAL**

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

Application Date: 12/14, 2021

Application For: (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A  
Name of Property Owner: BARBARA HALERZ Address: 23 Avery Road Carmel NY 10512  
Mailing Address: 53 Tighe Rd Yorktown Phone Number(s):  
Zoning District: R-120 Tax Map: 55.20 - 1 - 32  
(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>SEPT 2001:</u>	<u>Retain existing shed - 10ft variance - granted</u>	<u>Dma</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling (m/d), 5 Shed + Pool w/deck

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

I, the applicant, am seeking permission to: Retain Pool w/Pool Deck

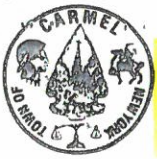
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15' Side</u>	<u>11</u>	<u>4FT</u>

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 14th day of Jan 2022  
  
Notary Public

NYDL 211 786 750

Petitioner  Date 1/14/2021



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL

OF  
Keogh



ORIGINAL

Application Date: 11-10, 2020

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

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

Name of Property Owner: Craig Keogh Address: 36 Secor Rd Mahopac  
(Address) (City) (State)

Mailing Address: 36 Secor Rd Mahopac Phone Number(s): - - - - -  
(Address) (City) (State)

Zoning District: C-Commercial Tax Map: 74 42 - 1 - 3  
(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
June 2007	Pool w/ deck	Approved <u>(Signature)</u>
May 2016	Retain Shed	Approved <u>(Signature)</u>

List all improvements (1 family dwelling, pool, etc.) Remove landing and stair replace with bigger landing and stairs in wood.  
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: Landing 9x6 than stairs going out toward Secor Rd

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 Secor Rd (county)

I, the applicant, am seeking permission to: Increase size of landing and stairs straight out due to our child with Cerebral Palsy. Landing now small with stairs to the side

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' front</u>	<u>13'</u>	<u>12'</u>

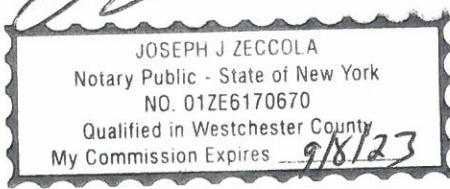
State of New York )

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 10 day of November 2020

\_\_\_\_\_  
Notary Public



Petitioner (Signature) Date 11/10/2020



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*Umo*



ORIGINAL

IN THE MATTER OF THE APPEAL  
OF

*Fanelli Pergola*

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: *Dec 10/19*, 20 *20*

Application For: (circle applicable): Area Variance (*156.15*) Use Variance Interpretation 280A  
CODE SECTION  
 Name of Property Owner: *Carl Fanelli* Address: *11 Rose Drive Mahopac NY*  
(Address) (City) (State)  
 Mailing Address: *11 Rose Drive Mahopac NY* Phone Number(s):  
(Address) (City) (State)  
 Zoning District: *R120* Tax Map: *86.5 - 1 - 49*  
(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>Sept 2018</i>	<i>Construct a garage - granted</i>	<i>Yea</i>

List all improvements (1 family dwelling, pool, etc.) *Pergola, 1 Family Dwelling, garage, S'let, (greenhouse)*

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: *ROUTE 6N*

I, the applicant, am seeking permission to: *Retain already existing Pergola*

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<i>15' Side</i>	<i>10'</i>	<i>5'</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 *13<sup>th</sup>* day of *January*, 20 *21*

*[Signature]*  
 Notary Public

MARIA EVANGELISTA  
 Notary Public, State of New York  
 No. 01EV4729018  
 Qualified in Queens County  
 Commission Expires November 30, 20 *22*

Petitioner *[Signature]* Date *1/13/2021*



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*Mc*

ORIGINAL



Application Date: 1/12, 2021

IN THE MATTER OF THE APPEAL  
OF

Matailo

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: Zoila Matailo Address: 171 Bucks Hollow Rd - Mahopac NY  
Mailing Address: Same Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 75.16 - 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
<del>01.07.21</del>	<del>Shed</del>	
<del>01.07.21</del>	<del>Garage</del>	
<del>01.07.21</del>	<del>Shed</del>	
NO PREVIOUS ZBA APPLICATIONS		<u>Same</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwlly, Shed, Gazebo + garage

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

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

I, the applicant, am seeking permission to: Retain Shed, GAZEBO + GARAGE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Shed 25' Front</u>	<u>3'</u>	<u>22'</u>
<u>Gazebo 10' Rear</u>	<u>1.4</u>	<u>9.6'</u>
<u>GARAGE (Attached) 20' Rear</u>	<u>2.7'</u>	<u>17.3'</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 13<sup>th</sup> day of Jan. 2021

Alice Daly  
Notary Public

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

Petitioner Zoila Matailo

Date 1.13.2021

# Patalan Chicken Coop

Application Date: Jan 26 20 21

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

*ME*

Application For (circle applicable): Area Variance (156-39.5) Use Variance Interpretation 280A  
 Name of Property Owner: Lukasz & Katarzyna Patalan Address: 71 Willow Trail Ct Carmel NY 10512  
 Mailing Address: 71 Willow Trail Ct Carmel NY Phone Number(s): \_\_\_\_\_  
 Zoning District: R-120 Tax Map: 44.10 - 1 - 7  
 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: Per Dawn Andren 1/26/21 - no previous appeals.

DATE	REQUEST	RESULTS
		<i>(Signature)</i>

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

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

I, the applicant, am seeking permission to: Construct chicken coop/run for 6 chickens

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40,000 SF Lot</u>	<u>20,991.2</u>	<u>19,008.8</u>
<u>6 chickens/Acre</u>	<u>6 chickens / .48 Acres</u>	<u>6 chickens / .52 acres</u>

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

*(Signature)*

1/29/21

Sworn to before me this 29<sup>th</sup> day of Jan 20 21  
*(Signature)*  
 Notary Public

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





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*WAC*

IN THE MATTER OF THE APPEAL  
OF  
**House of Prayer and Worship**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: February 5, 2021

Application For (circle applicable): Area Variance ( 156-15 ) Use Variance Interpretation 280A  
Name of Property Owner: House of Prayer and Worship Address: 365 Hill Street Mahopac, NY 10541  
(Address) (City) (State)  
Mailing Address: 107 Clarkson Rd Carmel, NY 10512 Phone Number(s): \_\_\_\_\_  
(Address) (City) (State)  
Zoning District: R-120 Tax Map: 64.06 - 1 - 14  
(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: None

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) Church built in 1876

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, Details and Renderings

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, County Road- Hill Street

I, the applicant, am seeking permission to: Seeking Area Variances

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
1. Area - 120,000 SF	8,905 SF	111,095 SF
2. Lot Width -200 FT	74 FT	126 FT
3. Lot Depth - 200 FT	118 FT	82 FT
4. Front Yard- 25 FT	11 FT	14 FT
5. Parking 1ps/ 3 seats = 17 ps	7 PS	10 PS
6. Parking- macadam <i>Permanently Improved</i>	Macadam & Gravel	Variance for gravel <i>Not Being Permanently Improved</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 5<sup>th</sup> day of February, 2021

*[Signature]*  
Notary Public

Denise Nizolek  
Notary Public, State of New York  
Registration no. 01116218997  
Qualified in Putnam County  
Commission Expires March 15, 20 22

Petitioner *[Signature]* Date 02/08/2021



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*ME*

IN THE MATTER OF THE APPEAL  
OF  
**Jones**



**ORIGINAL**

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: February 24, 2021

Application For (circle applicable): Area Variance ( 156-15 ) Use Variance Interpretation 280A  
CODE SECTION  
Name of Property Owner: George & Robbin Jones Address: 72 Lockwood Lane, Mahopac, NY 10541



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: House of Prayer and Worship  
(Owner)  
Located at: 365 Hill Street, Mahopac, NY 10541  
(Address) (City, Town, Village)  
Tax Map #: 64.06-1-14  
In the matter of: Area Variance  
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg of Architectural Visions, PLLC

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

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

Countersigned: Joel Greenberg  
(Representative)  
Joel Greenberg  
(Print Name)

Signed: *[Signature]*  
(Owner of Property)  
Pastor Edgar Evans  
(Print Name)

Mailing Address: 2 Muscoot Road North  
Mahopac  
State: NY Zip: 10541  
Telephone # 845-628-6613  
Date: 02/05/2021  
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 107 Clarkson Road  
Carmel  
State: NY Zip: 10541  
Telephone # 914-409-3686

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.



**AUTHORIZATION FORM**

RE: Property of: George & Robbin Jones  
(Owner)  
Located at: 72 Lockwood Lane, Mahopac, NY 10541  
(Address) (City, Town, Village)  
Tax Map #: 53.-1-79.1 &79.2  
In the matter of: Area Variance  
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg of Architectural Visions, PLLC,  
a/an (check one) Attorney  Engineer  Architect  Other \_\_\_\_\_  
to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all  
necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: Joel Greenberg  
(Representative)  
Joel Greenberg  
(Print Name)

Signed: [Signature]  
(Owner of Property)  
George Jones  
(Print Name)

Mailing Address: 2 Muscoot Road North  
Mahopac  
State: NY Zip: 10541  
Telephone # 845-628-6613  
Date: 2/24/2021  
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 72 Lockwood Lane  
Mahopac  
State: NY Zip: 10541  
Telephone # 845-216-6043

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



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

**ORIGINAL**

*MC*

IN THE MATTER OF THE APPEAL  
OF  
Vincent and Emily Furfaro  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: February 25, 2021

Application For (circle applicable): Area Variance (15615) Use Variance Interpretative 280A  
Name of Property Owner: DAVID FURFARO Address: 32 CAROLYN RD W CARMEL NY  
Mailing Address: SAME AS ABOVE Phone Number(s): - 7 -  
Zoning District: R 120 Tax Map: 43.17 - 1 - 67

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

E-Mail Address: [redacted]

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
1996	RETAIN HOUSE/DECK WITH A 10' FRONT YARD & 9' SIDE YARD	GRANTED

*Sma*

List all improvements (1 family dwelling, pool, etc.) Existing 1 family structure w/ Attached 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: A-001, A-100, A-200, A-300 + Survey

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

I, the applicant, am seeking permission to: Construct a 360 sf addition on the west side of existing house

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
40' Front Yard Setback	33' 78"	6, 22

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 25 day of Feb, 2021  
[Signature]  
Notary Public

CATHERINE SHAPPER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SH6382107  
Qualified in Putnam County  
My Commission Expires 10-15-2022

Petitioner [Signature] Date 2/25/21



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

**AUTHORIZATION FORM**

RE: Property of: David Furfaro  
Located at: 32 Carolyn Rd W (Address), Carmel NY 10512 (City, Town, Village)  
Tax Map #: 43.17-1-67  
In the matter of: Front Yard Variance for Addition (Variance Request)

To whom it may concern:

This letter is to authorize James Coleman

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

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

Countersigned: [Signature]  
(Representative)  
James Coleman  
(Print Name)

Signed: [Signature]  
(Owner of Property)  
David Furfaro  
(Print Name)

Mailing Address: 217 Mountain Rd  
Pleasantville  
State: NY Zip: 10570  
Telephone # 914-579-2015  
Date: 03/12/2021  
E-mail: James@colemanstudio.com

Mailing Address: 52 Carolyn Rd W  
State: NY Zip: 10570  
Telephone # 914-490-5757

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.

CATHERINE SHAFFER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SH6382107  
Qualified in Putnam County  
My Commission Expires 10-15-2022