

JOHN MAXWELL
Chairman

PHILIP AGLIETTI
Vice-Chair

TOWN OF CARMEL
ZONING BOARD OF APPEALS



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext 187
www.ci.carmel.ny.us

MICHAEL
CARNAZZA
Director of Code
Enforcement

BOARD MEMBERS
ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
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:

APRIL 28, 2022 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **JOHN REGAN** for a Variation of Section 156-15 seeking a Use Variance for permission to legalize existing third apartment. The property is located at 1751 Route 6, Carmel NY and is known as Tax Map #55.6-1-24.

Code Requires/Allows	Provided	Variance Required
No Mixed Use – Variance granted to allow 2 families w/office below 6/19/98	2 apts. approved; request permission to expand non-conforming use to a 3rd apartment.	Applicant seeks to expand existing 2 family w/office, approved by ZBA in 1998, by adding a 3 rd studio apt from existing empty space which has been residentially occupied for over 10 years. Applicant will, in turn, waive the previous ZBA approval to add a garage.

NEW APPLICATIONS:

2. Application of **CRISTINA FELIZARDO** for a Variation of Section 156-15 seeking an Area Variance for permission to amend previous Decision & Order from February 27, 2020. The property is located at 41 Leslie Drive, Mahopac NY and is known as Tax Map #53.17-1-16.

3. Application of **BRETT BROWN & ELSIE RUSSELL** for a Variation of Section 156-15 seeking an Area Variance for permission to remove garage (complete) and add larger garage for boats/car. The property is located at 161 West Lake Blvd., Mahopac NY and is known as Tax Map #64.19-1-44.

Code Requires/Allows	Provided	Variance Required
40' Front	23.6'	16.4'
15' Rear	8.58'	6.42'
15' Side	9.5'	5.5'

4. Application of **SILVANO DIRENZO** for a Variation of Section 156-15 seeking an Area Variance for permission to install pool with deck and covered patio. The property is located at 21 Steiner Drive, Mahopac NY and is known as Tax Map #64.5-1-4.

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

5. Application of **JOSE ILLESCAS** for a Variation of Section 156-15 seeking an Area Variance for permission to retain existing shed. The property is located at 114 Hill Street, Mahopac NY and is known as Tax Map #64.18-1-42.

Code Requires/Allows	Provided	Variance Required
20' Side Yard for Shed	5'	15'

6. Application of **JONNY REINOSO** for a Variation of Section 156-15 seeking an Area Variance for permission to add second story addition and interior alterations. The property is located at 35 Summit Drive, Mahopac NY and is known as Tax Map #86.39-1-31.

Code Requires/Allows	Provided	Variance Required
40' Front Yard (North)	38.7 ft.	1.3 ft.
40' Front Yard (West)	33.0 ft.	7.0 ft.

MISCELLANEOUS:

MINUTES: February 24, 2022
 March 24, 2022

By Order of the Chairman,

John Maxwell

Variance Required:

Applicant seeks to expand existing 2 family with office approved by ZBA in 1998 by adding a third (studio) apartment from existing empty space which has been residentially occupied for over ten years. Applicant will in turn, waive the previous ZBA approval to add a garage.



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: John Regan (Owner)
Located at: 1751 Route 6 (Address), Carmel, NY (City, Town, Village)
Tax Map #: 55.6-1-24
In the matter of: Legalize existing third apartment (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: [Signature]
William A. Shilling, Jr.
(Print Name)

Signed: [Signature]
John Regan
(Print Name)

Mailing Address: 122 Old Route 6
Carmel

Mailing Address: P.O. Box 67
Carmel

State: NY Zip: 10512
Telephone # 845-225-7500

State: NY Zip: 10512
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.



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TOWN OF CARMEL
PUTNAM COUNTY

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AUTHORIZATION FORM

RE: Property of: John Regan (Owner)
Located at: 1751 Route 6, Carmel, NY 10512
(Address) (City, Town, Village)
Tax Map #: 55.6-1-12
In the matter of: Use Variance for Existing 3rd Apartment
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg, AIA, NCARB

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: John Regan
(Owner of Property)
John Regan
(Print Name)

Mailing Address: 2 Muscoot Road North
Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 2/3/2022
E-mail: joel.greenberg@arch-visions.com

Mailing Address: P.O. Box 67
Carmel
State: NY Zip: 10512
Telephone # _____

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PUTNAM COUNTY

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MC

IN THE MATTER OF THE APPEAL
OF
Russell/Brown
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/31, 2022

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
 Name of Property Owner: Ekie Russell, Brett Brown Address: 161 W Lake Blvd Mahopac NY
 Mailing Address: 161 W Lake Blvd Mahopac, NY 10541 Phone Number(s)
 Zoning District: R-120 Tax Map: 64.19 - 1 - 44
 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>June 2021</u>	<u>add larger garage to created</u>	<u>Denial</u>

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, 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: yes, W Lake Blvd

I, the applicant, am seeking permission to: remove garage (complete) & add larger garage for boats/car

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' Front</u>	<u>23.6'</u>	<u>16.4'</u>
<u>15' Rear</u>	<u>8.58'</u>	<u>6.42'</u>
<u>15' Side</u>	<u>9.5'</u>	<u>4.55'</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 31st day of March 22

Lisa Laouidara
Notary Public

LISA LAQUIDARA
Notary Public, State of New York
No. 01LAG165923
Qualified in Putnam County
Commission Expires 5/1/23

Petitioner Ekie Russell Date 3/31/22

Background

Reason back before Zoning Board: Received feedback that our original survey from 2017 when we bought the house wasn't accurate and conducted a new survey which shifts our property lines and proves to be more accurate upon reviewing historical tax plots and surveys.

- We are proposing the garage stay in the same location as the last time we were before zoning
 - The garage is staying the same distance from the road as existing garage
- We're asking for an increased setback from the road front. New survey has the town owning more land between the road and our property than the original survey
 - From 32' to (8' variance) to 23.6' (16.4' variance)
- Increase rear setback from 11' (4' variance) to 8.58' (6.42' variance)
- New side setback: 9.5' (5.5' variance)
 - Old survey had us owning a 20 ft plot on the left, which the new survey indicates we do not own.

me



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PUTNAM COUNTY

Town Hall, Town of Carmel
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(845)628-1500

IN THE MATTER OF THE APPEAL
OF
Di Renzo
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/30, 20 22

Application For (circle applicable): Area Variance (156.15') Use Variance Interpretation 280A
Name of Property Owner: Silvano Di Renzo Address: 21 Steiner DR, Mahopac, NY 10541
Mailing Address: 21 Steiner DR, Mahopac NY 10541 Phone Number(s): _____
Zoning District: R-120 Tax Map: 64.5 - 1 - 4
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
Sept 1993	Sideyard variance for deck	<u>Deny</u>
NOV 2003	1 car garage to attach to existing garage + extend deck	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) 1 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: Survey, Photos, Brochure, Deck Plans

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: install pool w/ Deck + Covered patio

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15' side</u>	<u>Pool 10</u>	<u>5'</u>
<u>15' side</u>	<u>Pool Deck 50 sq ft</u>	<u>width 5' max</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 30th day of March, 20 22

Leeann Bertorelli
Notary Public

Petitioner Silvano Di Renzo Date 3/30/22

Leeann Bertorelli
Notary Public, State of New York
No.01BE6146184
Qualified in West County
Commission Expires 05/15/2022



ZONING BOARD OF APPEALS
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PUTNAM COUNTY

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no

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

Application Date: 04/08, 2022

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Jose Illescas Address: 114 Hill St, Mahopac, NY 10541
Mailing Address: 114 Hill St, Mahopac, NY 10541 Phone Number(s): _____
Zoning District: R-120 Tax Map: 64.18 - 1 - 42
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: None

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.): shed, gazebo, and arbor. 1 family w/ apt in process at Boign Regalia
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

I, the applicant, am seeking permission to: Retain existing shed.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Side yard 20ft for shed	5 ft	15 ft

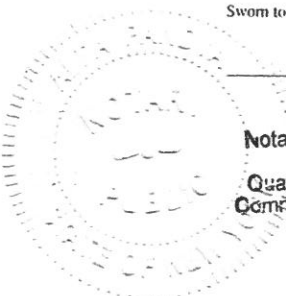
State of New York)
 ss:
County of Putnam)
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief,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

Sworn to before me this 12th day of April, 202022

[Signature]
Notary Public

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/2023

Petitioner Jose Illescas Date 4/12/2022





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: Jose Illescas
Located at: 114 Hill St (Address) Mahopac, NY 10541 (City, Town, Village)
Tax Map #: 64.18-1-42
In the matter of: Side yard variance for existing shed. (Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg
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
Joel Greenberg (Print Name)

Signed: Jose Illescas
Jose Illescas (Print Name)

Mailing Address: 2 Muscoot Rd N, Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 04/07/2022
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 114 Hill St, Mahopac
State: NY Zip: 10541
Telephone: _____

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TOWN OF CARMEL
PUTNAM COUNTY

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me

IN THE MATTER OF THE APPEAL
OF

Reinoso

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 04/08, 2022

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
(Other Section)
 Name of Property Owner: Jonny Reinoso Address: 35 Summit Drive, Mahopac, NY 10541
(Address) (City) (State)
 Mailing Address: 35 Summit Drive, Mahopac, NY 10541 Phone Number(s): 845-661-7896
(Address) (City) (State)
 Zoning District: R-120 Tax Map: _____
(R-120, Commercial, C.B.P. 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: N/A

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) One family residence and 2 sheds.

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: _____

I, the applicant, am seeking permission to: Add second story addition and interior alterations.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Front yard, North	38.7ft	1.3ft
Front yard, West	33.0ft	7.0ft

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 8th day of April, 2022

[Signature]
Notary Public

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/ 2023

Petitioner: *[Signature]* Date: _____



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: Jonny Reinoso
Located at: 35 Summit Drive (Owner) Mahopac, NY 10541
(Address) (City, Town, Village)
Tax Map #: 86.39-1-31
In the matter of: Front yard area variances
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg

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: Jonny Reinoso
(Owner of Property)
Jonny Reinoso
(Print Name)

Mailing Address: 2 Muscoot Rd N, Mahopac

Mailing Address: 35 Summit Drive, Mahopac

State: NY Zip: 10541

State: NY Zip: 10541

Telephone # 845-628-6613

Telephone # _____

Date: 04/07/2022

E-mail: joel.greenberg@arch-visions.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.