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:

 Application of <u>JOHN REGAN</u> 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 3rd 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 <u>SILVANO DIRENZO</u> 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 <u>JOSE ILLESCAS</u> 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

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ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF THE APPEAL OF John Regan TO THE ZONING BOARD OF APPEA OF THE TOWN OF CARMEL	Applica	ation Date:	Moral 8, 20 22	
Zoning District: (R-120, Commercial, C/BP, or Conservati	Address: 1751 Rou Address: 1751 Rou Control NY 10512 Phone Number City) Tax Map: 55.4	r(s):	Comel NY 10512	
Applicant is: (circle one (Owner) (Le	essee) (Contract Vendee) [Attach	deed, contr	act of sale or lease agreement	
Previous Appeals regarding the subject pres	mises:			
yard yard	REQUEST urd-Ex. Structure + side + new structure riance to add garag + e . A Dt.		RESULTS Approved Approved	
diagrams, neighborhood land use maps, prounderstand the request. List attachments he Is any portion of the property within 500 ft. Explain:	n supporting materials including plans, elevations supporting materials including plans, elevations of property and any research plan & thour property and any of any state or county highway, town boundary to the plan and the p	ry, parkway	or public lands YESINO	partments above.
CODE REQUIRES / ALLOWS	PROVIDED	v	ARIANCE REQUIRED]
No mixed use - varian	a 2 Apts approved	See	attached	1
granted to allow	Reguest permission]
& tamly we office	to expand non-			
below 6/19/1998	containing use to			1
	a 3rd a partment			-
				-
		<u> </u>		J
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 as	nd knows the co	ntent thereof, and that the same is true to	
Swom to before me this 2 hd day of	stated to be on information and belief, and as to those mat	ters (he) (she) b	elieves to be true.	
Margaret Ferrin	Buchel			
MARGARET FERRERI BUECHEL Notary Public, State of New York No. 4919619	1			
Qualified in Dutchess County Commission Expires February 8, 20	Petitioner_//		Datc	

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.



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

AUTHORIZATION FORM

RE:	Property of: John Regan	
	Located at: 1751 Route & OWNER)	, Carmel NY
	Tax Map #: 55.6 - 1-24	(City, Town, Village)
	In the matter of: Legalize existi	ny third apartment
To who	om it may concern:	
This le	tter is to authorize	
a/an (c	heck one) Attorney Engineer Architec	tOther
to appl	y for the required variance(s) on the above noted pro	operty and to sign all necessary papers and make all
necessa	ary representations on my behalf in connection with	the above-mentioned matter.
Counte	ersigned:	Signed:
	William A. Shilling, Jr.	John Regan John Regan
Mailin:	g Address: 120 Old Route 6	Mailing Address: P.O.Box 67
State: _ Teleph		State: Ny Zip: 105/2 Telephone #
Date: _ E-mail:	: Waslaw C shillinglegal. Con	*



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	Carmel, NY 10512
(Address)	(City, Town, Village)
Tax Map #: 55.6-1-12	
In the matter of: Use Variance for Existing 3	ord Apartment
	(Variance Request)
To whom it may concern:	
This letter is to authorize Joel Greenberg, Alf	A, NCARB
a/an (check one) Attorney Engineer	Architect()
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 connect the first connect that the connect that t	
Mailing Address: 2 Muscoot Road North	Mailing Address: P.O. Box 67
Mahopac	Carmel
State: NY Zip: 10541	State: NY Zip: 10512
Telephone # 845-628-6613	Telephone #
Date: 2/3/2022	
E-mail: joel.greenberg@arch-visions.com	

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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 TI OF FE 12 arclo TO THE ZONING BOAR OF THE TOWN OF	D OF APPEALS CARMEL	156.20	Application Date: _	3/24, 20 22
Application For (circle applica	2	(Use Va	ariance Interprets	
Name of Property Owner:	ristina teli	2 ardo Address: 4	Leslie br	ive Manopac Ny (State)
Mailing Address: 4 Les (Address)	e brive Mahope	C Normal Phon	e Number(s):	
Zoning District: (R-120, Commercial	(CBP, or Conservation)	Tax Map: 5	3.11/- (section)	- 16 (Lot)
Applicant is: (circle one) (Ov	wner) (Lessee)	(Contract Vendee)	[Attach deed, contr	act of sale or lease agreement]
E-Mail Address:_				
Previous Appeals regarding th	e subject premises:			
DATE		REQUEST		RESULTS
() 0000				15+58.49 feet
1-eb 2000	6 tence			must be 14'
				Night remainder
				CON GOUDTO 6. UNE
	his application supports use maps, property surtachments here: within 500 ft. of any sta	ing materials including plan vey, photographs of proper multi-	ns, elevations, landsca ty and any other mater on boundary, parkway	pping diagrams, traffic circulation rials that will assist the Board to
CODE REQUIRES / AL	LLOWS	PROVIDED	1	ARIANCE REQUIRED
X See Allander				



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

TO THE ZONING BOAL	Brown RD OF APPEAL		Application Date:	0131 .20 22	
Application For (circle applic	rable): Area Vi	ariance (156.15) Use Varia	unce Interpreta	Managar NY	
				(State)	
Zoning District: (R-120, Commercial	14 6 DIVO	MUNDAL, NJ WHI Phone N Tax Map: 64.	l'G - d	Moch) - (Lee)	
Applicant is: (circle one)	(Less	see) (Contract Vendee) [/	Attach deed, contr	act of sale or lease agreement)	
E-Mail Address:					
Previous Appeals regarding to	he subject premi	ises:			
DATE		REQUEST		RESULTS	
Jun 2021	add la	rgir garage to	Started	(Once)	Ā
					-
ls any portion of the property Explain: 405, W	this application is use maps, propertiachments here:	supporting materials including plans. erry survey, photographs of property a Survey is the trivery a f any state or county highway, town b	elevations, landsca and any other mater coundary, parkway	ping diagrams, traffic circulation rials that will assist the Board to or public lands YE NO	_
1. the applicant, am seeking p	POUTSI	emove garage (co	mplet {	1 add larger	
CODE REQUIRES / A	LLOWS	PROVIDED	1	ARIANCE REQUIRED	7
40 From	+	23.6'		16.4	1
15' Row	1	8.58		6.42]
15' Sid	e	9.5		\$ 5.5'	32
		and says that (he) (she) has read the foregoing pued to be on information and belief, and as to the			
LISA LAQUIDAS Notary Public, State of No. 01 LA61659; Qualified in Putnami Commission Expires	New York	Petitioner In	Midle	Date_ 3131122)_

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
 - o 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
 - o 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.



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541

IN THE MATTER OF THE APPEAL		
D OF	<u></u>	36
TO THE ZONING BOARD OF APPE OF THE TOWN OF CARMEL	Application	on Date: $3/30.20$
Application For (circle applicable): Area		Interpretation 280A
lame of Property Owner: 51 Uan	o DiReproAddress: 21 Stein	ner DR, Mahopac, NY
Mailing Address: 21 Steiner DR	Mahabac NY 10541 Phone Number(s)):
oning District: (R-120, Commercial, CBP, or Conserva	Mahadac NY 105H Phone Number(s) (City) Tax Map: 64,5 (section)	- (Block) (Lett
applicant is: (circle one) (Owner) (L	.cssee) (Contract Vendee) Attach de	ed, contract of sale or lease agreement
-Mail Address:		
revious Appeals regarding the subject pro	emises:	
DATE	REQUEST	RESULTS
0 100	-	
Sept 1993	Dide gard variance	(or (ma)
NOV 903	1 Car garage to attac	A to
000 Jac 5	steni agrage + Estend	deck (Daid)
ist all improvements (1 family dwelling,	1918 11:00	Curs (Carlo
	on supporting materials including plans, elevation	
nderstand the request. List attachments he	operty-survey, photographs of property and any of cre: 10 10 10 10 10 10 10 10 10 10 10 10 10	L. Dock Plans
xplain:		
the applicant, am seeking permission to:	chistall fool of Deck	2 + Covered Palio
the applicant, am seeking permission to: CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
code requires / Allows	PROVIDED	
code requires / Allows	PROVIDED	
15' Side	PROVIDED	

Notary Public, State of New York
No.01BE6146184
Qualified in West County
Commission Expires 05/15/20



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

IN THE MATTER OF THE	E APPEAL			*	
Illescas			Analica	ion Date: 04/08	2022
TO THE ZONING BOARD OF THE TOWN OF C			Арриса	non Date.	. 2022
Application For (circle applicab	le): Area Varianc	27.75 17.77324	Jse Variance	Interpretation	280A
Name of Property Owner: Jose	Illescas	Address:	114 Hill St, N	Mahopac, NY	
Mailing Address: 114 Hill S	t, Mahopac,	NY 10541	Phone Number(s):	(Cnv) (State)
Zoning District: R-120 (R-120, Communical, C	(City)		64.18	_1	. 42
	1		(section)	(Bleck)	(Let)
Applicant is: (circle one) (Own E-Mail Address; None	(Lessee)	(Contract Vendee)	Attach c	leed, contract of s	ale or lease agreement
Previous Appeals regarding the	1:			*****	
revious Appeals regarding the	subject premises:				
DATE		REQUEST			RESULTS
		-			
					10.1
List all improvements (1 family of	dwelling, pool, etc.	sh	ed, gazeb	o, and arbor	· Hanky w/
List all improvements (1 family of the owner shall submit with this diagrams, neighborhood land use understand the request. List attac	application suppor maps, property sur hments here:	ting materials including vey, photographs of pro-	plans, elevation operty and any o	ns, landscaping dia other materials that	grams, traffic circulation will assist the Board to
s any portion of the property wit	hin 500 ft. of any s	ate or county highway,	town boundary	parkway or publi	c lands? YES NO
, the applicant, am seeking perm	ission to: Retain	existing shed.			
CODE REQUIRES / ALLO	ows	PROVIDED	T	VARIAN	CE REQUIRED
Side yard 20ft for sh	ed	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.

12 th gay of April 20 2022

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

member 1 12/2022



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	(Ow	ner)	Mahopac, N	IY 10541
	Tax Map #: 6	4.18-1-42	(Address)	,		(City, Town, Village)
	In the matter	of: Side yard var	iance for existing she	ed.		
			(Vari	ance Request)		
To who	om it may con	cern:				
This let	tter is to autho	rize Joel Greenb	erg			
	neck one) Att			tect 🗸		
to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all						
necessa	ry representati	ons on mybehal	If in conflection wit	h the abov	d-mentione	d matter
Counter	signed:	all you	Pluber P	Signed:	111	Ille Op
	Joel	eenberg			Jose Illescas	(Charge of Property)
Mailing	Address: 2 Mu	scoot Rd N, Maho	ppac	Mailing	Address: 1	14 Hill St, Mahopac
State: N'	Υ	7: 10F44				
THE REAL PROPERTY.		Zip: 10541		State: N	Y	Zip: 10541
Telephone # 845-628-6613 State Date: 04/07/2022 Telep					ne -	
E-mail: joel.greenberg@arch-visions.com						
_	36-					



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

Reinoso TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Variance (156-15) Name of Property Owner: Jonny Reinoso Address: 35 Summit Drive, Mahopac, NY 10541 Mailing Address: 35 Summit Drive, Mahopac, NY 10541 Zoning District: R-120 (R-120, Commercial, C-BP, or Conservation) Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale on E-Mail Address: N/A	Y 10541 (State)	
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 28(35 Summit Drive, Mahopac, NY Address) (City) Mailing Address: 35 Summit Drive, Mahopac, NY 10541 (State) Phone Number(s): 845-661-7896 Zoning District: R-120 (R-120. Commercial, C-BP, or Conservation) Tax Map: (section) (Block) Application Date: 94708 Application Date: 94708 To THE ZONING BOARD OF APPEALS (City) Use Variance Interpretation 28(35 Summit Drive, Mahopac, NY 10541 (Naddress) (City) Phone Number(s): 845-661-7896 (Block) (State) (Section) (Block) Application Date: 94708	0A Y 10541 (State)	
Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280 Address: 35 Summit Drive, Mahopac, NY 10541 Phone Number(s): 845-661-7896 Address: Coning District: R-120 (R-120, Commercial, C-BP, or Conservation) (Lessee) (Contract Vendee) [Attach deed, contract of sale or E-Mail Address: Interpretation 280 Use Variance Interpretation 280 (Address: Summit Drive, Mahopac, NY 10541 Phone Number(s): 845-661-7896 (R-120, Commercial, C-BP, or Conservation) (State) Phone Number(s): 845-661-7896 (Block) (Interpretation 280 (Interpretation	Y 10541 (State)	
Name of Property Owner: Jonny Reinoso Address: 35 Summit Drive, Mahopac, NY 10541 (City) (State) Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) E-Mail Address: 35 Summit Drive, Mahopac, NY 10541 (State) (State) (Phone Number(s): 845-661-7896) Tax Map: (section) (Block) [Attach deed, contract of sale on the contract of	Y 10541 (State)	
Name of Property Owner: Jonny Reinoso Mailing Address: 35 Summit Drive, Mahopac, NY 10541 Address: A	(State)	
Mailing Address: 35 Summit Drive, Mahopac, NY 10541 Phone Number(s): 845-661-7896 Zoning District: R-120 (R-120, Commercial, C-BP, or Conservation) Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) E-Mail Address:	(Lot)	
Zoning District: R-120 Tax Map:	(Loi)	
Applicant is: (circle one Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale on E-Mail Address:		
E-Mail Address:		
E-Mail Address:	r lease agreementi	
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.		
s any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public land		
, the applicant, am seeking permission to: Add second story addition and interior alteration	ons.	
	VARIANCE REQUIRED	
Front yard, North 38.7ft 1.3f		
Front yard, West 33.0ft 7.0f	π	
ss:		
County of Putnam) he undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and	d 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	2.	
oth		
oth a line		
oth		
oworn to before me this 8th day of April 2027 Notary Public		
oth	î	



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	(Mahopac, NY 10541
Tax Map #: 86.39-1-31	(City, Town, Village)
In the matter of: Front yard area variances	
(Var	nance Request)
To whom it may concern:	
This letter is to authorize Joel Greenberg	
a/an (check one) Attorney Engineer Arch	itect Other (
necessary representations on my behalf in connection w Countersigned: Joel Greenberg [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	State: NY Zip: 10541 Telephone #