

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  
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:

**MAY 25, 2023 – 7:30 P.M.**

To hear the following applications:

**HOLD OVER APPLICATIONS:**

1. Application of **MITCHELL & LAUREN KARP** for a Variation of Section 156-20 seeking an Area Variance for permission to retain 6' fence in front yard. The property is located at 19 Woodland Road, Mahopac NY and is known as Tax Map #75.7-1-18.2.

Code Requires/Allows	Provided	Variance Required
4' Fence in Front Yard	6' Fence	2' variance

**NEW APPLICATIONS:**

2. Application of **LOUIS CARDILLO** for a Variation of Section 156-15 seeking an Area Variance for permission to retain pool deck that exists too close to side yard. The property is located at 18 Hillside Terrace, Mahopac NY and is known as Tax Map #87.6-1-21.

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

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3. Application of **AUSTIN BOEHM** for a Variation of Section 156-15 seeking an Area Variance for permission to renovate existing house which includes raising the existing roof. Reconstruction of existing portion which has collapsed. The property is located at 672 Union Valley Road, Mahopac NY and is known as Tax Map #76.20-1-8.

Code Requires/Allows	Provided	Variance Required
Front Yard: 40' House	Existing 9.5'	30.5'
Front Yard: 40' Porch	4.3'	35.7'

4. Application of **MICHAEL McGRAIL & TARA MAGALSKI** for a Variation of Section 156-27C seeking an Area Variance for permission to change dock configuration & extend to 42'. The property is located at 46 West Lake Blvd., Mahopac NY and is known as Tax Map #75.7-3-35.

Code Requires/Allows	Provided	Variance Required
25' Long Dock	42'	17'

5. Application of **MICHAEL PAUL** for a Variation of Section 156-15 seeking an Area Variance for permission to place a shed under 10' from property line. The property is located at 31 Kirkwood Road, Mahopac NY and is known as Tax Map #75.7-1-25.

Code Requires/Allows	Provided	Variance Required
10' side	2'	8'
10' rear	7'	3'

6. Application of **FRANK GIORDANO** for an Interpretation of Section 156-15. Applicant seeks interpretation that the apartment above garage is legally pre-dated, or in the alternative, a Use Variance to permit same to continue. The property is located at 23 Seminary Hill Road, Carmel NY and is known as Tax Map #55.6-1-68.

7. 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
<b>Dock:</b>		
<b>Lake frontage 50'</b>	<b>6'</b>	<b>44'</b>
<b>Minimum Depth 30'</b>	<b>4'</b>	<b>26'</b>
<b>Minimum Area 3000</b>	<b>96</b>	<b>2904</b>

8. Application of **GLENN MACKLIN** for a Variation of Section 156-15 seeking an Area Variance for permission to add 1 story addition: 8'6" x 20'2" to relocate and expand kitchen. The property is located at 21 Tamarack Road, Mahopac NY and is known as Tax Map #75.8-2-10.

Code Requires/Allows	Provided	Variance Required
Rear 30'	11'	19' variance req.
Rear 30'	29'	1' variance req.

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  
**KARPF**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: April 1, 2023

Application For (circle one): Area Variance (~~156-20~~) Use Variance Interpretation 280A  
Name of Property Owner: Mitchell + Lauren Karpf Address: 19 Woodland Rd. Mahopac NY 10541  
Mailing Address: 19 Woodland Rd. Mahopac NY Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 75.7 L 18.2  
(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>No previous board appearances</u>	<u>(K)</u>

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

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

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

I, the applicant, am seeking permission to: Retain 6' fence in front yard

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>4' Fence in Front</u>	<u>6' fence</u>	<u>2' Variance</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 4<sup>th</sup> day of April 2023  
Alice Daly  
Notary Public

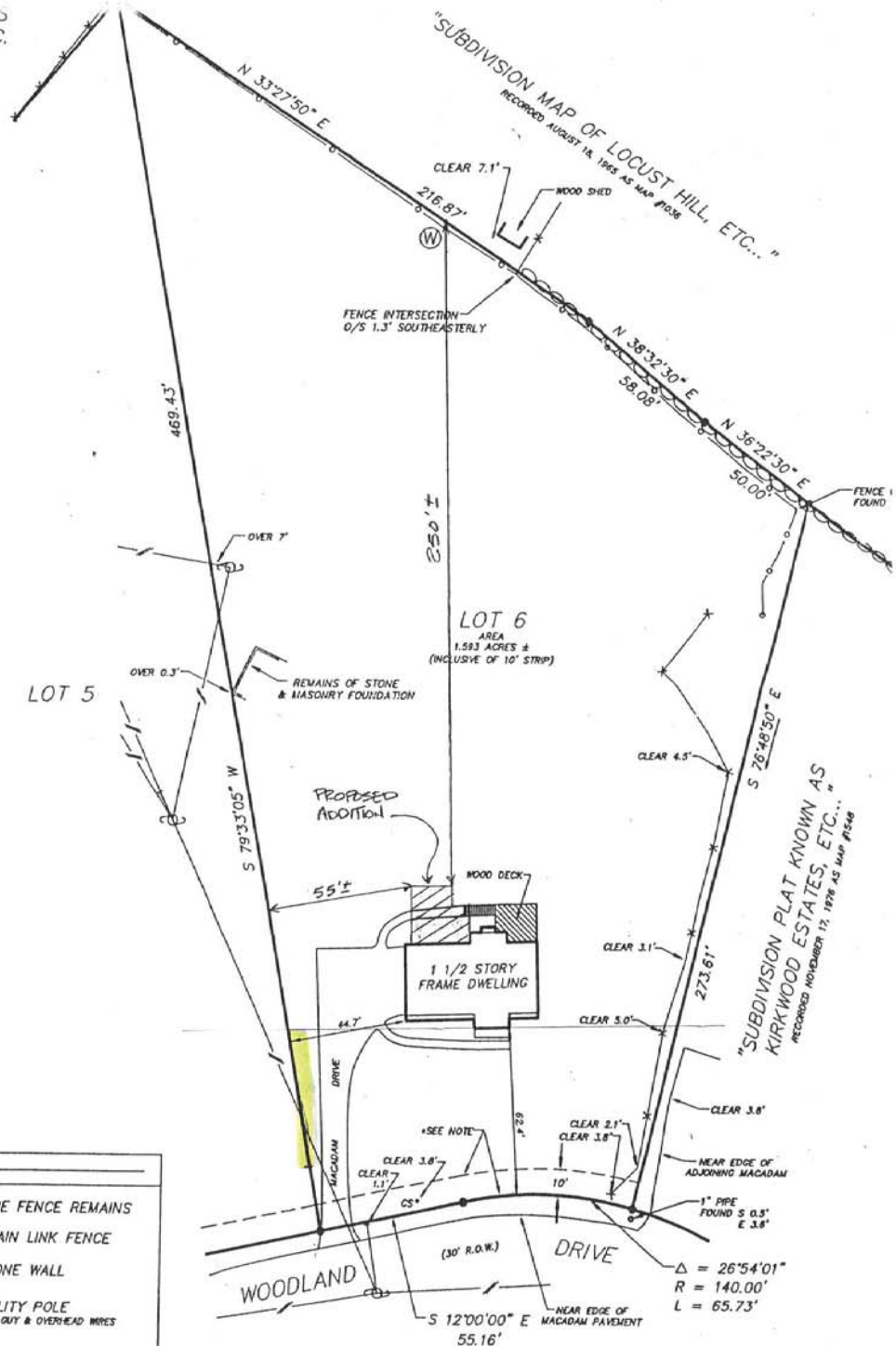
**ALICE DALY**  
Notary Public, State of New York  
No. 01DA6345218  
Qualified in Putnam County  
Commission Expires July 25, 2024

Petitioner: Lauren Karpf Date: 4/1/23



ALTERATIONS  
GALORE, INC.

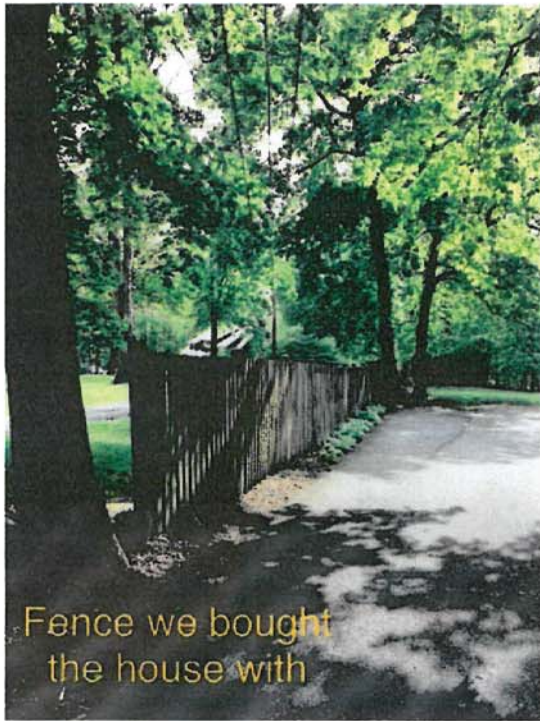
"SUBDIVISION MAP OF LOCUST HILL, ETC..."  
RECORDED AUGUST 18, 1993 AS MAP #1038

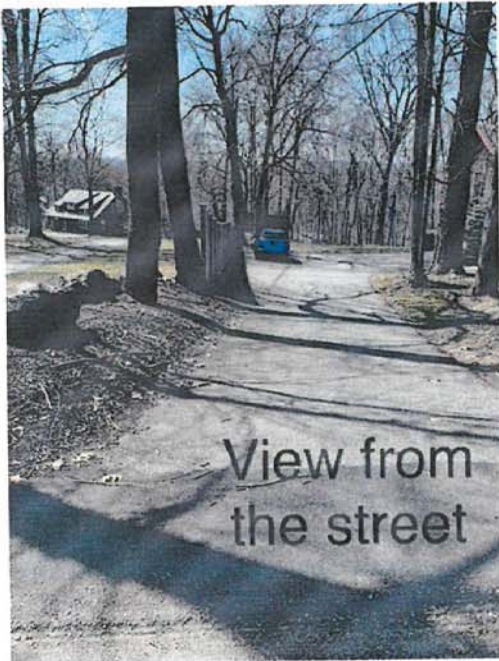
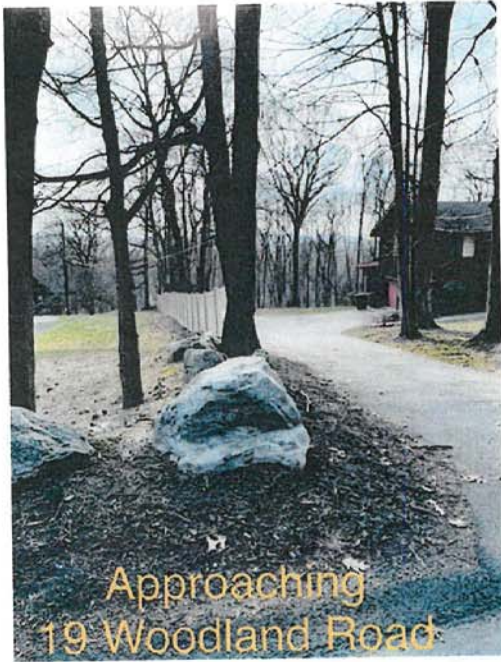


LEGEND	
	WIRE FENCE REMAINS
	CHAIN LINK FENCE
	STONE WALL
	UTILITY POLE WITH GUY & OVERHEAD WIRES
	CONCRETE WELL STRUCTURE
	CURB STOP

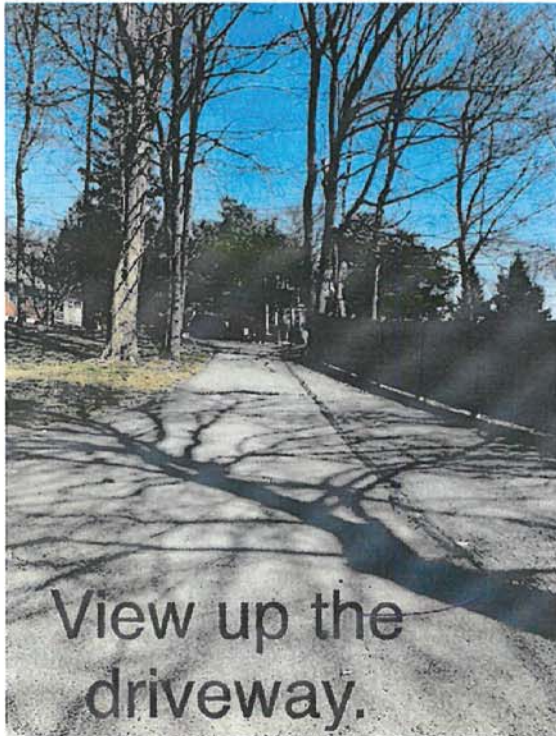
"SUBDIVISION PLAT KNOWN AS  
KIRKWOOD ESTATES, ETC..."  
RECORDED NOVEMBER 17, 1978 AS MAP #1548

SUBMITTED 4/24/00

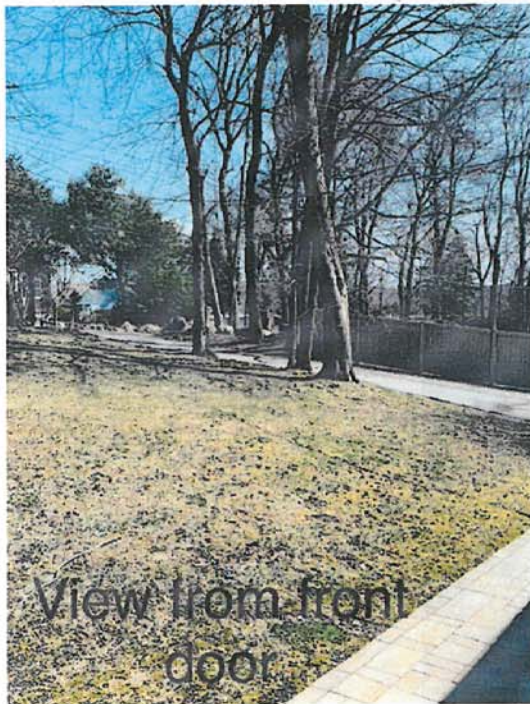
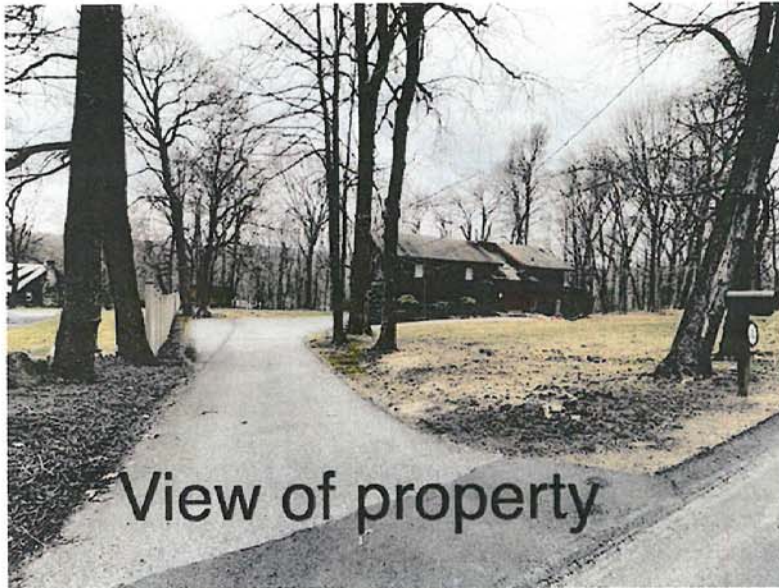














ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

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

Application Date: April 19th, 2023

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: Louis Cardillo Address: 18 Hillside Terr, Mahopac, NY

Mailing Address: 13 Concordia Rd, Mahopac, NY 10541 Phone Number: \_\_\_\_\_

Zoning District: R-120 Tax Map: 87.6 - 1 - 21

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>4/1982</u>	<u>Construct Detached garage</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) house, detached above ground pool and shed

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: application, survey and pool deck 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: None

I, the applicant, am seeking permission to: Retain pool deck that exists too close to side yard

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 19 day of April 2023

Marianne Hecker  
Notary Public

MARIANNE HECKER  
Notary Public, State of New York  
Qualified in Putnam County  
Reg. No. 01HE0382416  
Commission Expires 10/22/2026

Petitioner William Berhart Date 4/19/2023



**AUTHORIZATION FORM**

RE: Property of: Louis Cardillo  
(Owner)  
Located at: 18 Hillside Terr, Mahopac, NY 10541  
(Address) (City, Town, Village)  
Tax Map #: 87.6-1-21  
In the matter of: Cardillo side yard variance for pool deck  
(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)

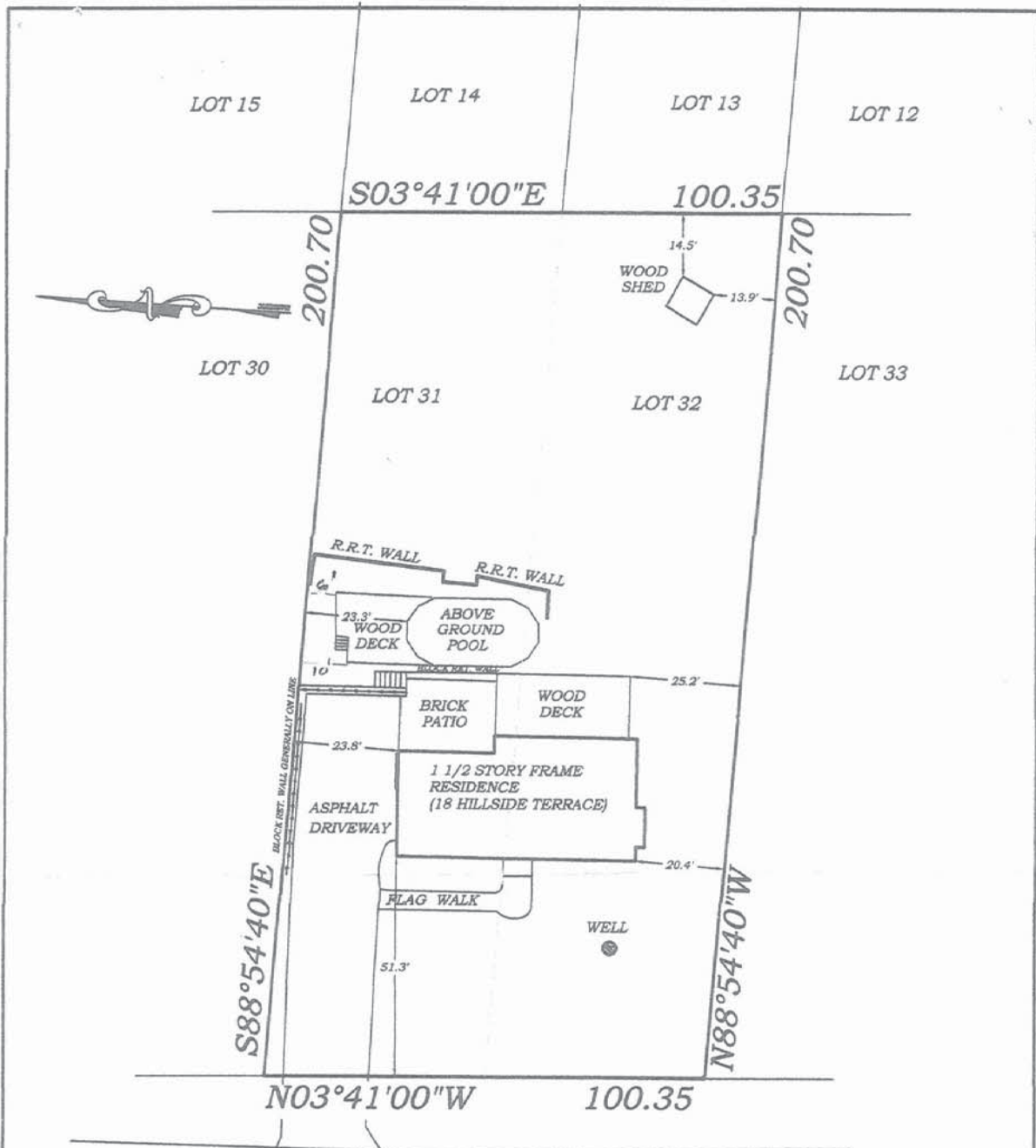
Signed: [Signature]  
(Owner of Property)  
Louis Cardillo  
(Print Name)

Mailing Address: 266 Shear Hill Rd  
Mahopac  
State: NY Zip: 10541  
Telephone # 914-330-4999  
Date: 4/19/2023  
E-mail: RAYEXDESIGN@GMAIL.COM

Mailing Address: 13 Concordia Rd  
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.





**HILLSIDE TERRACE**

**SURVEY OF PROPERTY**

PREPARED FOR  
**LOUIS CARDILLO**

PROPERTY BEING  
LOTS 31 AND 32  
ON MAP ENTITLED  
"AMENDED MAP OF TEAKETTLE SPOUT LAKE AT MAHOPAC, SECTION A"

SITUATE  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK

SAID MAP FILED IN THE PUTNAM COUNTY CLERKS OFFICE,  
DIVISION OF LAND RECORDS ON JANUARY 30, 1947 AS MAP #335C

SURVEYED: DECEMBER 14, 2016

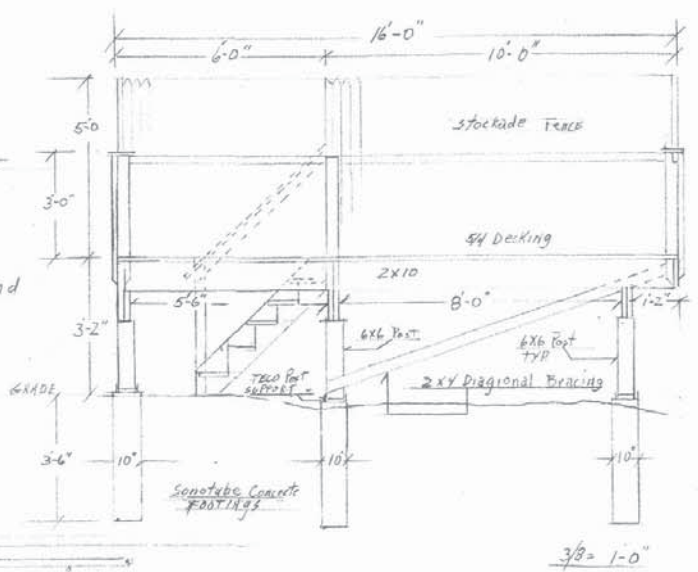
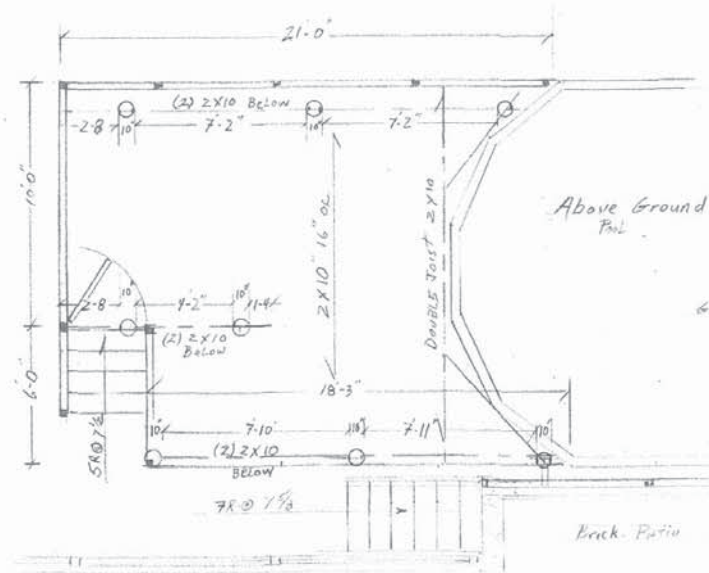
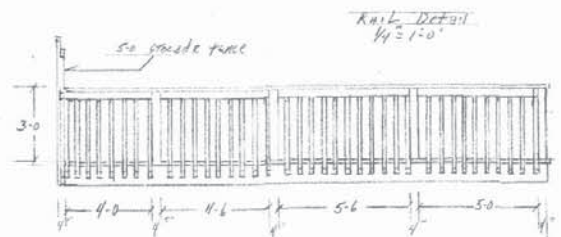
SCALE: 1"=30'

**JOHN J. MULDOON**

18 TIGHE ROAD  
SHENOROCK, N.Y 10587  
(914) 494-2812







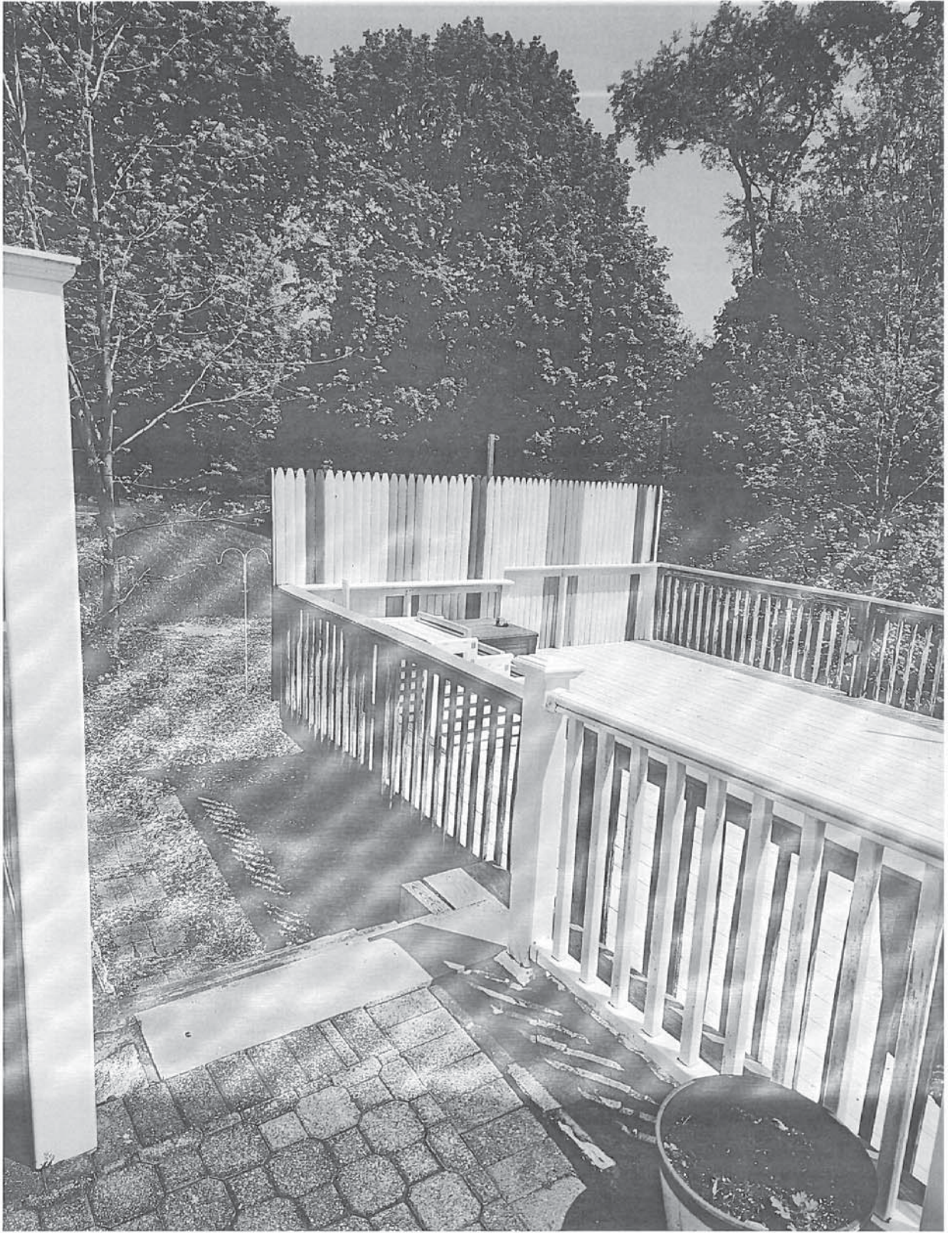
18 Hillside Terrace  
Mahopac NY 12541

Pool Deck Detail  
1/4 = 1'-0"

Drawn by: Peter Brown  
HB Consulting  
Hudson Builders

06.17.2018.













ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*McA*

IN THE MATTER OF THE APPEAL  
OF  
Boehm Renovation  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 4/15, 2023

Application For (circle applicable): Area Variance (15e-15) Use Variance Interpretation 280A

Name of Property Owner: AUSTIN BOEHM Address: 65 HAZEL HILL ROAD MAHOPAC NY  
(Address) (City) (State)

Mailing Address: 65 HAZEL HILL ROAD MAHOPAC, NY Phone Number(s): \_\_\_\_\_  
(Address) (City) (State)

Zoning District: R-120 Tax Map: 76.20 - 1 - 8  
(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: l

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>NO previous</u>	<u>ZBA appearances</u>	<u>(DMA)</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family dwelling, Stone roof cellar

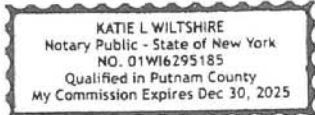
The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments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

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

I, the applicant, am seeking permission to: Renovate existing house which includes raising the existing roof. Reconstruction of existing portion which has collapsed.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Front yard 40' house</u>	<u>existing 9.5'</u>	<u>30.5'</u>
<u>Front yard 40' Porch</u>	<u>4.3'</u>	<u>35.7'</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 9<sup>th</sup> day of May 2023  
Katie Wiltshire  
Notary Public



Petitioner Austin Boehm Date 4/15/2023





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

B

**AUTHORIZATION FORM**

RE: Property of: Austin Boehm (Owner)  
Located at: 672 Union Valley Rd., Mahopac (Address) (City, Town, Village)  
Tax Map #: 76.20-1-8  
In the matter of: Area Variance (Variance Request)

To whom it may concern:

This letter is to authorize Joe Potocki

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.

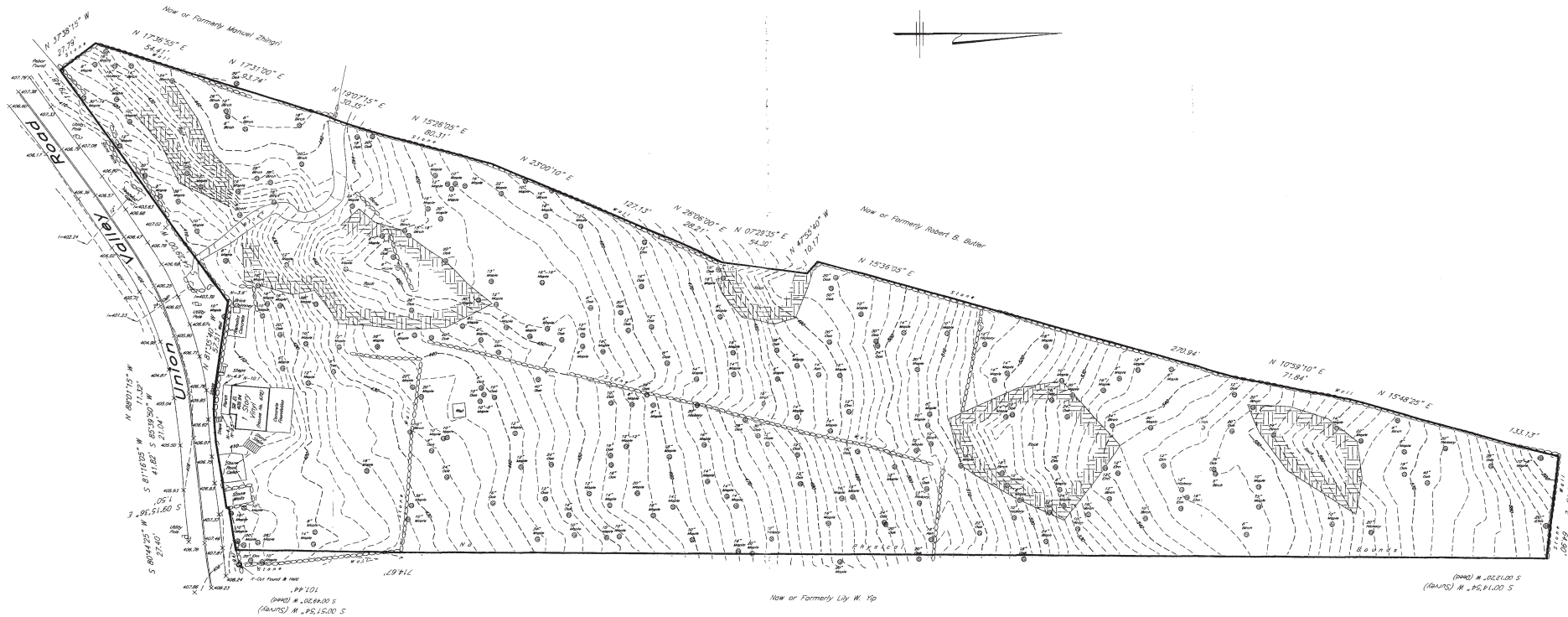
Countersigned: [Signature] (Representative)  
Joe Potocki (Print Name)

Signed: [Signature] (Owner of Property)  
AUSTIN BOEHM (Print Name)

Mailing Address: 266 Shear Hill Rd.  
Mahopac  
State: NY Zip: 10541  
Telephone # 914 714 5214  
Date: 5/10/2023  
E-mail: Ragex Design@gmail.com

Mailing Address: 65 HAZEL HILL ROAD  
MAHOPAC  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

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



Survey of Property  
 prepared for  
**Austin Boehm**  
 in the Town of  
**Carmel**  
 Putnam County, N.Y.  
 Scale 1"=30'  
 Feb. 7, 2022

The premises being Tax Lot 6, Block 1, Section 28.20 as shown on the official Tax Assessment Map for the Town of Carmel.

*Handwritten signature*  
 Ward Carpenter Engineers, Inc.  
 76 Memorack Avenue  
 White Plains, N.Y. 10601

Vertical Datum NAVD83  
 Lot Area = 151,805 sq. ft. or 3.4673 acres

Subsurface structures and their attachments, if any exist, are not shown hereon.  
 "Intentional alterations or additions to a survey map is a violation of section 7208, sub-division 2, of the New York State Education Law."

Only copies of the original survey marked with the land surveyor's initial or embossed seal shall be considered as true and valid copies.

"I, the undersigned, hereby certify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run to the person for whom the survey is prepared only and on his behalf to the Title Company, Investment Institution, CORPORATION, and/or Trust, and shall not be binding on any other party, including the State of New York, and shall not be binding on any subsequent owners."

Copyright (c) 2022 Ward Carpenter Engineers, Inc. All Rights Reserved.

100 E 675 Union Valley Road

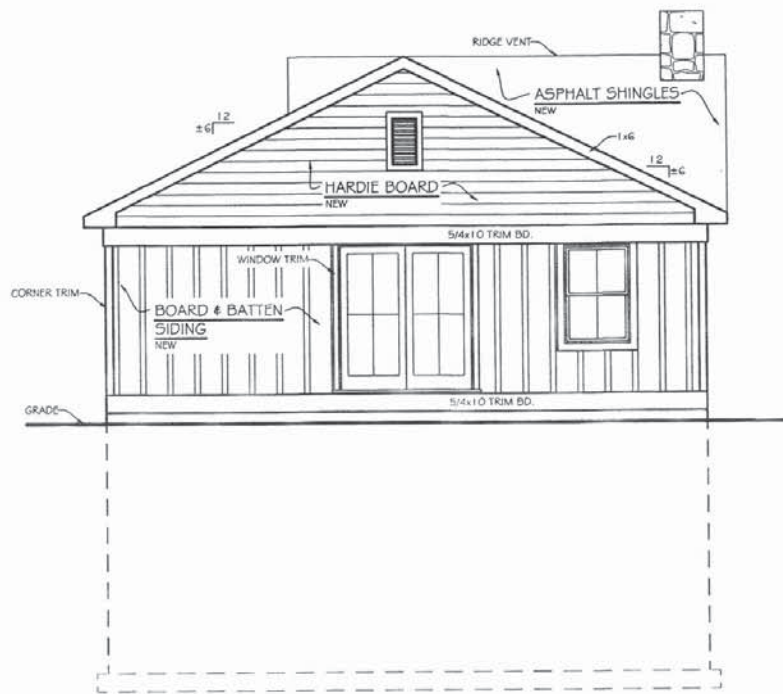
File # LDD 672 UnionValleyRoad.dwg\672UnionValleyRoad

Now or Formerly: Intermodal Development, LLC

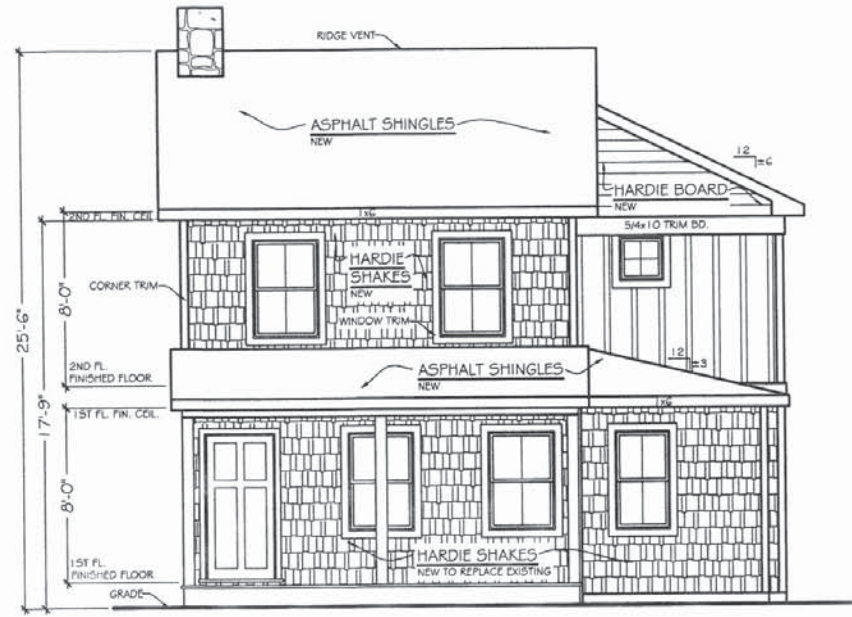
19-101  
 (BAND) N. 0624.00 S  
 (LANDS) N. #5,150.00 S

Now or Formerly: Loy W. Yip

(BAND) N. 1061.00 S  
 (LANDS) N. #5,110.00 S



REAR ELEVATION  
SCALE 3/16" = 1'-0"



FRONT ELEVATION  
SCALE 3/16" = 1'-0"

**RAYEX**  
DESIGN PLANNING CONSTRUCTION

**ROY A. FREDRIKSEN, PE**  
DESIGN • PLANNING • CONSULTING ENGINEERING  
266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000  
RAYEXDESIGN@GMAIL.COM

OWNER: AUSTIN BOEHM	JOB #
PROJECT: RENOVATION OF EXISTING HOUSE LOCATED AT 672 UNION VALLEY RD. IN MAHOPAC, NY.	DRN BY:
	CHKD BY:
	TAX MAP #: 76.20-1-B

SHEET TITLE: ELEVATIONS  
1 OF 7

REVISIONS: DATE: 5/9/2023





LEFT SIDE ELEVATION  
SCALE 3/16" = 1'-0"

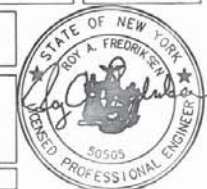
**RAYEX**  
DESIGN PLANNING CONSTRUCTION

**ROY A. FREDRIKSEN, PE**  
DESIGN • PLANNING • CONSULTING ENGINEERING  
266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000  
RAYEXDESIGN@GMAIL.COM

OWNER: AUSTIN BOEHM	JOB #
	DRN BY:
	CHKD BY:
PROJECT: RENOVATION OF EXISTING HOUSE LOCATED AT 672 UNION VALLEY RD. IN MAHOPAC, NY.	TAX MAP #: 76.20-1-8

SHEET TITLE: ELEVATION  
2 OF 7

REVISIONS: DATE: 5/9/2023







**RIGHT SIDE ELEVATION**  
SCALE 3/16" = 1'-0"



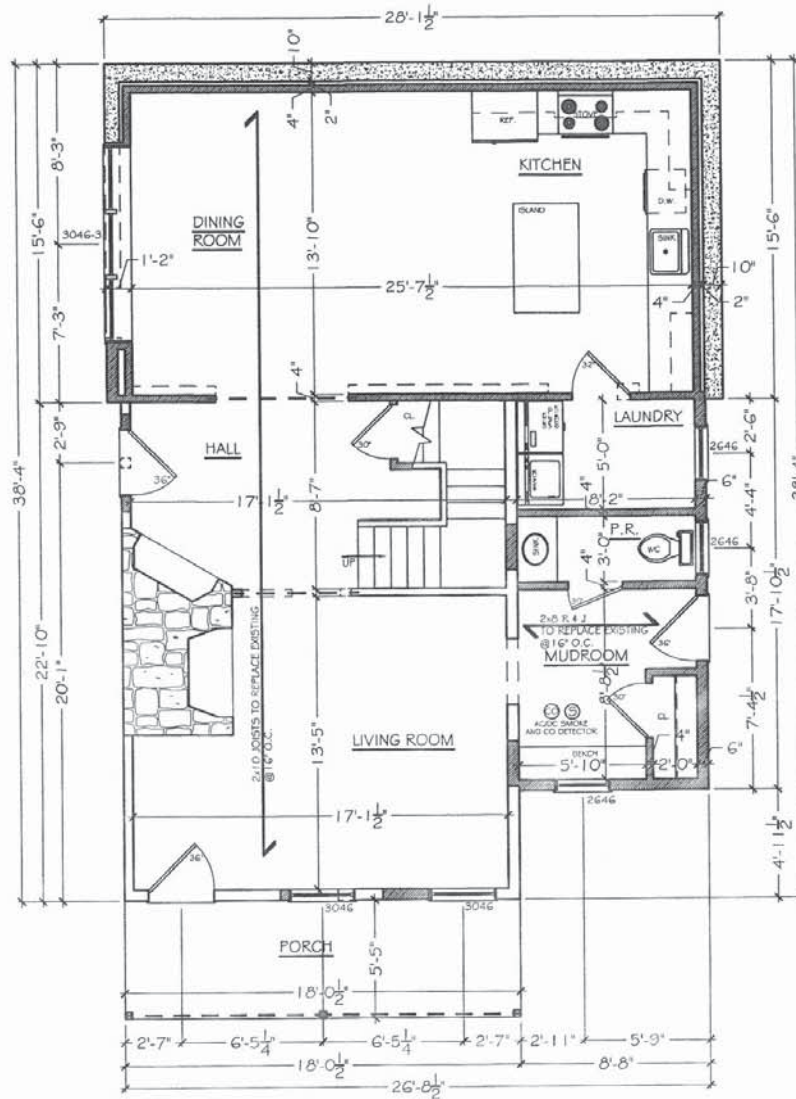
**ROY A. FREDRIKSEN, PE**  
DESIGN • PLANNING • CONSULTING ENGINEERING  
266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000  
RAYEXDESIGN@GMAIL.COM

OWNER: <b>AUSTIN BOEHM</b>	JOB #
	DRN BY:
	CHKD BY:
PROJECT: RENOVATION OF EXISTING HOUSE LOCATED AT 672 UNION VALLEY RD. IN MAHOPAC, NY.	TAX MAP #: 76.20-1-8

SHEET TITLE: ELEVATION  
3 OF 7

REVISIONS: DATE: 5/9/2023





FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

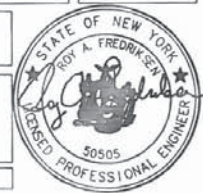


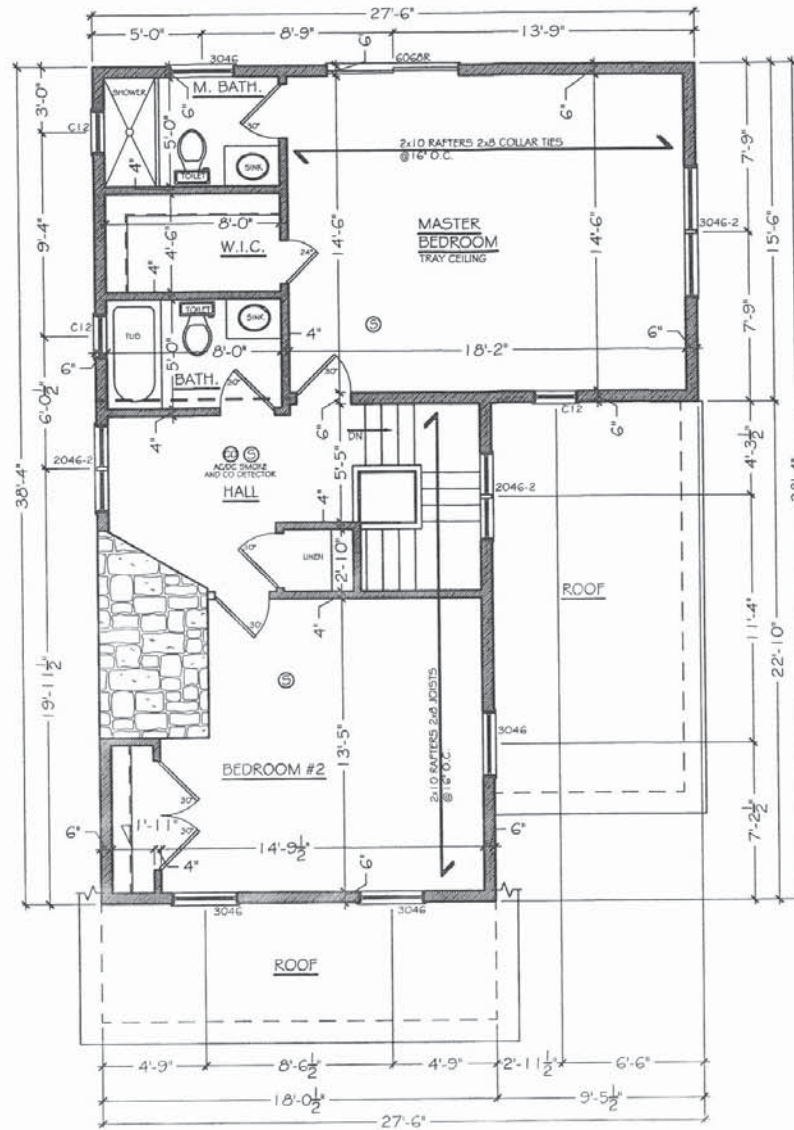
**ROY A. FREDRIKSEN, PE**  
 DESIGN . PLANNING . CONSULTING ENGINEERING  
 266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000  
 RAYEXDESIGN@GMAIL.COM

OWNER:	AUSTIN BOEHM	JOB #	
DRN BY:		CHKD BY:	
PROJECT:	RENOVATION OF EXISTING HOUSE LOCATED AT 672 UNION VALLEY RD. IN MAHOPAC, NY.	TAX MAP #:	76.20-1-B

SHEET TITLE: FIRST FLOOR PLAN  
 4 OF 7

REVISIONS:	DATE: 5/9/2023
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**SECOND FLOOR PLAN**  
SCALE 3/16" = 1'-0"



**ROY A. FREDRIKSEN, PE**  
 DESIGN • PLANNING • CONSULTING ENGINEERING  
 266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000  
 RAYEXDESIGN@GMAIL.COM

OWNER:	AUSTIN BOEHM	JOB #	
PROJECT:	RENOVATION OF EXISTING HOUSE LOCATED AT 672 UNION VALLEY RD. IN MAHOPAC, NY.	DRN BY:	
SHEET TITLE:	SECOND FLOOR PLAN 5 OF 7	CHKD BY:	
REVISIONS:		TAX MAP #:	76.20-1-B

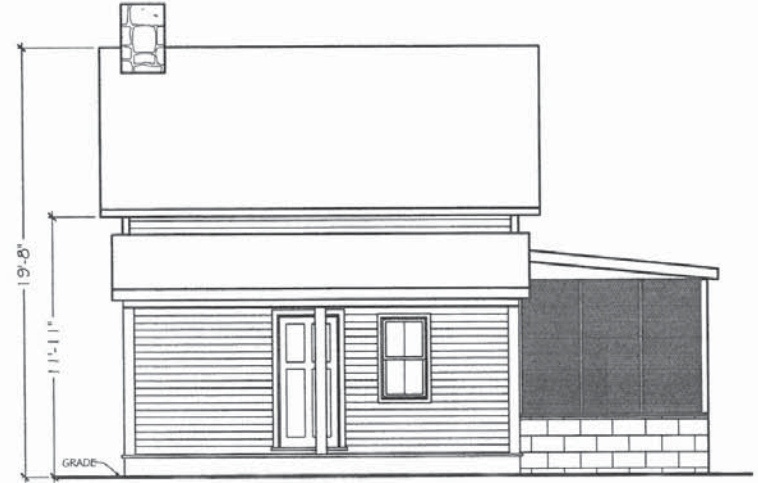
DATE: 5/9/2023



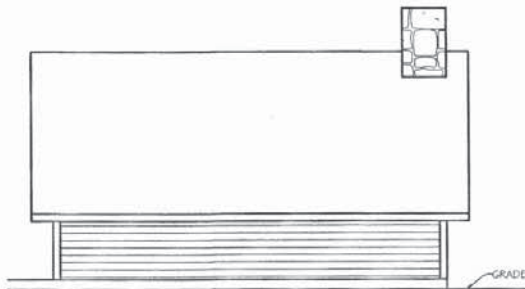




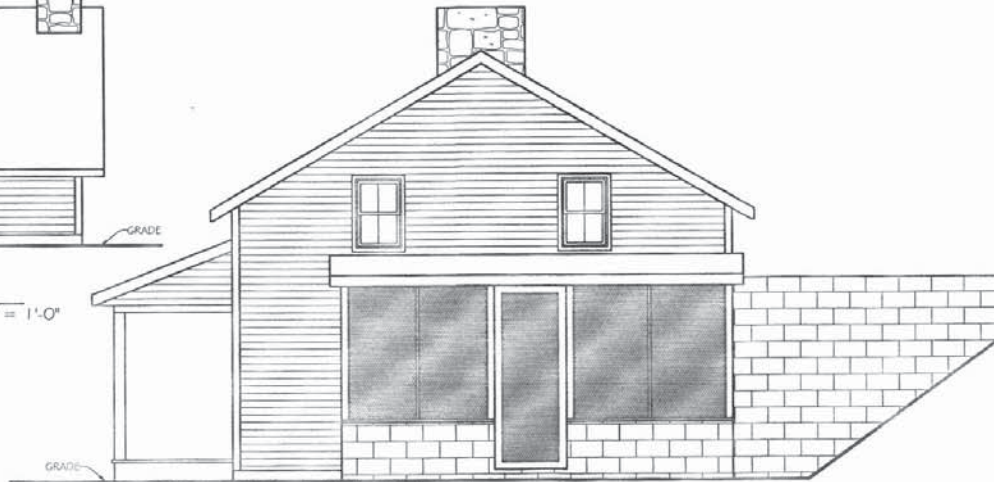
**LEFT SIDE ELEVATION**  
EXISTING SCALE 3/16" = 1'-0"



**FRONT ELEVATION**  
EXISTING SCALE 3/16" = 1'-0"



**REAR ELEVATION**  
EXISTING SCALE 3/16" = 1'-0"



**RIGHT SIDE ELEVATION**  
EXISTING SCALE 3/16" = 1'-0"



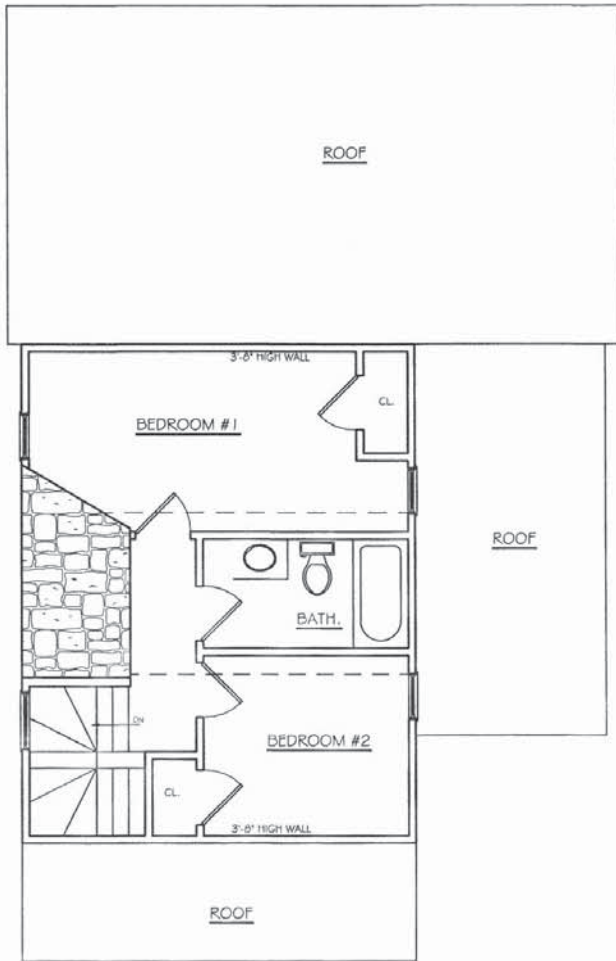
**ROY A. FREDRIKSEN, PE**  
DESIGN • PLANNING • CONSULTING ENGINEERING  
266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000  
RAYEXDESIGN@GMAIL.COM

OWNER: <b>AUSTIN BOEHM</b>	JOB #
	DRN BY:
	CHKD BY:
PROJECT: RENOVATION OF EXISTING HOUSE LOCATED AT 672 UNION VALLEY RD. IN MAHOPAC, NY.	TAX MAP #: 76.20-1-B

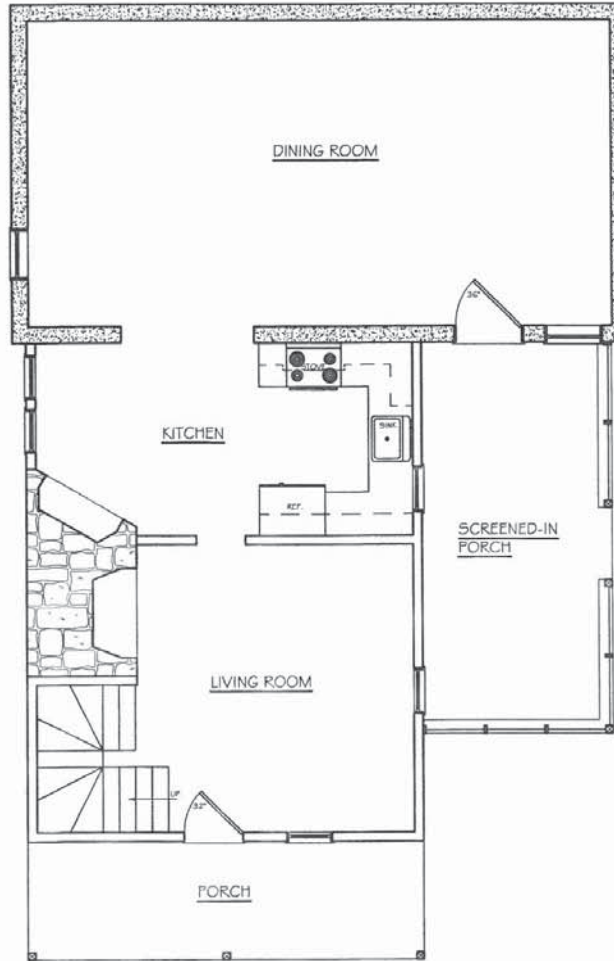
SHEET TITLE: EXISTING ELEVATIONS  
6 OF 7

REVISIONS: DATE: 5/9/2023





**SECOND FLOOR PLAN**  
EXISTING SCALE 3/16" = 1'-0"



**FIRST FLOOR PLAN**  
EXISTING SCALE 3/16" = 1'-0"



**ROY A. FREDRIKSEN, PE**  
DESIGN . PLANNING . CONSULTING ENGINEERING  
266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000  
RAYEXDESIGN@GMAIL.COM

OWNER: <b>AUSTIN BOEHM</b>	JOB #
	DRN BY:
	CHKD BY:
PROJECT: RENOVATION OF EXISTING HOUSE LOCATED AT 672 UNION VALLEY RD. IN MAHOPAC, NY.	TAX MAP #: 76.20-1-B

SHEET TITLE: EXISTING FLOOR PLANS  
7 OF 7

REVISIONS:	DATE: 5/9/2023
------------	----------------











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

Application Date: MAY 1, 2023

Application For (circle applicable): Area Variance (156.22c) Use Variance Interpretation 280A  
 Name of Property Owner: Michael McGrail TARA Magalski Address: 46 W LAKE Blvd Mahopac NY  
 Mailing Address: 46 W Lake Blvd Mahopac NY Phone Number(s):  
 Zoning District: R-120 Tax Map: 75.7 - 3 - 35  
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
 E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<u>No previous board appearances</u>	<u>(RT)</u>

List all improvements (1 family dwelling, pool, etc.) Dock, 1 family house, cottage

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: Yes West Lake Blvd

I, the applicant, am seeking permission to: Change Dock Configuration + extend to 40'

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' Long Dock</u>	<u>40'</u>	<u>17'</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.

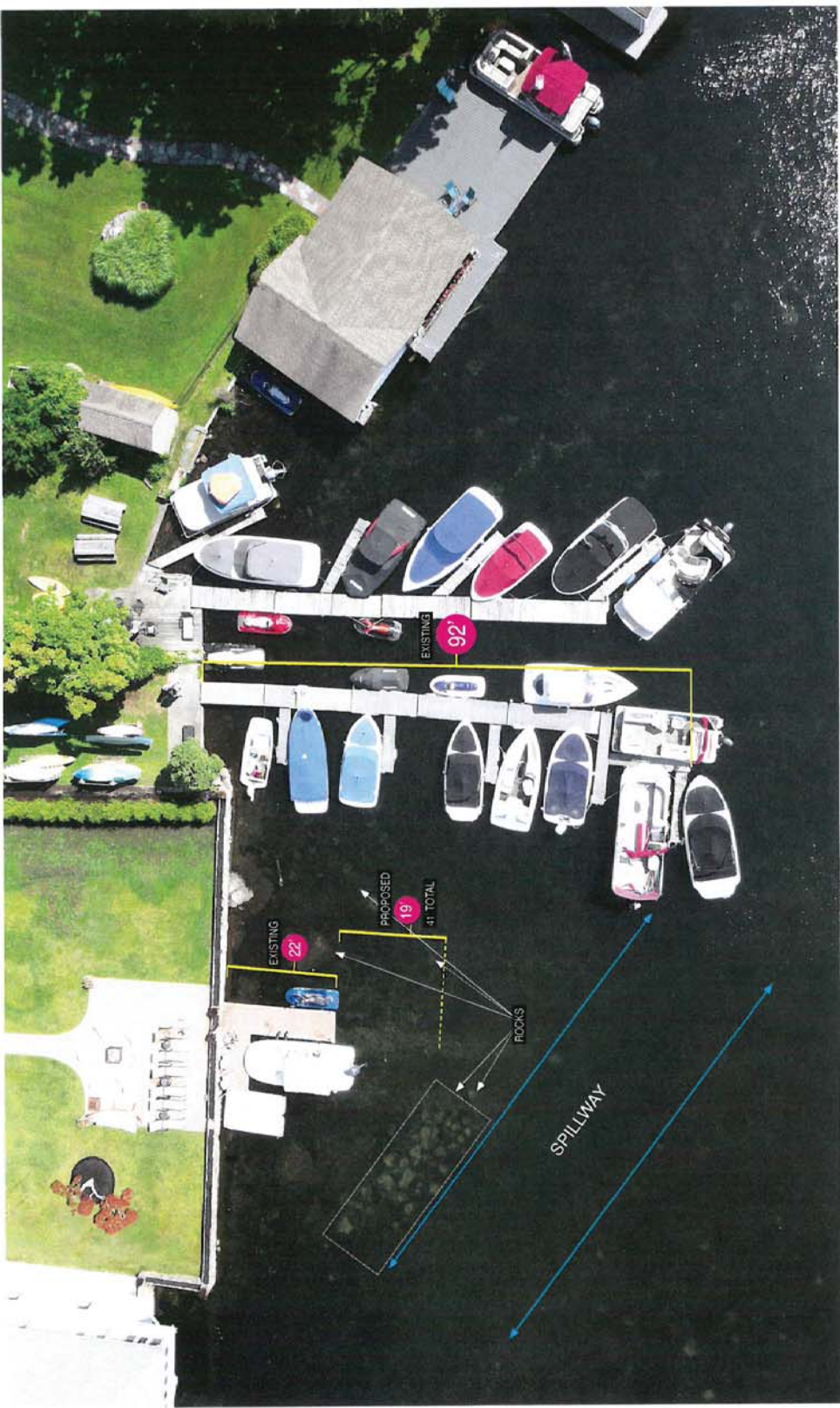
Sworn to before me this 1 day of May, 2023  
Alice Daly  
 Notary Public

**ALICE DALY**  
 Notary Public, State of New York  
 No. 01DA6348218  
 Qualified in Putnam County  
 Commission Expires July 25, 2024

Petitioner [Signature] Date 5-1-23









A

MO



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  
Paul Shed  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 4/11, 2023

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: Michael Paul Address: 31 KIRKWOOD RD MAHOPAC NY 10541

Mailing Address: same Phone Number(s):

Zoning District: R120 Tax Map: 75.7 - 1 - 25

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>1987</u>	<u>Kitchen Expansion - granted</u>	<u>Done</u>
<u>2007</u>	<u>construct deck - granted</u>	

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

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

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO  
Explain: City of New York Property

I, the applicant, am seeking permission to: PLACE A SHED UNDER 10' FROM PROPERTY LINE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Setback</u>	<u>2</u>	<u>8</u>
<u>10' Rear</u>	<u>7</u>	<u>3</u>

State of New York )  
                          ) SS:

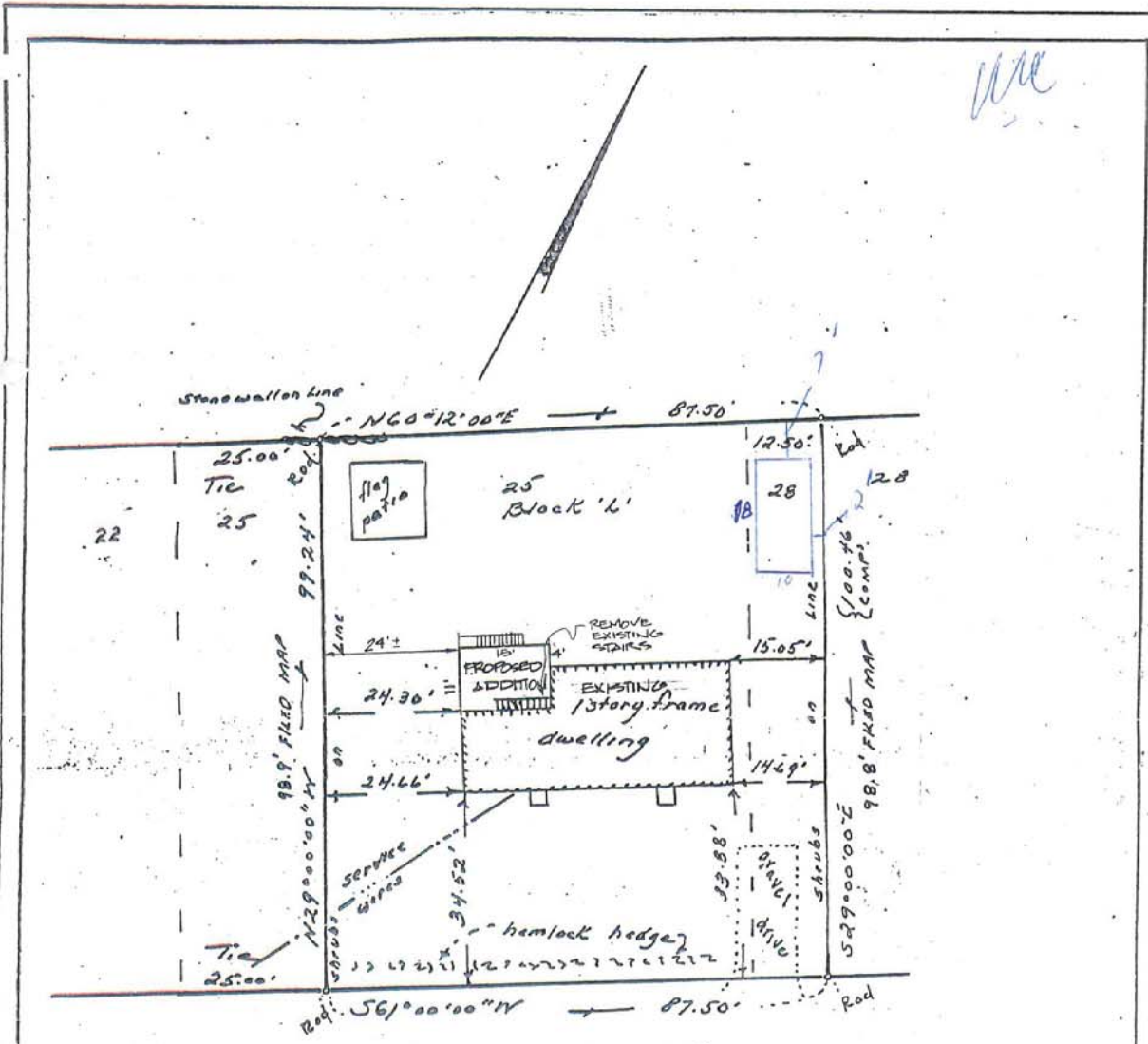
County of Putnam )  
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those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

Sworn to before me this 11<sup>th</sup> day of April 2023

Alice Daly  
Notary Public

ALICE DALY  
Notary Public, State of New York  
No. 01DAG345218  
Qualified in Putnam County  
Commission Expires July 25, 2024

Petitioner: [Signature] Date: 4/11/23



KORKWOOD ROAD

CHICHERCHIA

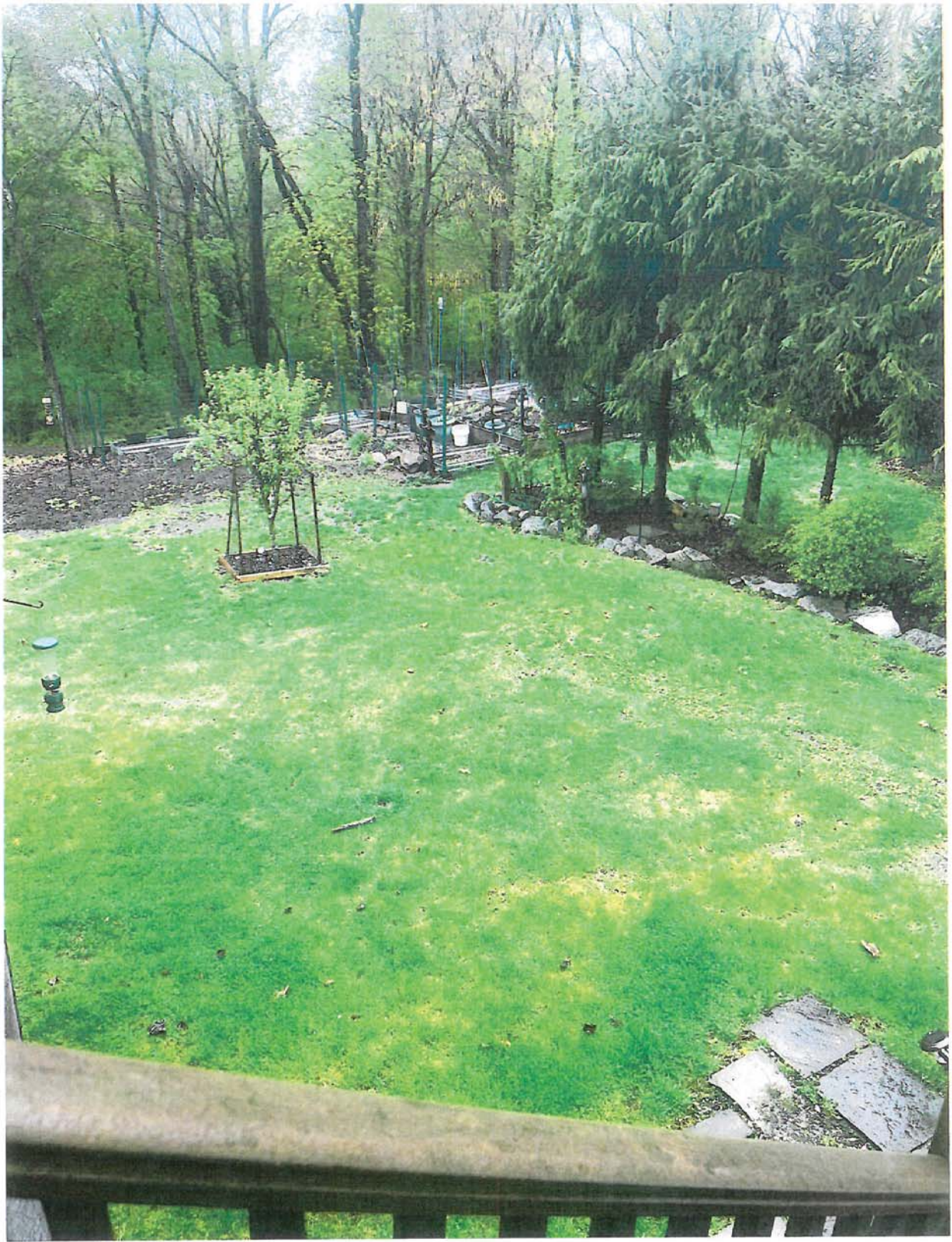
PROPOSED ADDITION ADDED BY JOEL L. GREENBERG, ARCHITECT, NOV. 24, 1987  
 SURVEY OF PROPERTY  
 PREPARED FOR

92-1-18 DOMINICK & ARLENE CHICHERCHIA

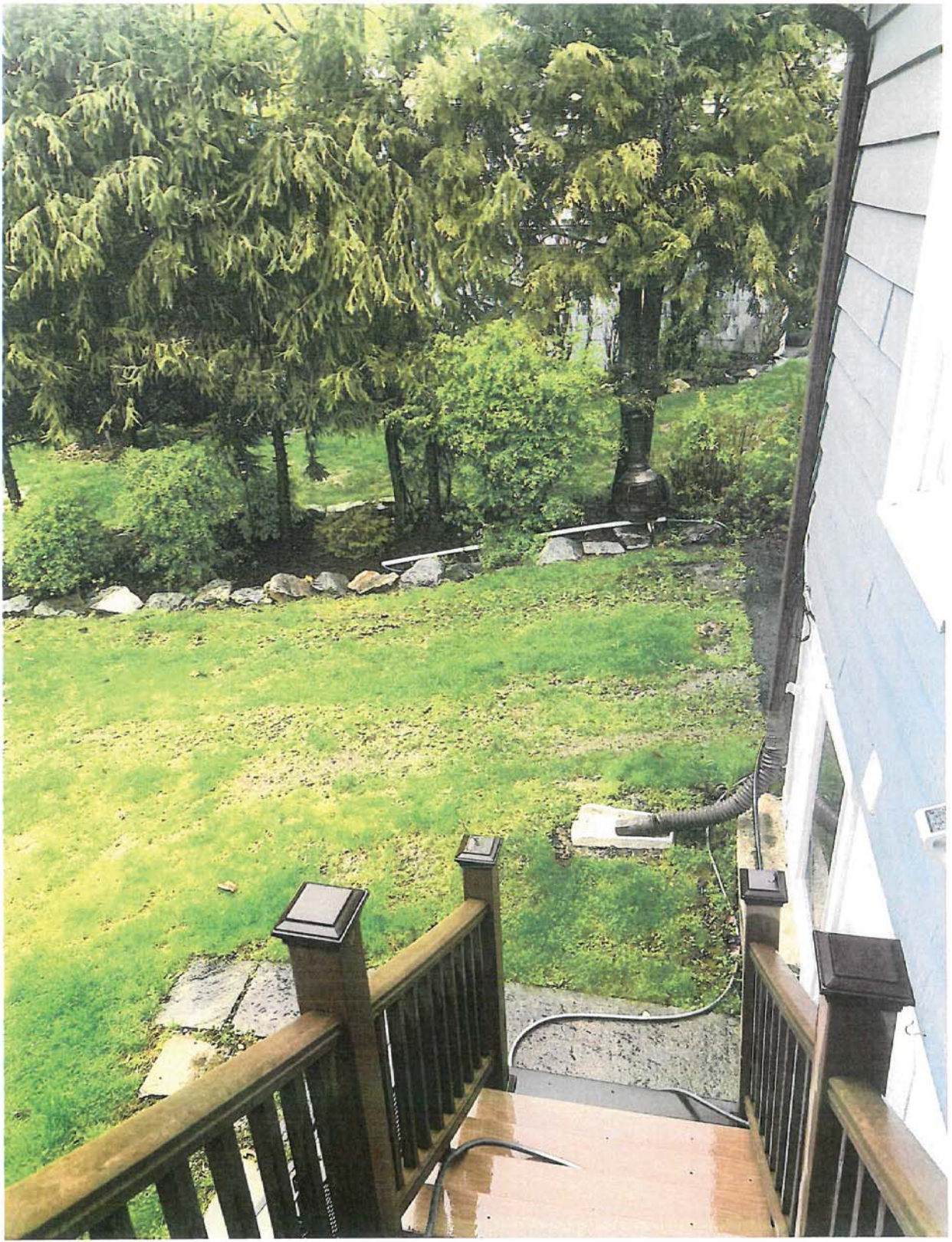
SITUATE IN THE  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK.  
 SCALE 1 IN. = 20 FT. 1977.

RICHARD H. GORR & ASSOC.  
 PROFESSIONAL LAND SURVEYORS  
 &  
 PROFESSIONAL ENGINEERS  
 OLDSTONE BLDG  
 VALHOLM, N.Y. 11781  
 (516) 428-0175





















ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*vide minutes 5/19/26  
- Done*

IN THE MATTER OF THE APPEAL  
OF  
Frank Giordano  
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: Frank Giordano Address: 23 Seminary Hill Road, Carmel, NY  
Mailing Address: 3811 Perry St., Jefferson Valley, NY Phone Number(s): \_\_\_\_\_  
Zoning District: C o m m . Tax Map: 55.6 - 1 - 68  
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
1978	Approve subject apartment	Denied

List all improvements (1 family dwelling, pool, etc.) main house w/2 apartments, 2 story frame 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: affidavit, memorandum of law, assessment card

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO  
Explain: Seminary Hill Road is a Town road

I, the applicant, am seeking permission to: see attached

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
	<u>See attached</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 9<sup>th</sup> 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, 2026

Petitioner *[Signature]* Date \_\_\_\_\_

## ATTACHMENT

Applicant seeks interpretation that the apartment above garage is legally pre-dated or in the alternative a use variance to permit same to continue.

---



**AUTHORIZATION FORM**

RE: Property of: Frank Giordano  
Located at: 23 Seminary Hill Road, Carmel  
Tax Map #: 55.6-1-68  
In the matter of: \_\_\_\_\_

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: \_\_\_\_\_  
William A. Shilling, Jr., Esq.  
Date: \_\_\_\_\_

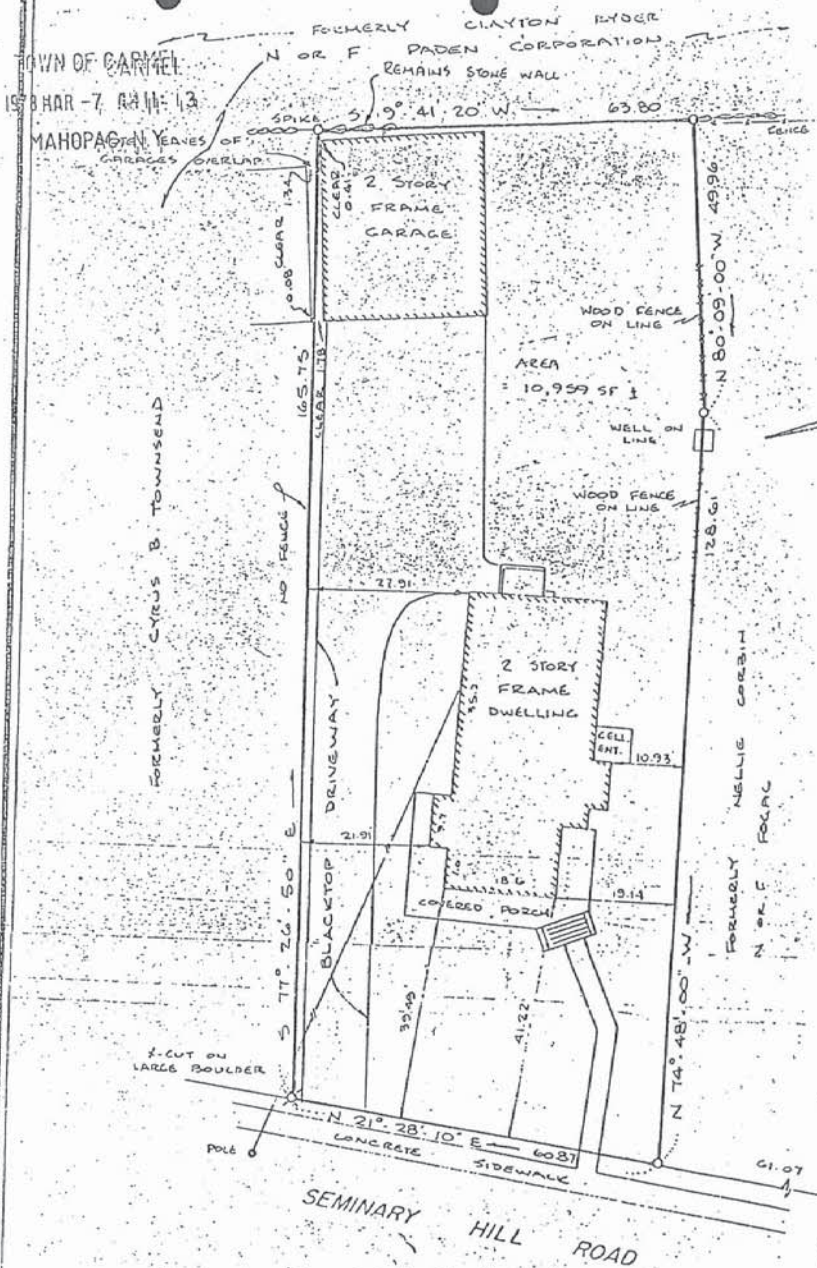
Signed: \_\_\_\_\_  
Frank Giordano  
Date: \_\_\_\_\_

Mailing Address: 1961 Route 6, Suite U3  
Carmel  
State: NY Zip: 10535  
Telephone # 845-225-7500  
Date: 5/9/2023  
E-mail: waslaw@shillinglegal.com

Mailing Address: 3811 Perry St.  
Jefferson Valley  
State: NY Zip: 10535  
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  
 TO BE CONVEYED TO  
**JOHN W. & JULIA M. CA**  
 SITUATE IN



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 (CODE VARIANCE)  Use Variance  Interpretation 280A  
 Name of Property Owner: **Bore Cotaj** Address: **148 E. Lake Blvd., Mahopac, NY**  
(Address) (City) (State)  
 Mailing Address: **34 Kayla Lane, Mahopac, NY** Phone Number(s): \_\_\_\_\_  
(Address) (City) (State)  
 Zoning District: **Res** Tax Map: **76.30 - 1 - 5**  
(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: **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
	<u>See attached</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 9<sup>th</sup> 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: *[Signature]* 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'	<del>44'</del> - 24'
Minimum depth 30'	4'	26'
Minimum area 3000	96	2904





**AUTHORIZATION FORM**

RE: Property of: Bore Cotaj  
Located at: 148 E. Lake Blvd. (Owner) Mahopac, NY  
(Address) (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.

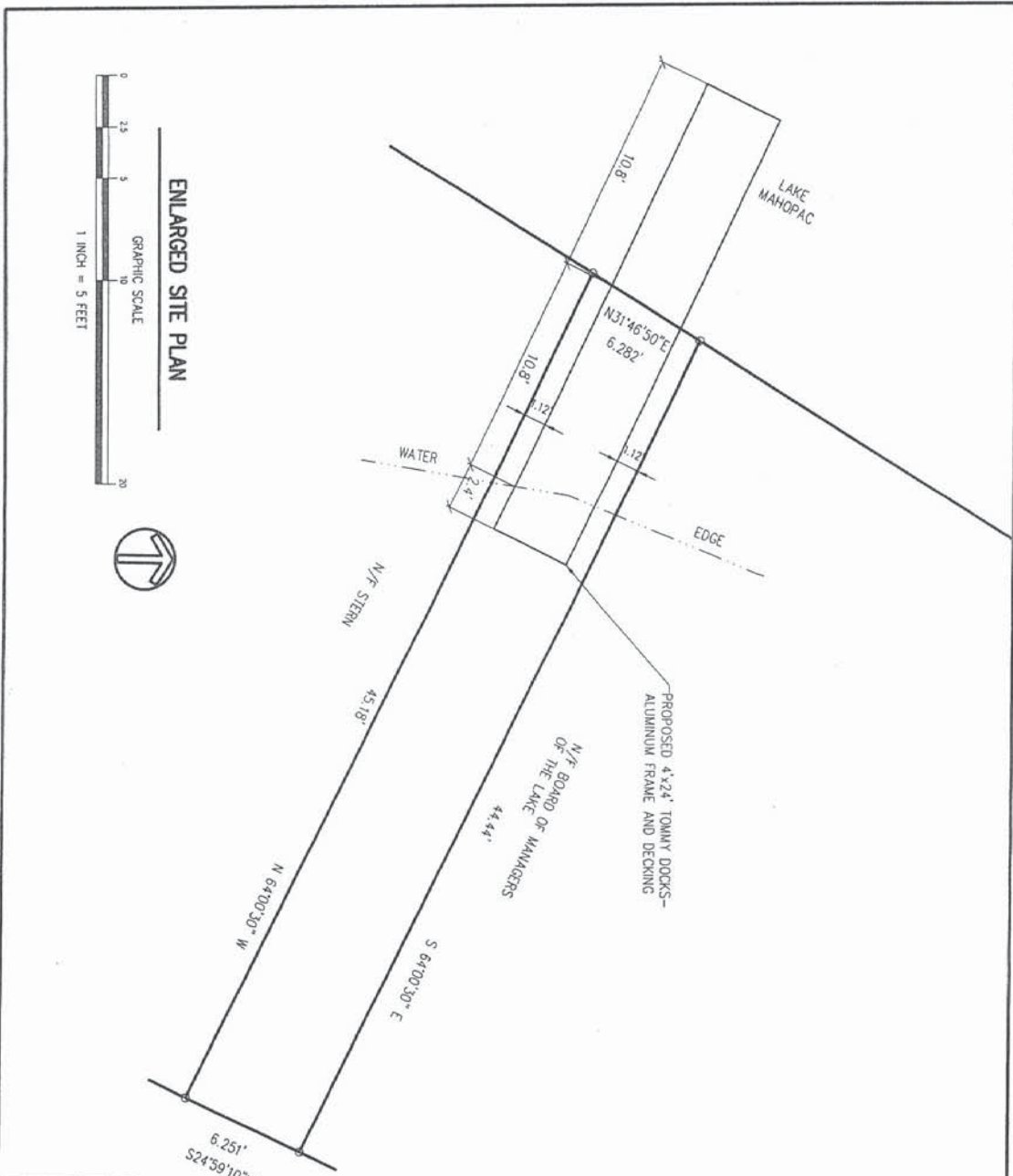
Countersigned: \_\_\_\_\_  
(Representative)  
William A. Shilling, Jr., Esq.  
(Print Name)

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: waslaw@shillinglegal.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 7209 SUBSECTION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS REGISTERED UNDER THE PROVISIONS OF A LICENSED PROFESSIONAL ENGINEER TO SEAL AND SIGN ANY DRAWING OR SPECIFICATION OF A DESIGN OR CONSTRUCTION OF ANY KIND, AND THE DATE OF SEALING, THE SEALING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY" SHALL BE PLACED NEXT TO HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DATE	06/07/2022
DESIGNED BY	DRW
CHECKED BY	DRW
PROJECT NO.	8414
SHEET	2 OF 3

**ENLARGED SITE PLAN**

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

**POTNAM ENGINEERING**  
 ENGINEERS and ARCHITECTS  
 4 OLD ROUTE 6, BREWSTER, NEW YORK 10509  
 (845) 279-8789 FAX (845) 279-6789



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  
**GLENN MACKLIN**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 5/11, 2023

Application For (circle applicable): Area Variance (15b-15) Use Variance Interpretation 280A  
 Name of Property Owner: Glenn Macklin Address: 21 Tamarack Rd., Mahopac, NY  
 Mailing Address: S/A/A Phone Number(s): ( )  
 Zoning District: R Tax Map: 75.8 - 2 - 10  
 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>No previous appeals</i>	<i>(DMA)</i>

List all improvements (1 family dwelling, pool, etc.) NONE

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: G1=GOOGLE EARTH G2=HOUSE PHOTOS, ST2 CONST. SEQUENCE AND EROSION CONTROL FENCE A1=PLAN, A2=ELEVATIONS, A3=LOOSE FOUND PLAN EX. SURVEY S1= SITE PLAN  
 Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO NO  
 Explain: LAKE MAHOPAC,

I, the applicant, am seeking permission to: ADD 1STORY ADDITION 8'6" X 20'2" TO RELOCATE AND EXPAND KITCHEN

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>REAR 30'</u>	<u>'PROP. 11'</u>	<u>19' VARIANCE REQ.</u>
<u>REAR 30'</u>	<u>19'</u>	<u>1' VARIANCE</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 11 day of May, 2023

*[Signature]*  
 Notary Public  
**FRANCISCO PEREZ**  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01PE6019581  
 Qualified in New York County  
 Commission Expires 03/23/27

Petitioner David Graham Date 5/11/23





**AUTHORIZATION FORM**

RE: Property of: Glenn Macklin  
(Owner)  
Located at: 21 Tamarack Rd., Mahopac  
(Address) (City, Town, Village)  
Tax Map #: 75-8-2-10

In the matter of: The Appeal of Glenn Macklin to the Zoning Board of Appeals for an Area Variance  
(Variance Request)

To whom it may concern:

This letter is to authorize David Graham

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: David Graham  
(Representative)  
DAVID GRAHAM  
(Print Name)

Signed: [Signature]  
(Owner of Property)  
GLENN MACKLIN  
(Print Name)

Mailing Address: 175 Main St.  
Ossining  
State: NY Zip: 10562  
Telephone # (914) 844-8538  
Date: May 09, 2023  
E-mail: DavidGrahamArchitects@gmail.com

Mailing Address: 21 Tamarack Rd.  
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" = 15'  
SURVEYED: MAY 9, 2023



- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOT No. 23 ON A CERTAIN MAP ENTITLED, "AMENDED MAP OF MAHOPAC POINT" DATED JUNE 1920, MADE BY WARD CARPENTER & CO. INC., AND FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON JUNE 9, 1920 AS FILED MAP No. 57-A
- PREMISES MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE IN BOOK 2130 PAGE 109
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL
- SECTION: 75.08 BLOCK: 2 LOT: 10  
PROPERTY ADDRESS: 21 TAMARACK ROAD  
PROPERTY AREA: 0.56 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.

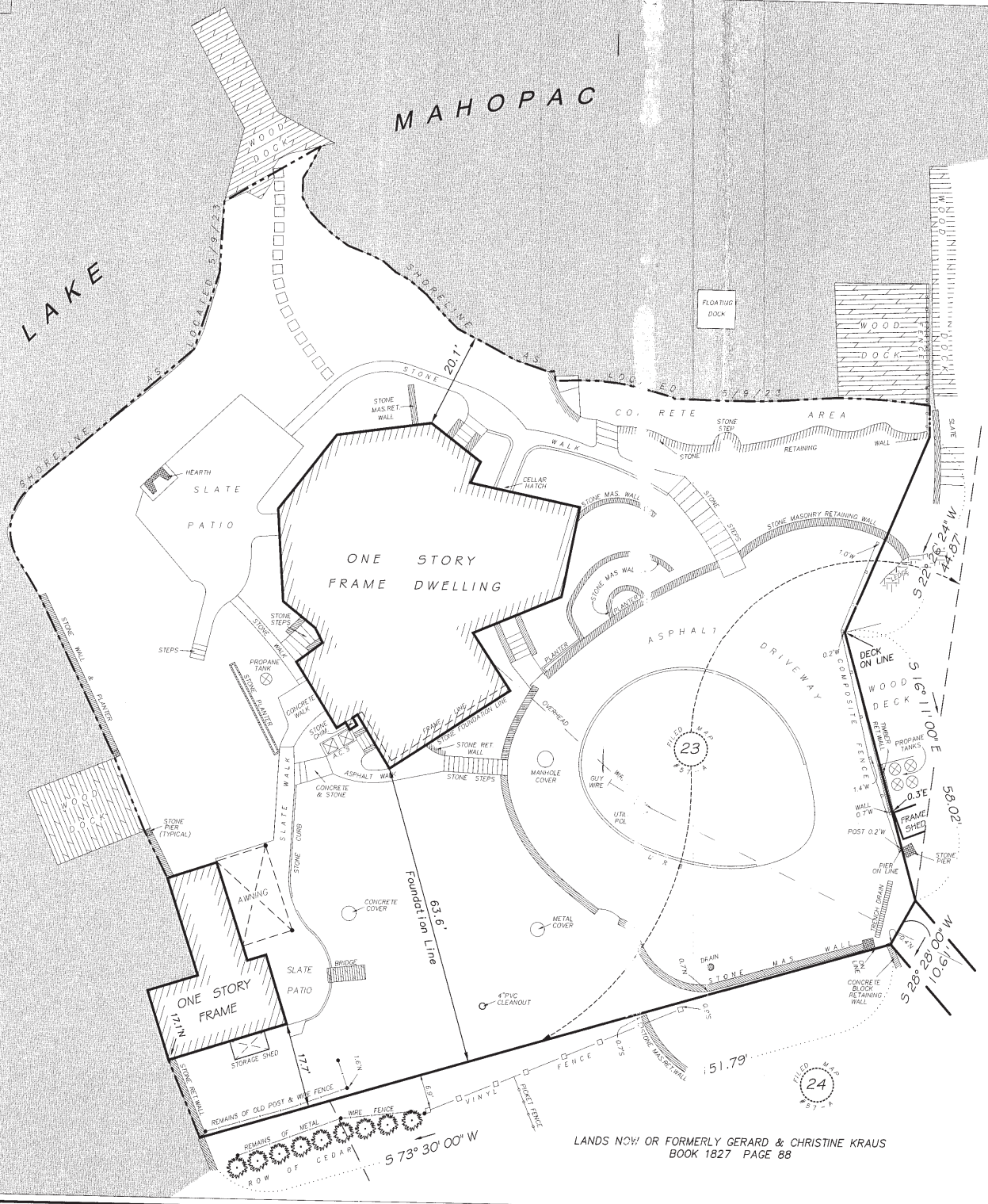
PREPARED FOR: GLENN MACKLIN & ELIZABETH DROST

LANDS NOW OR FORMERLY MICHAEL J. ZIMMER  
BOOK 2109 PAGE 336

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

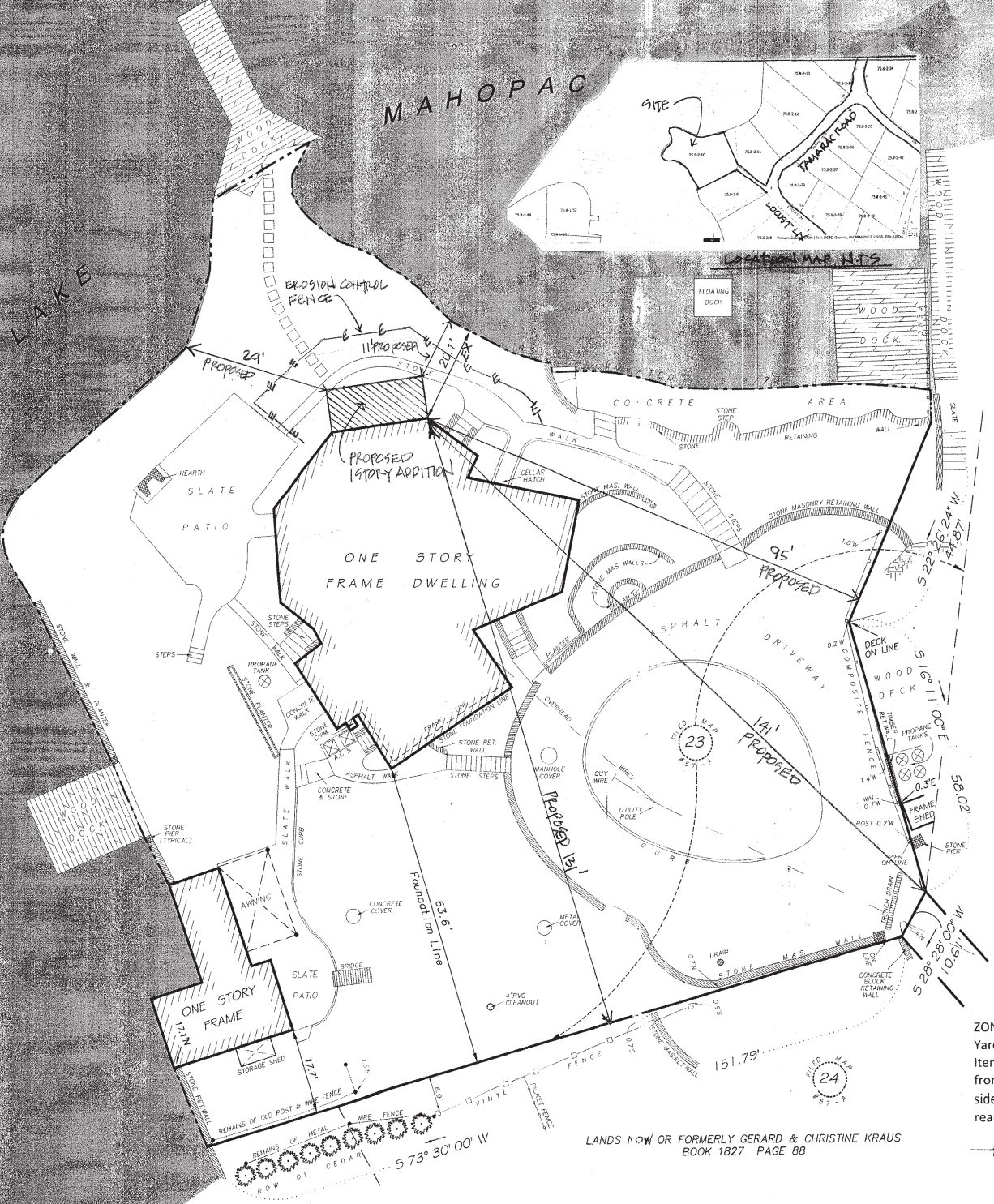


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LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.



LANDS NOW OR FORMERLY GERARD & CHRISTINE KRAUS  
BOOK 1827 PAGE 88





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

SCALE: 1" = 15'  
SURVEYED: MAY 9, 2023

- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOT No. 23 ON A CERTAIN MAP ENTITLED, "AMENDED MAP OF MAHOPAC POINT" DATED JUNE 1920, MADE BY WARD CARPENTER & CO. INC., AND FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON JUNE 9, 1920 AS FILED MAP No. 57-A
- PREMISES MORE PARTICULARLY DESCRIBED IN DEED RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE IN BOOK 2130 PAGE 109
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL  
SECTION: 75.08 BLOCK: 2 LOT: 10  
PROPERTY ADDRESS: 21 TAMARACK ROAD  
PROPERTY AREA: 0.56 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 SURVEYS.

LANDS NOW OR FORMERLY MICHAEL J. ZIMMER  
BOOK 2109 PAGE 336



LANDS NOW OR FORMERLY GERARD & CHRISTINE KRAUS  
BOOK 1827 PAGE 88

ZONING DATA CARRIED BY DANIELA HAHN & ASSOCIATES

Item	required	existing	proposed
Yard requirements	.56 acres	23,393 sf	
front	40'	96'	141'
side	20'	60'	95'
rear	30'	20.1'	11'

PREPARED FOR: GLENN MACKLIN & ELIZABETH DROST

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



LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.

NOTE: SITE PLAN INFORMATION TAKEN FROM  
 SURVEY OF PROPERTY PREPARED BY LINK AND SURVEYORS  
 DATED MAY 9, 2023. ITEMS ADDED BY DAVID SHAMAH AUG 11, 2024  
 LOCATION MAP PROVIDED ADDITIONAL SET BACKS  
 ZONING DATA EROSION CONTROL

ADDITIONS AND ALTERATIONS TO  
**MACKLIN RESIDENCE**  
21 Tamarack Road, Mahopac, New York

DAVID GRAHAM  
ARCHITECTS  
175 Main Street  
Ossining, NY 10562  
(914) 941-3889

SEAL

Drawing Title:

**SITE PLAN**

DATE	NO.	DATE	REMARKS
2/6/23			
5/8/23			
5/15/23			FILED

SCALE DRAWING NO.

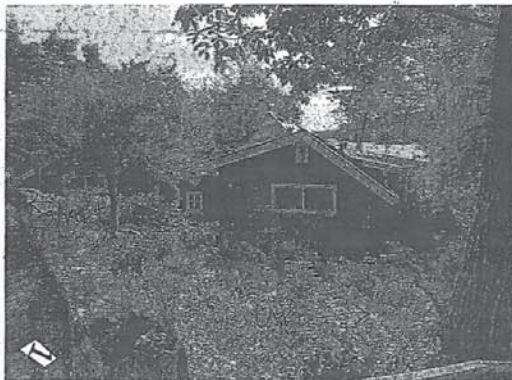
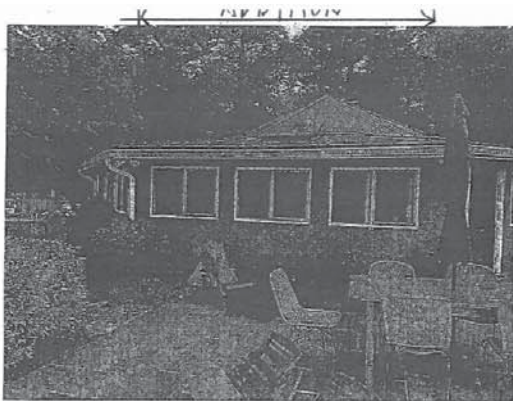
DATE

PROJ. NO. **S-T-1**









ADDITIONS AND ALTERATIONS TO  
**MACKLIN RESIDENCE**  
 21 Tamarack Road, Mahopac, New York

DAVID GRAHAM  
 ARCHITECTS  
 175 Main Street  
 Ossining, NY 10582  
 (914) 941-3889

SEAL

Drawing Title:  
 HOUSE  
 PHOTOGRAPHS

DATE		REMARKS
NO.	DATE	
	5/8/23	
	5/10/23	FILE

SCALE: DRAWING NO.  
 DATE:  
 PROJ. NO.: GZ  
 1





ADDITIONS & ALTERATIONS TO:  
**MACKLIN RESIDENCE**  
 21 TAMARACK ROAD, MAHOPAC, NEW YORK  
 SECTION, BLOCK, LOT: 75.8-2-10

**GENERAL NOTES**

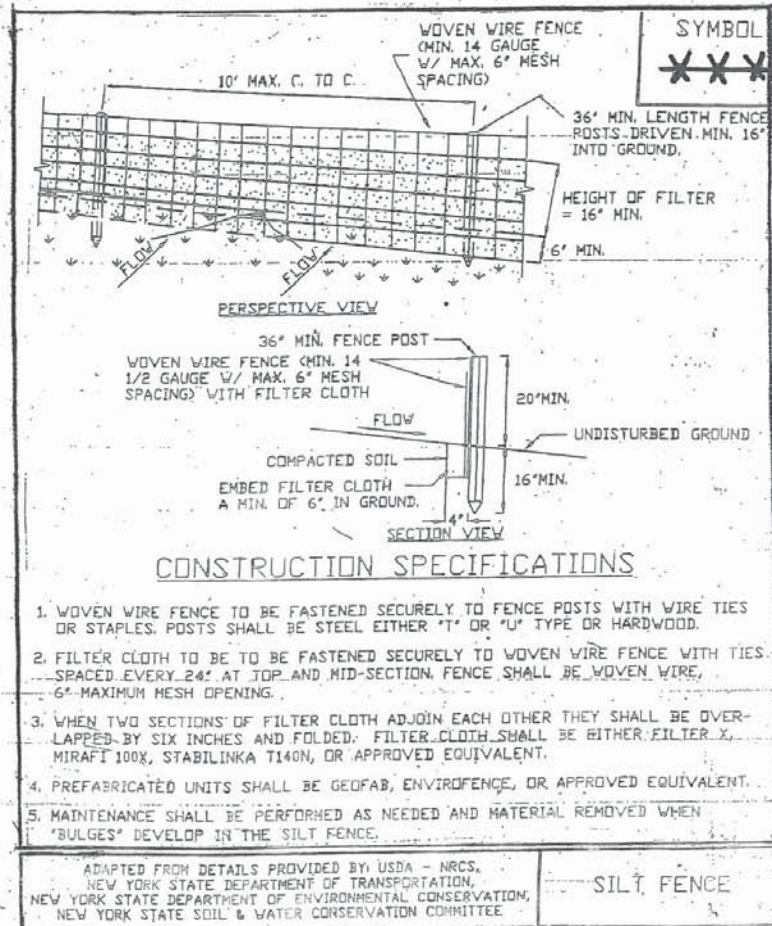
- 1) No existing trees to be cut for construction;
- 2) All new work atop existing and no disturbance of steep slopes.

**CONSTRUCTION SEQUENCE**

- 1) Install erosion control lake side of house;
- 2) Excavate by hand *FOR CONCRETE PIERS*
- 3) Pour concrete *PIERS* with mixer at driveway macadam;  
*WAIVED TO INSTAL WHOLES/FORMS*
- 4) Remove portion of building effecting new work;
- 5) Debris to be loaded into a pick-up truck and taken off site;
- 6) Frame new 8'6" x 20' 1-story addition with construction material delivered to the driveway at the front of the house and carried by hand to the rear of the house.



**Figure 5A.8**  
**Silt Fence**



ADDITIONS & ALTERATIONS TO:  
**MACKLIN RESIDENCE**  
 21 TAMARACK ROAD, MAHOPAC, NEW YORK

DAVID GRAHAM ARCHITECTS  
 175 MAIN STREET  
 OSSING, NY 10562  
 914-941-3889

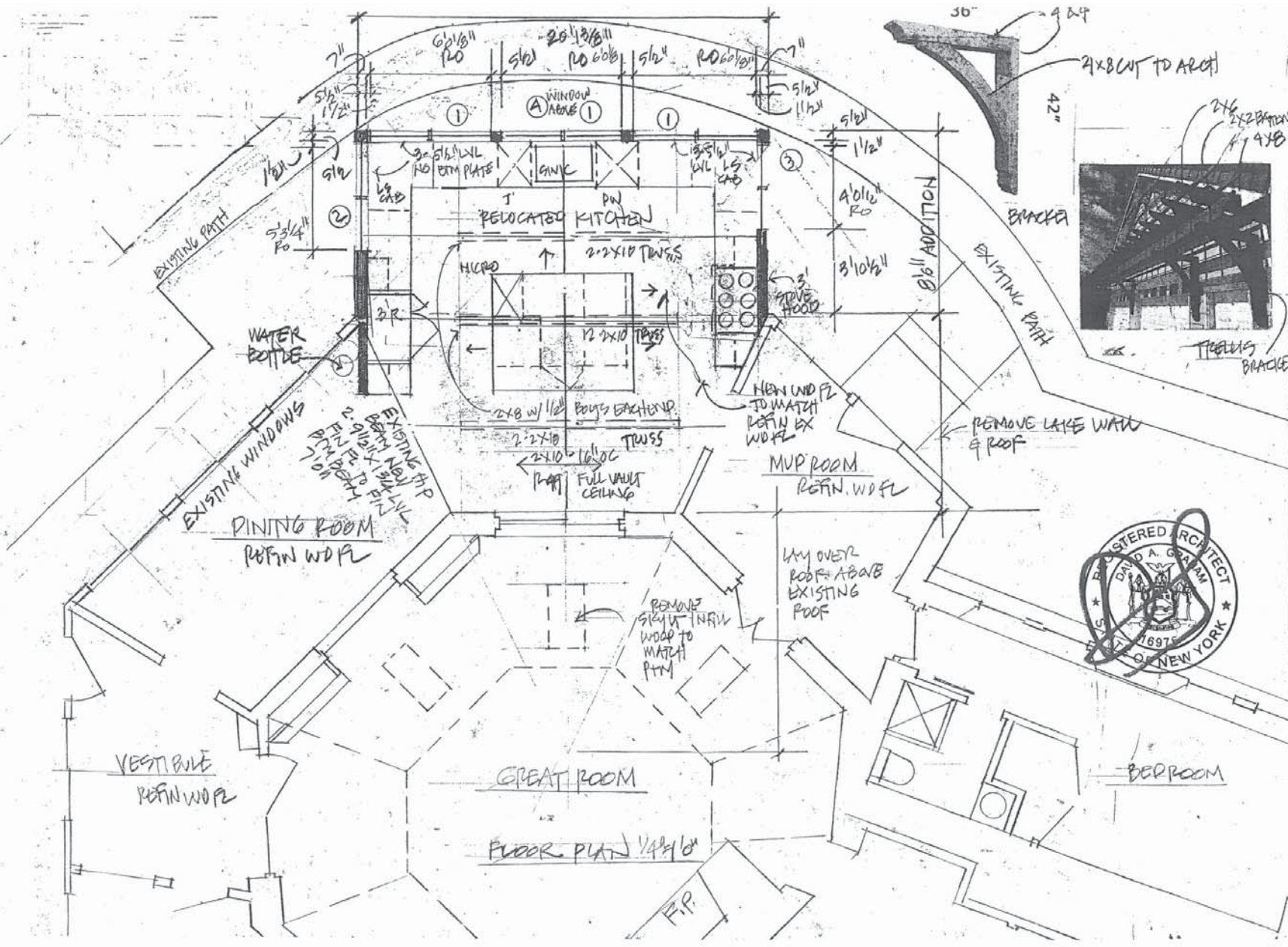
SEAL:

DRAWING TITLE:  
*CONSTRUCTION SEQUENCE EROSION CONTROL*

NO.	DATE	REMARKS
1	5/10/23	
2	9/10/23	PAK

DRAWING NO.: **572**





ADDITIONS AND ALTERATIONS TO  
**MACKLIN RESIDENCE**  
 21 Tamarack Road, Mahopac, New York

DAVID GRAHAM ARCHITECTS  
 175 MAIN STREET  
 OSSING, NY 10562  
 914-941-3889

DRAWING TITLE:  
 PARTIAL FLOOR PLAN

DATE	NO.	DATE	REMARKS
		5/20/23	STORAGE

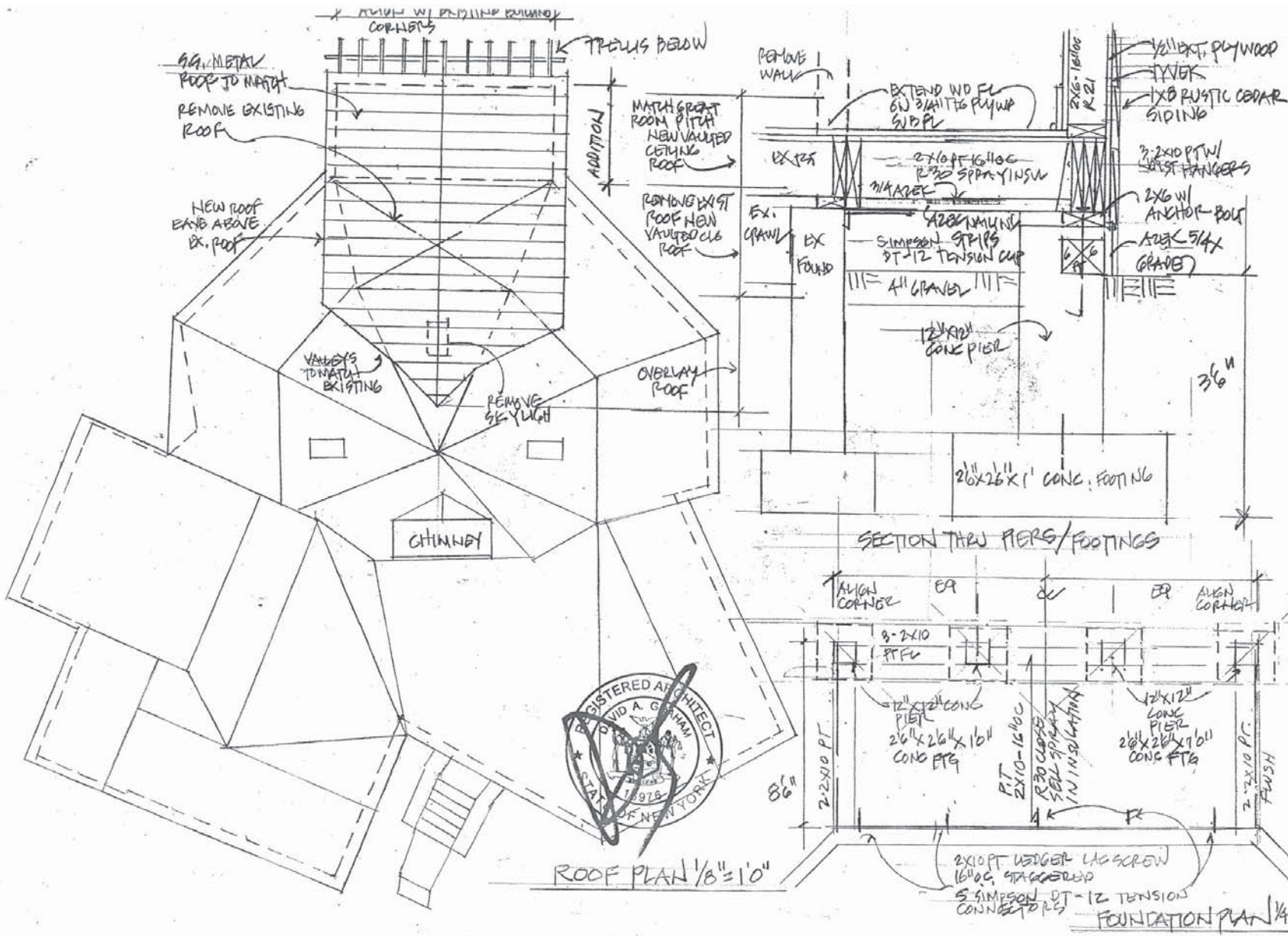
SCALE: DRAWING NO.:  
 DATE: **A1**  
 PROJ. NO.:











ADDITIONS AND ALTERATIONS TO  
**MACKLIN RESIDENCE**  
 21 Tamarack Road, Mahopac, New York

DAVID GRAHAM  
 ARCHITECTS  
 175 MAIN STREET  
 OSSINING, NY 10562  
 914-941-3888

SEAL:

DRAWING TITLE:  
 ROOF PLAN  
 FOUNDATION  
 PLAN  
 SECTION

DATE:  
 NO DATE REMARKS  
 5/10/23 ALE

SCALE: DRAWING NO.  
 DATE: **A3**  
 PROJ. NO.: