

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:

MAY 26, 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 **JOSE PAZ** for a Variation of Section 156-15 seeking an Area Variance for permission to retain existing sheds. The property is located at 22 Pebble Brook Drive, Carmel NY and is known as Tax Map #77.17-1-18.

Code Requires/Allows	Provided	Variance Required
20' Rear	10'	10'
20' Side	18'	2'

3. Application of **PETER FERONE** for a Variation of Section 156-15 seeking an Area Variance for permission to retain 10' x 12' shed. The property is located at 44 Mi-Anna Drive, Mahopac NY and is known as Tax Map #86.7-1-16.

Code Requires/Allows	Provided	Variance Required
10'	3.8'	6.2'

4. Application of **ROBERT MONTUORO** for a Variation of Section 156-15 seeking an Area Variance for permission to retain tool shed in existing location. The property is located at 207 Drewville Road, Carmel NY and is known as Tax Map #65.16-1-43.

Code Requires/Allows	Provided	Variance Required
10'	7'	3'

5. Application of **ARMAND PAPASODERO** for a Variation of Section 156-47(A)(1) seeking permission to extend existing home (den) on lot with 2 dwellings. The property is located at 71 Drewville Road, Carmel NY and is known as Tax Map #65.8-1-3.

Code Requires/Allows	Provided	Variance Required
1 – one family	2 – one family	Expand lot with 2 – one family dwellings

MISCELLANEOUS:

MINUTES: April 28, 2022

By Order of the Chairman,

John Maxwell

NA



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
John Regan
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: March 8, 2022

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: John Regan Address: 1751 Route 6, Carmel, NY 10512
Mailing Address: P.O. Box 67, Carmel, NY 10512 Phone Number(s): _____
Zoning District: C Tax Map: 55.6 - 1 - 24
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>2/8/1964</u>	<u>Rear yard - Ex. Structure + side + rear yard new structure.</u>	<u>Approved</u>
<u>6/18/1998</u>	<u>Use variance to add garage + expand exist. apt.</u>	<u>Approved</u>

List all improvements (1 family dwelling, pool, etc.) Building w/ office on ground floor w/ 3 apartments above.

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 + floor 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: State Route 6

I, the applicant, am seeking permission to: Legalize existing third apartment

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>No mixed use - variance granted to allow family w/ office below 6/19/1998</u>	<u>2 Apts. approved Request permission to expand non-conforming use to a 3rd apartment</u>	<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 2nd day of March, 2022
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 _____

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

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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 # 914-424-9320

Date: _____
E-mail: wastaw@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 # 914-424-9320 _____

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

Application Date: April 20, 2022

Application For (circle applicable): Area Variance (150:15) Use Variance Interpretation 280A

Name of Property Owner: Jose Paz Address: 22 Pebble Beach Dr. Carmel NY

Mailing Address: 22 Pebble Beach Dr. Carmel NY Phone Number(s): _____

Zoning District: R-120 Tax Map: 77.17 - 1 - 18

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

E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<u>NO previous ZBA appearances</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, 2 sheds, Pool, Pool 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: _____

I, the applicant, am seeking permission to: retain existing sheds

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' Rear</u>	<u>10</u>	<u>10'</u>
<u>20' Side</u>	<u>18</u>	<u>2'</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 20 day of April 2022
Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA0345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner Jose Paz Date 4/20/2022



TOWN OF CARMEL
PUTNAM COUNTY

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

MA

IN THE MATTER OF THE APPEAL
OF

Ferone

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

ORIGINAL

Application Date: 5/3, 2022

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

Name of Property Owner: Peter Ferone Address: 44-Mc-ANNA Dr MALDEN 10541
(Address) (City) (State)

Mailing Address: 44-Mc-ANNA Dr Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 86.7 - 1 - 16
(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>ZBA</i>	
	<i>NO previous appearances</i>	<i>Deny</i>

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

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? NO
Explain: RT 6

I, the applicant, am seeking permission to: Retain Steel (10x12)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>3.8</u>	<u>6.2'</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 3RD day of MAY 202022

[Signature]
Notary Public

LISA LAQUIDARA
Notary Public, State of New York
No. 01LA6165923
Qualified in Putnam County
Commission Expires 5/14/23

Petitioner *[Signature]* Date 5/3/22

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PUTNAM COUNTY

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(845)628-1500

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

Application Date: 5/5 20 22

Application For (circle applicable): Area Variance 150-15 Use Variance Interpretation 280A
Name of Property Owner: ROBERT MONTUORO Address: 207 DREWVILLE RD CARMEL NY 10512
Mailing Address: SAME Phone Number(s):
Zoning District: R-100 Tax Map: 65.16 - 1 - 43
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</u>	<u>ZBA previous appearances</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) 1 family Dwelling, + 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: surveys, 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:

I, the applicant, am seeking permission to: RETAIN TOOL SHED IN EXISTING LOCATION

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'-0"</u>	<u>7'</u>	<u>3'</u> <u>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 5th day of MAY 20 22
Lisa LaQuidara
Notary Public

Petitioner Robert Montuoro Date 5/5/22

LISA LAQUIDARA
Notary Public, State of New York
No. 01LA6165923
Qualified in Putnam County
Commission Expires 5/17/23



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PUTNAM COUNTY

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MA

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

ORIGINAL

Application Date: 5/6/2022

152-47(A)(1)

Application For (circle applicable) Area Variance ~~Use Variance~~ ~~Interpretation~~ 280A

Name of Property Owner: Armand Papasodero Address: 71 Drewville Rd Carmel NY

Mailing Address: 71 Drewville Rd Carmel NY Phone Number(s): _____

Zoning District: R-120 ~~Res - Multiple~~ Tax Map: 65.8 - 1 - 3

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

E-Mail Address: _____

Previous Appeals regarding the subject premises:

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

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, 1 family cottage, 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, Extension Blueprints, Direction Page Pictures

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

I, the applicant, am seeking permission to: Extend existing home (den) on lot w/ 2 dwellings.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>1 - 1 family</u>	<u>2 - 1 family</u>	<u>expand lot w/ 2 - 1 family dwellings</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 day of May 20 22

Alice Daly
Notary Public

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

Petitioner Date 5/9/22