

JOHN MAXWELL  
Chairman

PHILIP AGLIETTI  
Vice-Chair

**TOWN OF CARMEL**  
**ZONING BOARD OF APPEALS**



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

MICHAEL  
CARNAZZA  
Director of Code  
Enforcement

**BOARD MEMBERS**

ROSE FABIANO  
SILVIO BALZANO  
WILLIAM ROSSITER  
JOHN STARACE  
JULIE MCKEON

**LEGAL NOTICE**

By the Zoning Board of Appeals of the Town of Carmel pursuant to Section 267 Town Law, notice is hereby given that a hearing will be held on:

**MAY 27, 2021 – 7:30 P.M.**

To hear the following applications:

**HOLD OVER APPLICATIONS:**

1. Application of **THE HAMLET AT CARMEL ASSOCIATES, LLC** for an Interpretation seeking permission for construction of a multi-family residential development as per plans. The property is located on Stoneleigh Avenue, Carmel NY and is known as Tax Map #66.-2-58.
2. Application of **ADAM BRANDT** for a variation of section 156-15/Use Variance seeking permission to add a second floor to 6 Mechanic Street to accommodate an increase in family size. The property is located at 6 Mechanic Street, Carmel NY and is known as Tax Map #55.14-1-32.

**NEW APPLICATIONS:**

3. Application of **KERRIGAN JEAN-JACQUES** for a Variation of Section 156-20 seeking permission to retain already existing fence. The property is located at 30 Avery Road, Carmel NY and is known as Tax Map #55.20-1-35.

Code Requires/Allows	Provided	Variance Required
4' Front Yard	9' 10"	5'10"
6' Rear Yard	9' 10"	3'10"

4. Application of **CHRISTOPHER L. & KATHERINE S. DE GRAFFENRIED** for a Variation of Section 156-15 seeking permission to place a tool shed 20 ft. from back of property. The property is located on 16 Clara Lane, Mahopac NY and is known as Tax Map #75.11-1-28.

Code Requires/Allows	Provided	Variance Required
40' from roadway (front on Rt. 6N)	20'	Normal 20' from back of property line instead of 40'. 20'

5. Application of **ALPHONSO ZIMBALDI** for a Variation of Section 156-15 seeking permission to construct a back deck attached to house. The property is located at 25 Somerset Road, Mahopac NY and is known as Tax Map #53.19-1-46.

Code Requires/Allows	Provided	Variance Required
20'	12.5'	7.5'

6. Application of **KENNETH LUBBERS** for a Variation of Section 156-15 seeking permission to receive variance for shed placement. The property is located at 337 Lovell Street, Mahopac NY and is known as Tax Map #76.18-1-48.

Code Requires/Allows	Provided	Variance Required
10' side	2'6"	7'6"

7. Application of **JESSICA NEUWIRTH** for a Variation of Section 156-15 seeking permission to construct second floor addition. The property is located on 704 Long Pond Road, Mahopac NY and is known as Tax Map #53.16-2-15.

Code Requires/Allows	Provided	Variance Required
10'	3.5' east	6.5'
10'	3' west	7'

8. Application of **RICHARD KOZIAK** for a Variation of Section 156-15 seeking permission to build garage closer to the property line. The property is located on 67 Glenvue Drive, Carmel NY and is known as Tax Map #44.17-1-5.

Code Requires/Allows	Provided	Variance Required
20'	13'	7'

9. Application of **RICHARD ROSSI** for a Variation of Section 156-15 seeking permission to permit 3 sheds. The property is located on 151 Lake Baldwin Drive, Mahopac NY and is known as Tax Map #86.47-1-6.

Code Requires/Allows	Provided	Variance Required
Shed #1: 10' side	5'	5'
Shed #2: 10' rear	3'	7'
Shed #3: 10' side	3'	7'

10. Application of **PATRICIA & CESAR ROMERO** for a Variation of Section 156-11 seeking permission to construct addition, retain shed and add a 6 ft. fence along Overhill Road. The property is located at 134 Lakeview Road, Mahopac NY and is known as Tax Map #76.30-1-54.

Code Requires/Allows	Provided	Variance Required
Lot Coverage: 15%	17.67%	2.67%
Front Yard House: 25'	22'	3'
Overlook: Shed – front yard = 25'	0'	25'
Shed – side yard = 10'	6.05'	3.95'
Fence Height: front yard = 4'	6'	2'

## **MISCELLANEOUS:**

**Minutes:** March 16, 2021  
April 22, 2021

### **IMPORTANT NOTE:**

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

By Order of the Chairman,

John Maxwell



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL  
OF  
The Hamlet at Carmel Associates LLC  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: March 11, 2021

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: The Hamlet at Carmel Associates, LLC Address: Stoneleigh Avenue Carmel, NY 10512  
(Address) (City) (State)  
Mailing Address: 57 Route 6, Suite 207, Baldwin Place, NY 10505 Phone Number(s):  
(Address) (City) (State)  
Zoning District: R-Residential Tax Map: 66 2 58  
(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: im  
Previous Appeals regarding the subject premises: N/A

DATE	REQUEST	RESULTS

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: Herewith

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO  
Explain: It is within 500 ft. of Stoneleigh Avenue (CR 35)

I, the applicant, am seeking permission to: Construction of a multifamily residential development as per plans

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>N/A</u>		

State of New York )  
                                  ss: Westchester  
County of ~~Putnam~~ Westchester  
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 11th day of March, 2021

[Signature]  
Notary Public



[Signature] Petitioner Date 3-11-21





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MD*

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

Application Date: March 30, 20 21

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: Adam Brandt Address: 6 Mechanic St. Carmel NY  
Mailing Address: 6 Mechanic St. Carmel NY Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 55.14 - 1 - 32

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>April 1968</u>	<u>Repair and sales of garden Equip.</u>	<u>Granted</u>
<u>April 1968</u>	<u>Sale of campers and/or trailers</u>	<u>Denied</u>

List all improvements (1 family dwelling, pool, etc.) 1-2 family - 1-1 family - + one 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, photos, 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: add a second floor to 6 Mechanic St. to accommodate an increase in family size

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

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 30 day of March 2021

Alice Daly  
Notary Public

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

Petitioner: [Signature] Date 3-30-21



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

Town Hall, Town of Carmel  
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Mahopac, N.Y. 10541  
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*Mc*

IN THE MATTER OF THE APPEAL  
OF

*Jean-Jacques Ferve*

Application Date: 11/10, 20 20

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application For: (circle applicable): Area Variance (156.20), Use Variance Interpretation 280A  
 Name of Property Owner: JEAN-JACQUES, KERRIGAN <sup>CODE SECTION</sup> MARIE Address: 30 AVERY Road Carmel NY  
 Mailing Address: 30 AVERY Road Carmel NY Phone Number(s): \_\_\_\_\_  
 Zoning District: R-100 Tax Map: 55.20 - 1 - 35  
 (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>NO previous ZBA appearances</i>	<i>(Signature)</i>

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

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

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

I, the applicant, am seeking permission to: TOWN of Southeast Carmel NY  
Retain already existing fence

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>4' Front Yd</u>	<u>9'10"</u>	<u>5'10"</u>
<u>6' Rear Yd</u>	<u>9'10"</u>	<u>3'10"</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 30 day of March 2021

*(Signature)*  
 Notary Public

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

Petitioner (Signature) Date 3/30/21



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

Application Date: 4/26, 2021

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: Christopher L. & Katherine S. de Graffenried Address: 16 Clara Lane, Mahopac NY 10541

Mailing Address: (Same) Phone Number(s): \_\_\_\_\_

Zoning District: Residential Tax Map: 75.11 1 28

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

E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises: None

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

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

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 for a Building Permit

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? (YES) NO  
Explain: Property backs onto Rt. 6N (South Lake Blvd.) w. Lake +

I, the applicant, am seeking permission to: place a Tool Shed 20 ft. from back of property

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40 ft. from roadway (Front on Rt 6N)</u>	<u>20'</u>	<u>Normal 20 ft. from back of property line instead of 40 ft. 20ft.</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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

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

Petitioner \_\_\_\_\_ Date \_\_\_\_\_





ZONING BOARD OF APPEALS  
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PUTNAM COUNTY

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

1110

IN THE MATTER OF THE APPEAL  
OF  
**ZIMBALDI DECK**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: May 6, 2021

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A

Name of Property Owner: Alfonso Zimbaldi Address: 25 Somerset Rd Mahopac NY 10541

Mailing Address: 25 Somerset Rd Mahopac NY 10541 Phone Number(s): \_\_\_\_\_

Zoning District: R-120 Tax Map: 53.19 - 1 - 46

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

E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises: Per Dawn Andren 4/27/2021 no previous appearances

DATE	REQUEST	RESULTS
		<u>Dma</u>

List all improvements (1 family dwelling, pool, etc.) Back Deck no Higher than 30"

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: Property Survey with Scaled Drawing and 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: Construct a deck attached to house

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20'</u>	<u>12.5'</u>	<u>7.5'</u>

mc

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 6<sup>th</sup> day of May, 2021

Alice Daly  
Notary Public

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

Petitioner: [Signature] Date: 5/6/2021





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*Me*

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

Application Date: May, 20 21

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

Name of Property Owner: Kenneth Lubbers Address: 337 Lovell St MAHOPAC NY  
(Address) (City) (State)

Mailing Address: 337 Lovell St MAHOPAC NY 10541 Phone Number(s): \_\_\_\_\_  
(Address) (City) (State)

Zoning District: P-120 Tax Map: 76.18 - 1 - 48  
(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 ZBA appearances</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) attached deck, AG POOL + DECK, 2 - 10' x 16' 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: \_\_\_\_\_

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: for variance of shed placement

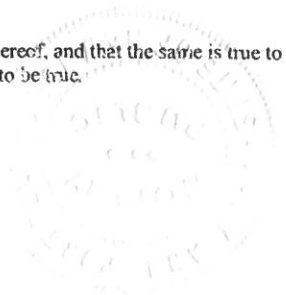
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Side</u>	<u>2'6"</u>	<u>7'6"</u>

Mc

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

Sworn to before me this 5<sup>th</sup> day of May 2021

Mary Ann Portelli  
Notary Public



MARY ANN PORTELLI  
Notary Public, State of New York  
No. 01PO4976351  
Qualified in Putnam County  
Commission Expires Jan. 14 2023

Petitioner Kenneth Lubbers Date 5/5/21



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

Town Hall, Town of Carmel  
60 McAlpin Ave.  
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*M*

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

Application Date: 5/3, 2021

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: Jessica Neuwirth Address: 704 Long Pond Road Mahopac NY  
Mailing Address: 732 Long Pond Rd Mahopac Phone Number(s):  
Zoning District: R-120 Tax Map: 53.16 - 2 - 15

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>(KT)</u>	

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 and 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: construct second floor addition

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>3.5' East</u>	<u>6.5'</u>
<u>10'</u>	<u>3' West</u>	<u>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 5<sup>th</sup> day of May 2021  
Gloria S. Neuwirth  
Notary Public

**GLORIA S. NEUWIRTH**  
Notary Public, State of New York  
No. 01NE2873868  
Qualified in New York County  
Commission Expires February 28, 2022

Petitioner Jessica Neuwirth Date 5/3/2021





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

Town Hall, Town of Carmel  
60 McAlpin Ave.  
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(845)628-1500

*me*

IN THE MATTER OF THE APPEAL  
OF

*KOZIAK*

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: *May 3*, 20*21*

Application For (circle applicable): Area Variance (*150-15*) Use Variance Interpretation 280A  
Name of Property Owner: *Richard F Koziak* Address: *67 Glenvue Dr Carmel NY*  
Mailing Address: *67 Glenvue Dr Carmel NY* Phone Number(s):  
Zoning District: *Residential* Tax Map: *44.17 - 1 - 5*

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 ZBA applications</i>	<i>Dma</i>

List all improvements (1 family dwelling, pool, etc.) *1 family ably + 2 sheds, Pool + Pool Deck*  
*Current car garage to be added to existing living room.*  
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: *Current photos, Construction plans, Survey with addition drawn to scale*

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: *build Garage closer to the property line*

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<i>20'</i>	<i>x) - <del>12</del> 13</i>	<i>7'</i>

State of New York )

ss:

County of Putnam )

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

Sworn to before me this *6<sup>th</sup>* day of *May*, 20*21*

*Doreen C. Piacente*  
Notary Public

**DOREEN C. PIACENTE**  
Notary Public, State of New York  
Commission Filed in Putnam County  
No. 01P14838296  
Term Expires July 31, 2022

Petitioner *[Signature]* Date *5-6-2021*





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
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Town Hall, Town of Carmel  
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*MR*

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

Application Date: 3/1, 2021

Application For: (circle applicable): Area Variance(156.15) Use Variance Interpretation 280A  
Name of Property Owner: Richard Rossi Address: 151 LAKE BALDWIN DR. MAHOPAC  
Mailing Address: 151 LAKE BALDWIN DR. N.Y. Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 86.47 - 1 - 6  
Applicant is: (circle one) Owner (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	<u>NO Previous ZBA appearances</u>	..
	<u>Sma</u>	..

List all improvements (1 family dwelling, pool, etc.) permit 3 sheds plus a 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: DEEDS, SHED LOCATIONS, 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. LAKE BALDWIN; NYC WETLANDS

I, the applicant, am seeking permission to: permit 3 sheds

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Shed #1 10' side</u>	<u>5'</u>	<u>5'</u>
<u>Shed #2 10' Rear</u>	<u>3'</u>	<u>7'</u>
<u>Shed #3 10' side</u>	<u>3'</u>	<u>7'</u>

State of New York )

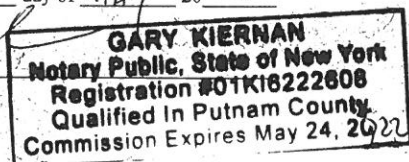
ss:

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 6th day of May 2021

*[Signature]*  
Notary Public



Petitioner Richard Rossi Date 3-1-21

MC



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

Application Date: April 05, 2021

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156-11) Use Variance  Interpretation  280A

Name of Property Owner: Patricia & Cesar Romero Address: 134 Lakeview Rd, Mahopac, NY 10541

Mailing Address: 134 Lakeview Rd, Mahopac, NY 10541 Phone Number(s): \_\_\_\_\_

Zoning District: R-120 Tax Map: 76.30 - 1 - 54

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

E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<del>None</del>	<del>None</del>	<del>None</del>
<u>Sept 1995</u>	<u>loggia/retain shed, pool + deck</u>	<u>granted Dma</u>

List all improvements (1 family dwelling, pool, etc.) Existing 1 family dwelling and existing 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:

Floor Plans, Exterior Elevations, 3D Renderings, Property Survey, and Architectural 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  
Explain: Yes, the property is adjacent to the Mahopac Central School District - Lakeview Elementary School

I, the applicant, am seeking permission to: Addition + Shed + deck a 6ft fence along Overhill Rd

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Lot Coverage 15%</u>	<u>17.67</u>	<u>2.67</u>
<u>Front Yd Fence 25'</u>	<u>22</u>	<u>3'</u>
<u>Shed - Front Yard = 25'</u>	<u>0 FT</u>	<u>25 FT</u>
<u>Shed - Side 10'</u>	<u>6.05 FT</u>	<u>3.95 FT</u>
<u>Fence Height - Front Yard = 4 FT</u>	<u>6 FT</u>	<u>2 FT</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 7<sup>th</sup> day of April, 2021

Alice Daly  
Notary Public

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

Petitioner Patricia Romero Date 5-7-21