

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:

JULY 22, 2021 – 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of **CHARLES HARMON** for a Variation of Section 156-15 seeking permission to retain existing shed 7.8 feet from side yard (required 20') and 13 feet from rear property line (required 20'). The property is located at 51 Fenwood Road, Mahopac NY and is known as Tax Map #76.18-2-55.

Code Requires/Allows	Provided	Variance Required
(20) twenty feet	7.8 feet from side yard	12.2 feet
(20) twenty feet	13 feet from rear property	7 feet

NEW APPLICATIONS:

2. Application of **STACY HIRSCH** for a Variation of Section 156-A & 156-42 seeking permission to convert outdoor dog run to interior space; add new indoor additional dog run and construct office space. The property is located at 311 Drewville Road, Carmel NY and is known as Tax Map #66.13-1-7.

Code Requires/Allows	Provided	Variance Required
Lot Area: 120,000 sf.	64,773 sf.	55,227 sf.
Lot Width: 200 ft	154.58 ft.	45.42 ft.
Parking: 17 spaces	11 spaces	6 spaces
Two Way Aisle: 24 ft.	12 ft.	12 ft.

3. Application of **JOHN FERLAUTO** for a Variation of Section 156-15 seeking permission to install shed. The property is located at 55 Circle Road, Mahopac NY and is known as Tax Map #74.42-1-20.

Code Requires/Allows	Provided	Variance Required
10' side	1'	9'
10' rear	1'	9'

4. Application of **DPL REALTY, LLC** for a Variation of Section 156-15 seeking permission to continue use of an existing parking lot as part of a new site plan with 28 parking spaces with a width of 9' as opposed to the 10' width required by the Code. Approval of a pre-existing nonconforming lot width. Use Variance to permit use of second and/or third floors for residential apartments. The property is located at 102 Gleneida Avenue, Carmel NY and is known as Tax Map #44.14-1-22.

Code Requires/Allows	Provided	Variance Required
Parking Spaces 10' wide	28 of 31 spaces 9' wide	1' of width for 29 of 31 spaces
200' lot width	152' wide pre-existing	48' of required width
office building and residential but no mixed office & residential	Office & Residential	Use Variance allowing residential apartment over office

5. Application of **MICHAEL MONTGOMERY** for a Variation of Section 156-15 seeking permission to install a 12' x 20' shed. The property is located at 50 Union Valley Road, Mahopac NY and is known as Tax Map #86.8-1-2.

Code Requires/Allows	Provided	Variance Required
Side Yard: 15 ft.	9 ft.	6 ft.
Rear Yard: 15 ft.	7 ft.	8 ft.

MISCELLANEOUS:

Minutes: June 24, 2021

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
HARMON^{OF} SHED

Application Date: May 24, 2021

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (130-15) Use Variance Interpretation 280A

Name of Property Owner: Charles Harmon Address: 51 fenwood Road Mahopac NY

Mailing Address: 51 Fenwood Road Mahopac NY Phone Number(s): _____

Zoning District: R-120 Tax Map: 76.18 - 2 - 55

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
<u>July 1979</u>	<u>25' lot width @ building line variance -</u>	<u>granted</u> <u>Dma</u>

List all improvements (1 family dwelling, pool, etc.) One family dwelling, one 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, and 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: No

I, the applicant, am seeking permission to: (1) existing Shed (8) feet from side yard, (required 20 feet) and (15) feet from rear property line (required 20)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
(20) twenty feet	<u>7.8 (8)</u> eight feet from side yard	<u>12.2 (12)</u> twelve feet
(20) twenty feet	<u>13 (15)</u> feet from rear property	<u>7' (5)</u> five feet
	<u>me</u>	<u>me</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 26th day of May, 2021

Anna Pasquerello
Notary Public

Anna Pasquerello
Notary Public, State of New York
Qualified in Westchester County
No. 01PA6345328
Commission Expires July 25, 2024
Certificate Filed in Putnam County

Petitioner: [Signature] Date 5/20/21



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

NA

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

Application Date: JUNE 22, 2021

Application For (circle applicable): Area Variance (156-A 156-42) Use Variance Interpretation 280A
 Name of Property Owner: STACY HIRSCH Address: 311 DREWVILLE ROAD CARMEL, N.Y.
 Mailing Address: 311 DREWVILLE RD CARMEL, N.Y. Phone Number(s): _____
 Zoning District: R Tax Map: 66.13 - 1 - 7
 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
DECEMBER 10, 2019	USE VARIANCE - CONTINUE TO RUN DOG KENNEL	PASSED

List all improvements (1 family dwelling, pool, etc.) 1 FAMILY DWELLING AND KENNEL

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
 Explain: COUNTY HIGHWAY

I, the applicant, am seeking permission to: CONVERT OUTDOOR DOG RUN TO INTERIOR SPACE, ADD NEW INDOOR ADDITIONAL DOG RUN AND CONSTRUCT OFFICE SPACE.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
LOT AREA - 120,000 S.F.	64,773 S.F.	55,227 S.F.
LOT WIDTH - 200 FT	154.58 FT.	45.42 FT
PARKING - 17 SPACES	11 SPACES	6 SPACES
TWO WAY AISLE - 24'	12 FEET	12 FEET

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 25th day of June, 2021
Pablo Vasquez
 Notary Public

PABLO VASQUEZ
 Notary Public, State of New York
 Qualified in Westchester County
 Reg. No. 01VA6338335
 My Commission Expires March 7, 2024

Petitioner *Stacy Hirsch* Date 6/25/2021



AUTHORIZATION FORM

RE: Property of: STACY HIRSCH
(Owner)

Located at: 311 DREWVILLE RD., CARMEL
(Address) (City, Town, Village)

Tax Map #: 66.13 - 1-7

In the matter of: AREA VARIANCE (LOT AREA & WIDTH), PARKING REDUCTION AND TWO WAY AISLE WIDTH REDUCTION
(Variance Request)

To whom it may concern:

This letter is to authorize PAUL M. LYNCH

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)
PAUL M. LYNCH
(Print Name)

Signed: [Signature]
(Owner of Property)
Stacy Hirsch
(Print Name)

Mailing Address: 4 OLD ROUTE 6 BREWSTER

Mailing Address: 311 DREWVILLE RD CARMEL

State: NY Zip: 10509

State: NY Zip: 10512

Telephone # 845 - 279 6789

Telephone # _____

Date: 6/22/21

E-mail: plynche.putnameng.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.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
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IN THE MATTER OF THE APPEAL
OF
Ferlauto
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 6/18, 2021

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

Name of Property Owner: JOHN FERLAUTO Address: 55 CIRCLE RD MAHOPAC NY
(Address) (City) (State)

Mailing Address: 55 CIRCLE RD MAHOPAC NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R120 Tax Map: 74.42 - 1 - 20
(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
Aug 2002	As per Dawn Andren: add 2 story addition & eliminate existing garage	GRANTED

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? YES/NO
Explain: Yes Sec 27 Rd

I, the applicant, am seeking permission to: Install Steel

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>1'</u>	<u>9'</u>
<u>10' rear</u>	<u>1'</u>	<u>9'</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 27th day of June 202021

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 [Signature] Date June 27, 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

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IN THE MATTER OF THE APPEAL
OF
DPL REALTY, LLC
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20__

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
 Name of Property Owner: DPL Realty, LLC Address: 102 Glenelda Avenue Carmel NY
 (Address) (City) (State)
 Mailing Address: 102 Glenelda Avenue Phone Number(s): _____
 (Address) (City) (State)
 Zoning District: Commercial Tax Map: 44.14 1 22
 (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
2018-2019	request for interpretation	denied

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

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, building plans, photos, deed *Site Plan + 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: NYS Route 52

I, the applicant, am seeking permission to: Continue use of an existing parking lot as part of a new site plan with 28 parking spaces with a width of 9', as opposed to the 10' width required by the code. Approval of a pre-existing nonconforming lot width. Use Variance to permit use of second and/or third floors for residential apartments.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Parking Spaces 10' wide	28 of 31 spaces 9' wide	1' of width for 29 of 31 spaces
200' Lot Width	152' Wide Pre-existing	48' of required width
office building and residential, but no mixed office and residential	office + <i>Res</i>	use variance allowing residential apartment over office

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

DPL Realty, LLC
 BY: *Robert Lusardi* Date 6/7/2021
 ROBERT G. LUSARDI, MEMBER



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: DPL REALTY, LLC
Located at: 102 GLENEIDA AVE, CARMEL
Tax Map #: 44.14-1-22
In the matter of: REQUEST FOR LOT WIDTH AND PARKING SIZE VARIANCE AND USE VARIANCE FOR RESIDENTIAL APARTMENTS OVER OFFICE

To whom it may concern:

This letter is to authorize INSITE ENGINEERING AND DANIELS PORCO AND LUSARDI LLP

as 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]
ADAM THYBERG (Print Name)
INSITE ENGINEERING
SURVEYING & LANDSCAPE
ARCHITECTURE, PC

Signed: BY: [Signature]
ROBERT C. LUSARDI, MEMBER

Mailing Address: 3 GARRET PLACE
CARMEL
State: NY Zip: 10512
Telephone # 845 225 9690
Date: 7-2-2021
E-mail: AMYBERG@INSITE-ENG.COM

Mailing Address: 102 GLENEIDA AVE
CARMEL
State: NY Zip: 10512
Telephone # 845-225-8404

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.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL
OF
Montgomery

Application Date: June 28, 2021

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
(Section)
 Name of Property Owner: Michael Montgomery Address: 50 Union Valley Road, Mahopac, NY 10541
(Address) (City) (State)
 Mailing Address: 50 Union Valley Road, Mahopac, NY 10541 Phone Number(s): _____
(Address) (City) (State)
 Zoning District: R-120 Tax Map: 86.8 - 1 - 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

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, Garage, 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 & Drawings of Shed

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

I, the applicant, am seeking permission to: Install a 12' x 20' Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Side Yard - 15 FT	9 FT	6 FT
Rear Yard- 15 FT	7 FT	8 FT

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

Sworn to before me this 8th day of July, 2021

Lauren M. Salatino
Notary Public

LAUREN M SALATINO
 Notary Public, State of New York
 Registration no. 01SA6361481
 Qualified in Dutchess County
 Commission Expires July 10, 2021

Petitioner Joe Greenberg Date 7/8/2021



AUTHORIZATION FORM

RE: Property of: Michael Montgomery _____
(Owner)
Located at: 50 Union Valley Road _____, Mahopac, NY 10541 _____
(Address) (City, Town, Village)
Tax Map #: 86.8-1-2 _____
In the matter of: Area Variance _____
(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: Michael Montgomery _____
(Owner of Property)
Michael Montgomery
(Print Name)

Mailing Address: 2 Muscoot Road North _____
Mahopac _____
State: NY Zip: 10541 _____
Telephone # 845-628-6613 _____
Date: 6/28/2021 _____
E-mail: joel.greenberg@arch-visions.com _____

Mailing Address: 50 Union Valley 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.