

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:

**AUGUST 25, 2022 – 7:30 P.M.**

To hear the following applications:

**HOLD OVER APPLICATIONS:**

1. Application of **RAYMOND MADEYA** seeking an Interpretation that the structure is a legally pre-existing, non-conforming, two-family or; in the alternative, a Use Variance to permit a two-family residence in a single-family zone. The property is located at 6 Mary Avenue, Mahopac NY and is known as Tax Map #75.12-1-40.

Code Requires/Allows	Provided	Variance Required
1 family	2 family	Interpretation that the structure is a pre-existing 2-family or in the alternative a Use Variance to permit a 2-family use.

**NEW APPLICATIONS:**

2. Application of **GEORGE D. SAMUELS** for a Variation of Section 156-15 seeking a Variance for permission to retain shed. The property is located at 214 Willow Drive, Mahopac NY and is known as Tax Map #74.26-2-19.

Code Requires/Allows	Provided	Variance Required
10' Side	0'	10'
10' Rear	0'	10'

3. Application of **WILLIAM & IRENE NEUBAUER** for a Variation of Section 156-15 seeking a Variance for permission to retain shed. The property is located at 37 Fenwood Road, Mahopac NY and is known as Tax Map #76.18-2-52.

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

4. Application of **1875 ROUTE 6 LLC** for a Variation of Section 156-41(c)(9) seeking a Variance for permission to fabricate and install a free-standing directory sign. The property is located at 1875 Route 6, Carmel NY and is known as Tax Map #55.10-1-13.

Code Requires/Allows	Provided	Variance Required
12' Height	16'	4' Height
32 Square Feet	162 Square Feet	130 Square Feet

5. Application of **MICHELE TORRES** for a Variation of Section 156-15 seeking a Variance for permission to retain pool with deck. The property is located at 61 Tanager Road, Mahopac NY and is known as Tax Map #76.10-1-11.

Code Requires/Allows	Provided	Variance Required
40'	25'	15'

6. Application of **GAIL P. APICELLA** for a Variation of Section 156-39.5 seeking a Variance for permission to build a chicken coop. The property is located at 42 Cortlandt Road, Mahopac NY and is known as Tax Map #65.14-1-86.

Code Requires/Allows	Provided	Variance Required
Requires: 1 acre	.62 acre	.38 acre
Allows: 6 chickens/acre	6 chickens/.62 acre	

7. Application of **DYNAMITE PROPERTIES CORP.** for a Variation of Section 156-15 seeking an Area & Use Variance to permit mixed use structure in a commercial zone. The property is located at 70 Gleneida Ave., Carmel NY and is known as Tax Map #44.14-1-39.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
Lot Area: 40,000 s.f.	2,640 s.f.	37,360 s.f.
Lot Width: 200 feet	32.96 feet	167.04 feet
Lot Depth: 200 feet	80.02 feet	119.98 feet
Front Yard: 40 feet	7.4 feet	32.6 feet
Side Yard: 25 feet	1.0 foot	24 feet
Side Yard: 25 feet	1.3 feet	23.7 feet
Rear Yard: 30 feet	29.6 feet proposed	0.4 feet
Minimum Floor Area: 5,000 s.f.	1,830 s.f. proposed	3,170 s.f.
Permitted Coverage: 30%	37.68% proposed	7.68%
Parking: 9 spaces	0 spaces	9 spaces
Loading: 1 space	0 spaces	1 space

8. Application of **WILLIAM A. SHILLING, JR.** for a Variation of Section 156-15 seeking a Variance for permission to retain shed. The property is located at 17 Willow Road, Carmel NY and is known as Tax Map #55.9-1-69.3.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
Shed-Side Yard: 20'	17' 2"	2' 10"
Rear Yard: 20'	11' 4"	8' 6"

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  
**Raymond Madeya**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: \_\_\_\_\_, 2022

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: **Raymond Madeya** Address: **6 Mary Avenue, Mahopac, NY 10541**  
Mailing Address: **P.O. Box 36, Mahopac, NY 10541** Phone Number(s): \_\_\_\_\_  
Zoning District: **R120** Tax Map: **75.12** - **1** - **40**  
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
N/A		

List all improvements (1 family dwelling, pool, etc.) 2 family dwelling, deck, 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, tax records

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO  
Explain: Route 6

I, the applicant, am seeking permission to: an interpretation that the structure is a legally pre-existing non-conforming 2 family or in the alternative a use variance to permit a 2 family residence in a single family zone

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
1 family	2 family	Interpretation that the structure is a pre-existing 2 family or in the alternative a use variance to permit a 2 family use

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.

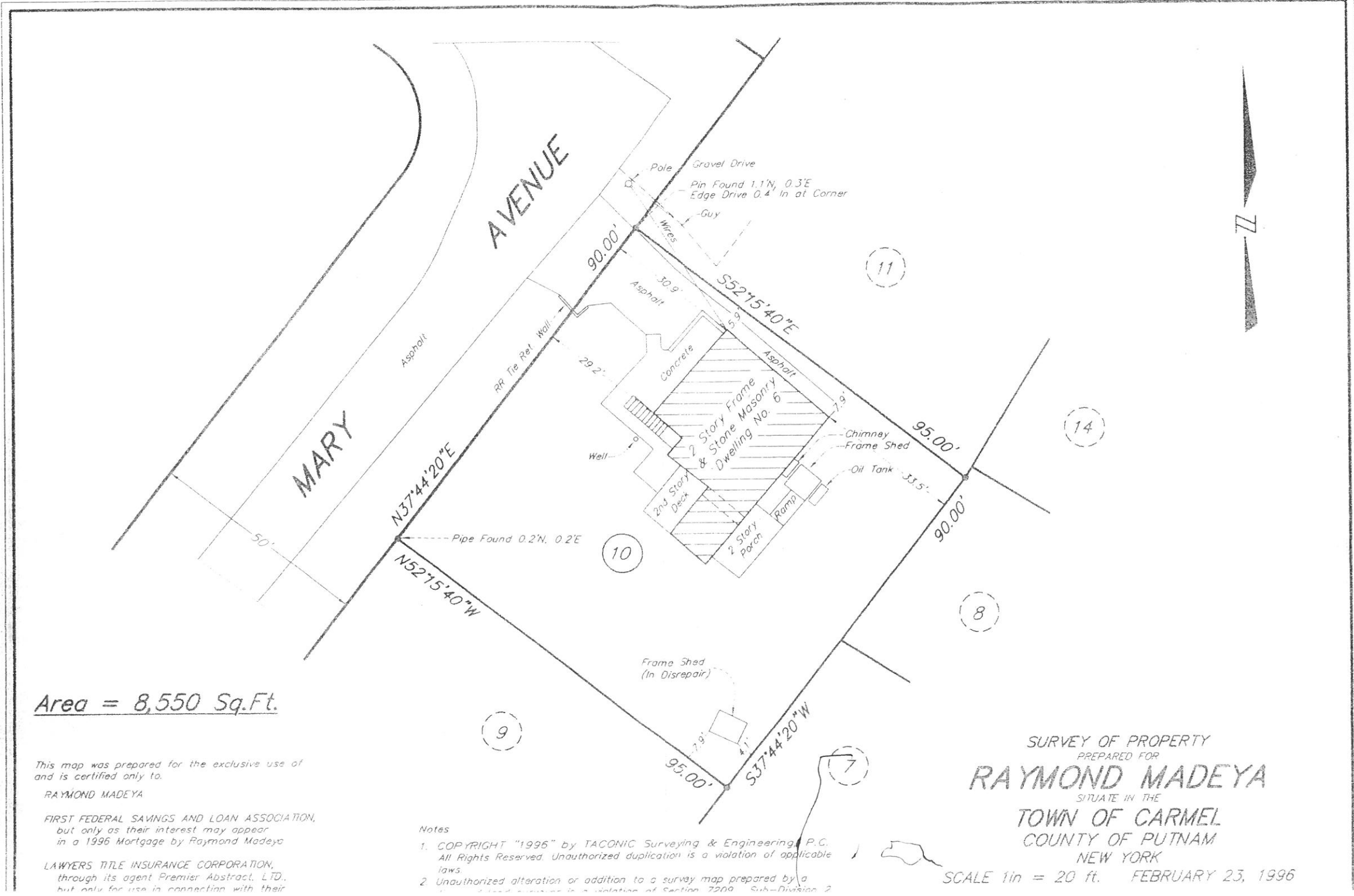
Sworn to before me this 11 day of July 20 22

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

WILLIAM A. SHILLING JR.  
Notary Public, State of New York  
Reg. No. 02SH47C6423  
Qualified in Putnam County  
Commission Expires 07/31/2026

Petitioner Ray Madeya Date 7-11-22

Drawing Name: T1066 Tax Map: C 75.12-1-40 (new); 99-5-10 (old) Checked by SRM/PM Drawn by SRM/PM  
 T1066



Area = 8,550 Sq.Ft.

This map was prepared for the exclusive use of and is certified only to:

RAYMOND MADEYA

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION,  
 but only as their interest may appear  
 in a 1996 Mortgage by Raymond Madeya

LAWYERS TITLE INSURANCE CORPORATION,  
 through its agent Premier Abstract, LTD.,  
 but only for use in connection with their

Notes

1. COPYRIGHT "1996" by TACONIC Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a survey map prepared by a licensed surveyor is a violation of Section 2209, Sub-Division 2

SURVEY OF PROPERTY  
 PREPARED FOR  
**RAYMOND MADEYA**  
 SITUATE IN THE  
**TOWN OF CARMEL**  
**COUNTY OF PUTNAM**  
**NEW YORK**

SCALE 1in = 20 ft. FEBRUARY 23, 1996

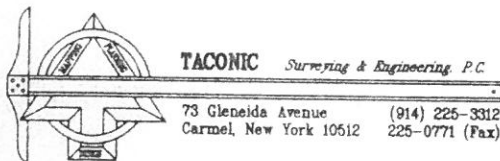
Area = 8,550 Sq.Ft.

This map was prepared for the exclusive use of and is certified only to:

RAYMOND MADEYA

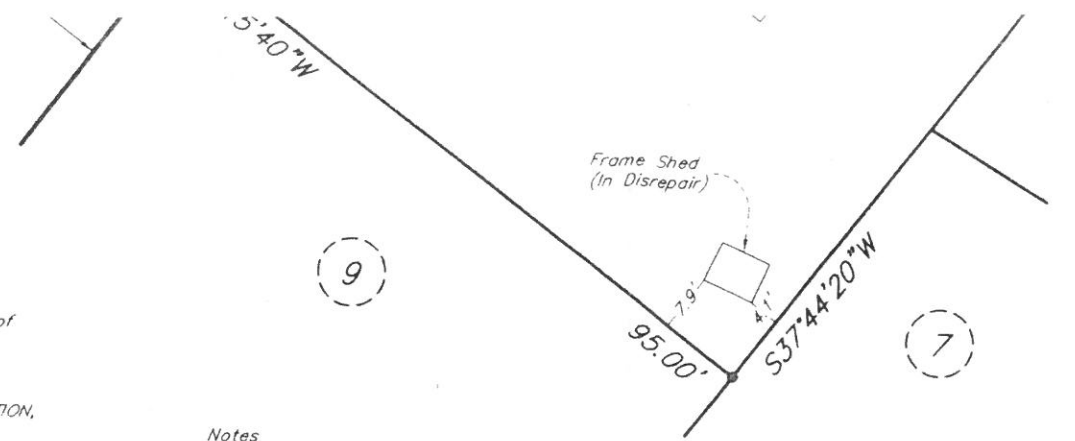
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, but only as their interest may appear in a 1996 Mortgage by Raymond Madeya

LAWYERS TITLE INSURANCE CORPORATION, through its agent Premier Abstract, LTD., but only for use in connection with their Title No. 12778.



Notes

1. COPYRIGHT "1996" by TACONIC Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a survey map prepared by a licensed land surveyor is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are not visible during normal field survey operations or are not described in instruments made known to these surveyors, they will not be shown on this survey map.
5. This property may be affected by instruments which have not been made known to these surveyors. Users of this map should verify title with competent title examiners.
6. The premises hereon is Lot 10, Block 1 as shown on that certain map entitled "REVISED MAP OF LAKE VIEW PARK...", which was filed in the Putnam County Clerk's Office on January 28, 1941 as Map No. 211.



8

9

7

SURVEY OF PROPERTY  
 PREPARED FOR  
**RAYMOND MADEYA**  
 SITUATE IN THE  
**TOWN OF CARMEL**  
**COUNTY OF PUTNAM**  
 NEW YORK

SCALE 1in = 20 ft. FEBRUARY 23, 1996

We hereby certify that the survey shown hereon was completed by us on February 23, 1996, that this map was completed on May 15, 1996 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adapted by The New York State Association of Professional Land Surveyors, Inc.

TACONIC  
SURVEYING & ENGINEERING, P.C.

by  
NEW YORK STATE LICENSED LAND SURVEYOR  
LICENSE No. 49789



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

Application Date: 6/6, 2022

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
 Name of Property Owner: George D Samuels Address: 214 Willow DR Mahopac NY  
 Mailing Address: 214 Willow DR Mahopac NY Phone Number(s): \_\_\_\_\_  
 Zoning District: R-120 Tax Map: 74.2.6 - 2 - 19

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
1969	Erect Carport	GRANTED
1992	Convert Carport to bedroom	GRANTED
2016	Retain Above Ground Pool	GRANTED
2018	Add 2nd story	Granted <i>(Dms)</i>

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: Photo + Survey

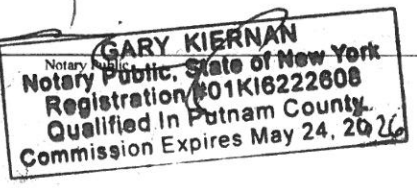
Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES (No)  
 Explain: Yes Lake Secor

I, the applicant, am seeking permission to: Retain Shed

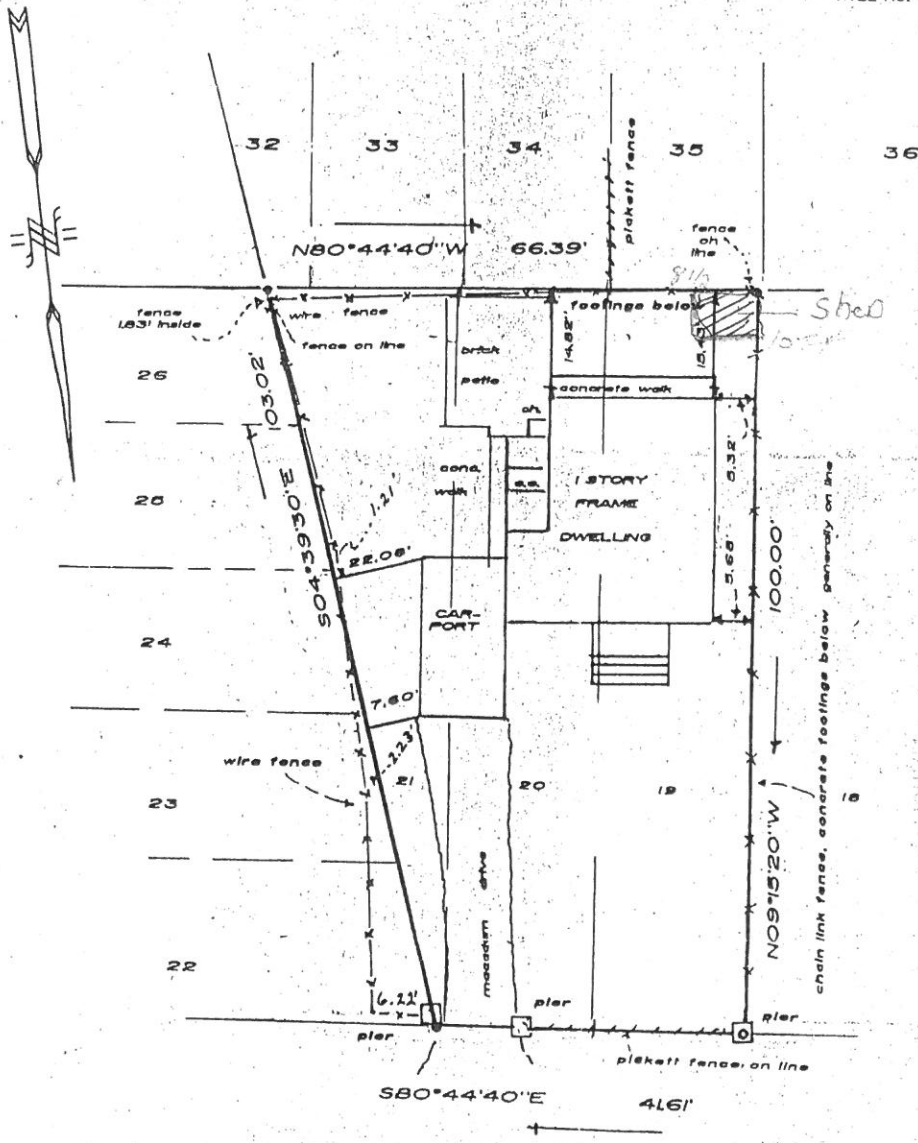
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' Side	0	10'
10' Rear	0	10'

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 June 2022



Petitioner George Samuels Date 6/6/22



WILLOW ROAD

SURVEY OF PROPERTY  
 PREPARED FOR  
**JOHN B STELLA VARIO**  
 SITUATE IN THE  
 TOWN OF CARMEL  
 PUTNAM COUNTY  
 SCALE 1 in. = 20 ft.

NEW YORK <sup>OLD #</sup> 112-8-4  
 1990  
 NEW  
 MAP # = 74-26-2-19

I, RICHARD H. GORR the surveyor who made this map, certify that the survey shown hereon was completed by me on June 13 1990 that this map was completed by me on June 23 1990 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveyors adopted by The New York State Association of Professional Land Surveyors.

NOTES:

- All certifications are valid for this map and copies thereof only if the said map or copies bear the impressed seal of the surveyor whose signature appears hereon.
- Alteration of this document, except by a licensed Land Surveyor, is illegal.
- This map and copies thereof are certified to the above-named owner and the title company and lending institution(s) named hereon, and to those parties only.
- LOTS 19, 20, 21 are shown on map entitled "Revised Map of Blocks 10, 11, 26, 27, LAKE SECOR" filed in the Putnam County Clerk's office Feb. 16, 1930 as map no. 151 B.



CERTIFIED TO:  
**JOHN B STELLA VARIO**  
 N.Y. T.R.W. TITLE INSURANCE, INC.  
 INDEPENDENCE ONE MORTGAGE CORPORATION

RICHARD H. GORR, P.L.S., N.Y.S. Lic. No. 40513  
 ROUTE 6 P.O. BOX 918  
 MAHOPAC, N.Y. 10541

**RICHARD H. GORR & ASSOCS.**  
 LAND SURVEYORS • GEOLOGISTS • ENVIRONMENTAL STUDIES

JOB No. 90-145.





*mc*

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

Application Date: 6/17, 2022

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: William & Irene Newbauer Address: 37 Fenwood Road Mahopac NY 10541  
Mailing Address: 37 Fenwood Road Mahopac NY 10541 Phone Number(s):  
Zoning District: R-100 Tax Map: 76.18 - 2 - 52  
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>(DTC)</u>

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

I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>46'</u>	<u>44'</u>

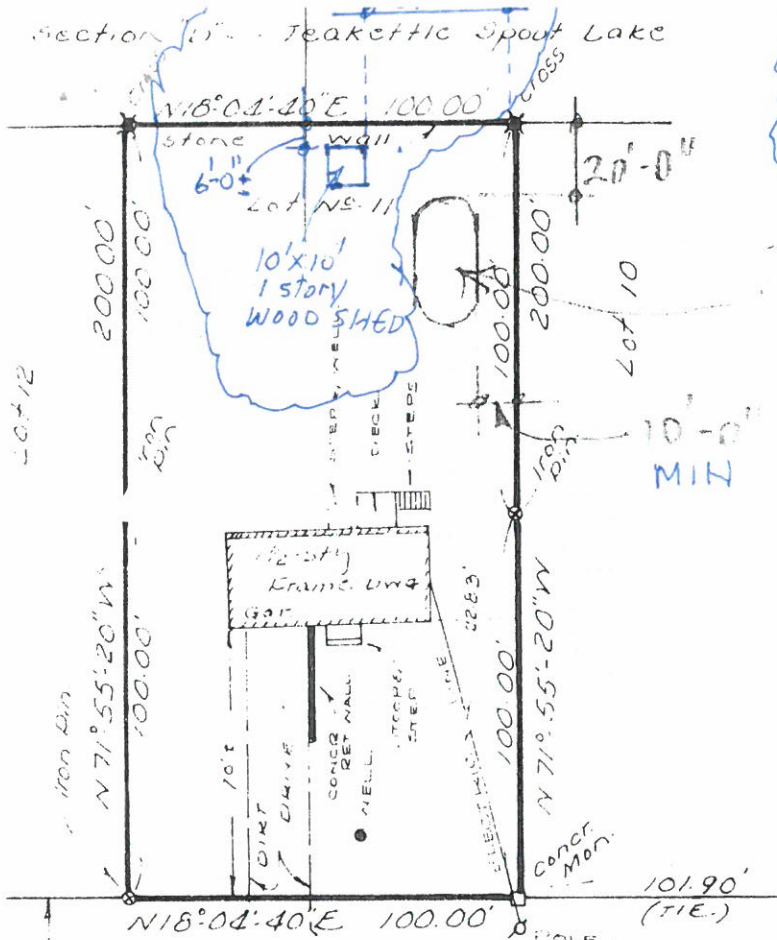
State of New York )  
                          SS:  
County of Putnam )  
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein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

Sworn to before me this 17<sup>th</sup> day of June 2022

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

Petitioner William Newbauer Date 6/17/22





Section 11 - Teakettle Spout Lake

Application of Existing Wood Shed. 8/13/21

Exist 16' x 32' x 52" Above Ground Swimming Pool.

Now or formerly Cassick

MAP OF SURVEY of LOT No. 11. SUBDIVISION MAP OF SADDLE CREEK ESTATES (FILED MAP No. 983, 10/1/63.)

TOWN OF CARMEL COUNTY OF PUTNAM NEW YORK.

Scale: 1 In. = 50 Ft. November 13, 1967

I certify that this map was made from an actual survey of the property.  
 Survey completed on November 11, 1967  
 Map completed on November 13, 1967  
 Map redated on May 25, 1968

Certified to: Ferkskill Savings Bank & Security Title & Guaranty Company

**BURGESS & BEHR**  
 Professional Engineering & Land Surveyors  
 118 Glencliff Avenue Carmel, N.Y.

*Alvin H. Behr*

31A FB 255  
 -18-S.E.

Section 11 - Teakettle Spout Lake

Application of Existing Wood Shed. 8/13/21

Exist 16' x 32' x 52" Above Ground Swimming Pool.

Now or formerly Cassick

MAP OF SURVEY of LOT No. 11. SUBDIVISION MAP OF SADDLE CREEK ESTATES (FILED MAP No. 983, 10/1/63.)

TOWN OF CARMEL COUNTY OF PUTNAM NEW YORK.

Scale: 1 In. = 50 Ft. November 13, 1967

I certify that this map was made from an actual survey of the property.  
 Survey completed on November 11, 1967  
 Map completed on November 13, 1967  
 Map redated on May 25, 1968

Certified to: Ferkskill Savings Bank & Security Title & Guaranty Company

**BURGESS & BEHR**  
 Professional Engineering & Land Surveyors  
 118 Glencliff Avenue Carmel, N.Y.

*Alvin H. Behr*

31A FB 255  
 -18-S.E.

- LEGEND**
- ⊙ Indicates Iron Pin marked "Burgess Survey Point"
  - ⊗ Indicates Cross on Rock.
  - Indicates Concrete Monument.



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  
**1875 Rt 6 LLC**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: **July 21**, 20**22**

*156.41C9*

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: **Edward Santalone/ Dari Sonera** Address: **95 Highwood Ave Englewood NJ 07631**  
Mailing Address: **95 Highwood Ave Englewood NJ 07631** Phone Number(s):  
Zoning District: **C-Commercial** Tax Map: **55.10 - 1 - 13**

*1875 Rt6 Carmel*

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>Fall 2000</i>	<i>PYLON SIGN/COUNTRY BANK - Granted</i>	<i>[Signature]</i>
<i>SPRING 2001</i>	<i>BANK SIGN WARWICK -- Granted</i>	
<i>Fall 1989</i>	<i>SIDE YARD FOR DRIVE UP - Granted</i>	
<i>Fall 2010</i>	<i>SIGN FOR VETERANS - Granted</i>	

List all improvements (1 family dwelling, pool, etc.) **Commercial Office/Retail**

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: **Sketches + 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: **NO Yes Rt6**

I, the applicant, am seeking permission to: **fabricate and install a free-standing directory sign**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<i>12' Height</i>	<i>16'</i>	<i>4' height</i>
<i>32'</i>	<i>162</i>	<i>130'</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 **5<sup>th</sup>** day of **August** 20**22**

*[Signature]*  
**STEVEN B. CHESTER**  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01CH6089505  
Qualified in Westchester County  
My Commission Expires 03-23-2023

Petitioner *[Signature]* Date **8-5-2022**



**AUTHORIZATION FORM**


RE: Property of: Edward Santalone /Dari  
(Owner)  
Located at: 1875 Route 6, Carmel  
(Address) (City, Town, Village)  
Tax Map #: 55.10 - 1 - 13  
In the matter of: oversized sign  
(Variance Request)

To whom it may concern:

This letter is to authorize Signs Ink - James Polinsky

a/an (check one) Attorney  Engineer  Architect  Other  ( Sign Company )

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)  
James Polinsky  
(Print Name)

Signed: See Attached Authorization form  
(Owner of Property)  
(Print Name)

Mailing Address: 3255 Crompond Road Yorktown  
State: NY Zip: 10598  
Telephone # 914-739-9059  
Date: 7-21-2022  
E-mail: JP@signsink.com

Mailing Address: 95 Highwood Ave  
Englewood NY 07631  
State: NY Zip: 07631  
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.



3255 CROMPOND RD YORKTOWN NY 10598  
914 739-9059 WWW.SIGNSINK.COM

### PROPERTY OWNERS LETTER OF CONSENT

I hereby consent to the sign/awning project that is to happen on the property referenced below.

Property Owner: 1875 Route 6 LLC

Property Owner Name / Agent: Edward Santalone / Dari Sonera

Email: mike@marvelpractice.com

Phone #: (516) 728-4450

Address: 95 Highwood Ave  
Englewood, NJ 07631

Location of Property: 1875 Route 6  
Carmel, NY 10512

Signature: *[Handwritten Signature]*

Print Name: Dari Sonera

Date: 06/29/22

State of NY County of Passic  
On this 29<sup>th</sup> day of June 2022

Personally appeared before me, and proved to me through satisfactory evidence of identification, which were to be the person whose name is signed on the preceding or attached document in my presence.

NOTARY NAME HERE, Notary Public  
My Commission Expires

*[Handwritten Signature]*

NISHA M GALEANO  
Commission # 50135602  
Notary Public, State of New Jersey  
My Commission Expires  
August 25, 2025



Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

### ALTA/NSPS Land Title Survey

SNB-NY PORTFOLIO (8)  
SURVEYOR CERTIFICATION  
CARMEL

1875 ROUTE 6  
CARMEL, NY 16512  
COUNTY OF PUTNAM

TO: DLC MANAGEMENT CORP. FIDUCIARY ABSTRACT OF NEW YORK LLC; STEWART TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL TANGIBLE LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 9A, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/23/2019.

JEROME D BRUNNER

SEAL

LAND SURVEYOR NUMBER: 86628  
IN STATE OF NEW YORK  
DATE OF PLAT OR MAP: 01/28/2019  
DATE OF LAST REVISION: 01/28/2019



NETWORK REFERENCE #02181495-007

SURVEY PREPARED BY:  
REEV & ASSOCIATES, P.A.  
3825 N. BIRCH DRIVE  
FAYETTEVILLE, AR 72733

DRAWN BY: TM  
JOB REF: #19-172

### Legal Description

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Stoneleigh Avenue, also known as Route 6, at the southeast corner of lands formerly of George E. Merle & now or formerly of Sun Oil Company;

RUNNING THENCE along the southerly line of lands now or formerly of George E. Merle and continuing along the southerly line of lands now or formerly of George E. Merle and continuing along the southerly line of lands now or formerly of Bridge Tompkins, Jr. on a course South 75 degrees 23 minutes 00 seconds West, 212.00 feet to the brick former of J. Peter now or formerly of the same and thence to an iron pipe found;

RUNNING THENCE along the same, South 72 degrees 28 minutes 46 seconds East, 280.66 feet to an iron pipe found and North 75 degrees 33 minutes 00 seconds East, 212.00 feet to the westerly side of Stoneleigh Avenue, to the point or place of BEGINNING.

For information only, said premises are known as 1875 Route 6, Carmel, NY and designated as Section 55.10 Block 1 Lot 13 as shown on the Putnam County Land and Tax Map.

BEING THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 911727, WITH AN EFFECTIVE DATE OF DECEMBER 15, 2016.

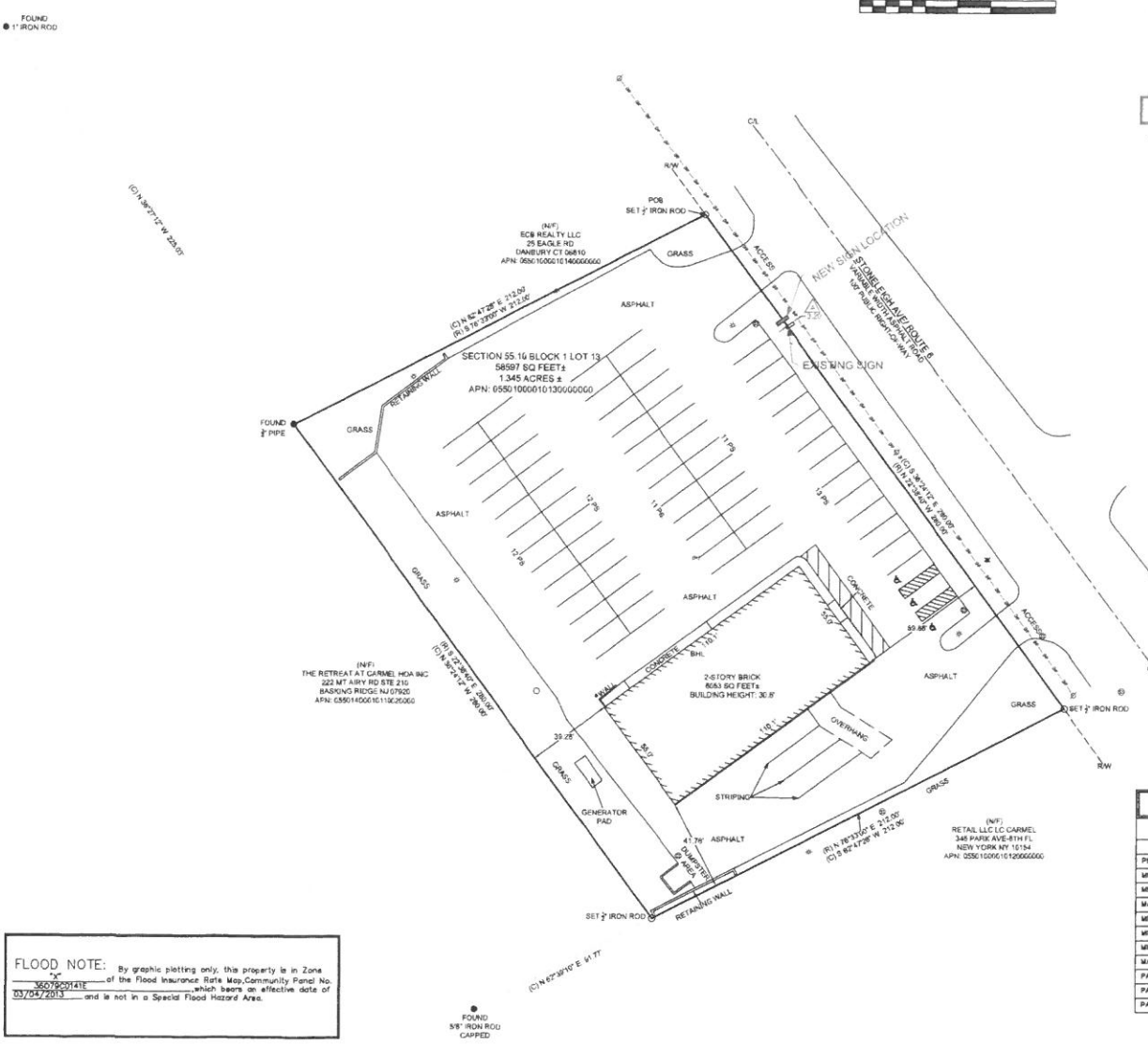
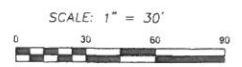
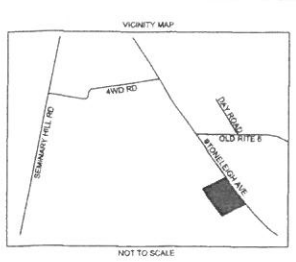
### Site Information

PARCEL ID: 055010061013000000

OWNER/SHIP:  
WARWICK SAVINGS BANK  
MAILING:  
18 CARLARD AVE  
WARWICK, NY 10986  
8667 SQ. FEET  
1.345 ACRES

### Legend of Symbols & Abbreviations

SURVEY FEATURES	SURVEYING SYMBOLS	SET POINTING/CONC. MARKING
BOUNDARY LINE	FOUND MONUMENT (AS SHOWN)	SET POINTING/CONC. MARKING
PORT LANE	SET MONUMENT (USE SYMBOL)	SET POINTING/CONC. MARKING
CR/CURVE OF ROAD	SET POINTING/CONC. MARKING	POINT OF BEGINNING
RIGHT-OF-WAY	FOUND CHISEL POINT	CONTROL LINE OF ROAD
TRAIL LINE	FOUND MONUMENT (AS NOTED)	CONTR. OF WY
THIS	FOUND PIPE	CONC. MEASUREMENT
	COMPUTED POINT	RECORDER'S MEASUREMENT
		CONC. MEASUREMENT
		BUILDING HEIGHT LOCATION
EASEMENTS	UTILITY SYMBOLS	
ANDERSON & DEWEESE EASEMENT	SEWER PIPE	TELEPHONE PRESET
BUILDING SET BACK	WATER METER	WATER METER
UTILITY EASEMENT	WATER METER	WATER METER
	WATER METER	WATER METER
	WATER METER	WATER METER
	WATER METER	WATER METER
UTILITY LINES	SURVEY FEATURE MATCHES	
WATER LINE	ASPHALT	CONCRETE
OVERHEAD POWER LINE	GRAVEL	FLOOD ZONE
SEWER LINE		
FLUY LINE		
LANDLINE		
W		
TELEPHONE LINE		



### Utility Notes

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE CALL UTILITY LOCATOR REQUEST. BUREAU ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL NEW YORK ONE CALL AT 811 BEFORE DIGGING. NO UTILITY LINES WERE MAINTAINED AT THE TIME OF THE SURVEY. UTILITY MAPS HAVE BEEN REQUESTED & THE SURVEYOR WILL UPDATE IF AND WHEN RECEIVED.

TICKET NO. 01249-012-618-00	CODE WELL/HALL/LAW/8CH/STR	PHONE NUMBER (814) 774-0750
COMPANY CARMEL CATV	CODE CARMEL CATV	PHONE NUMBER (800) 773-8888
CENTRAL HUDSON GAS AND ELECTRIC	CODE CHG	PHONE NUMBER (845) 897-6121
BREWSTER ELECTRIC	CODE NYSEG	PHONE NUMBER (845) 278-8121 X 428

### Notes Corresponding to Schedule B

ALL SCHEDULE B ITEMS LISTED WITHIN THE TITLE COMMITMENT ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS THAT PERTAIN TO THIS SURVEY.

### Encroachment Notes

THE SIGN POTENTIALLY ENDS THE SUBJECT PROPERTY LINE BY UP TO 15 INCHES AS SHOWN.

- ### Miscellaneous Notes
- (M1) SOME FEATURES SHOWN ON THE PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
  - (M2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DEDUCE ANGLE ONLY. MOVEMENTS WERE FOUND AT POINTS WHERE INDICATED.
  - (M3) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - (M4) AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT ERECTED OR SIDEWALK CONSTRUCTION REPAIRS.
  - (M5) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, GRAB, OR SANITARY LANDFILL.
  - (M6) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE, OR BURIAL GROUNDS.
  - (M7) TOTAL NUMBER OF PARKING SPACES IS 82, WHICH INCLUDES 3 DESIGNATED UNASSIGNED SPACES.
  - (M8) COMPLETED FIELD WORK WAS JANUARY 23, 2019.
  - (M9) THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHWEST LINE WHICH BEARS S 81° 12' E PER GPS COORDINATE OBSERVATION NEW YORK STATE PLANE, NAD83.
  - (M10) THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF STONELEIGH AVE AND OLD ROUTE 6, WHICH IS APPROXIMATELY 82' AWAY FROM THE NORTH CORNER OF THE SUBJECT PROPERTY.
  - (M11) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO STONELEIGH AVE BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
  - (M12) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OR ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE AVAILABLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
  - (M13) THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLAND INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
  - (M14) NO VISIBLE CERTAIN DIVISION OF PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED. NOW WERE ANY DESIGNATED BY THE CLIENT. NECESSARY PERMITS/NOTICES WERE NOT PROVIDED.
  - (M15) THE FOLLOWING ITEMS IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (1) ALL PLOTTABLE AREAS IDENTIFIED IN THE RECIPIENT'S EASEMENT AGREEMENTS AND (2) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.

### Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED:	STATUS
ITEM	REQUIRED	OBSERVED
PERMITTED USE	N/A	COMMERCIAL
MIN. LOT AREA	N/A	55667 SQ FEET
MIN. FRONTAGE	N/A	280.00'
MAX. BLDG COVERAGE	N/A	10.3%
MIN. SETBACKS FRONT	N/A	50.00'
MIN. SETBACKS SIDE	N/A	41.75'
MIN. SETBACKS REAR	N/A	35.28'
MAX. BUILDING HEIGHT	N/A	33.0'
PARKING REGULAR	N/A	50
PARKING HANDICAP	N/A	3
PARKING TOTAL	N/A	82

Contact Info:

**FLOOD NOTE:** By graphic plotting only, this property is in Zone 360702014E of the Flood Insurance Rate Map, Community Panel No. 0370472013, and is not in a Special Flood Hazard Area.



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

Application Date: 7/14, 2022

Application For (circle applicable): Area Variance (150-15) Use Variance Interpretation 280A  
Name of Property Owner: Michele Torres Address: 61 Tanager Rd Mahopac NY  
Mailing Address: same Phone Number(s):  
Zoning District: R-120 Tax Map: 76.10 - 1 - 11  
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
E-Mail Address: X

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>2000</u>	<u>retain deck - Granted</u>	<u>(Signature)</u>
<u>1962</u>	<u>Side line variance - Granted</u>	<u>(Signature)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, Stal, 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 + Plan

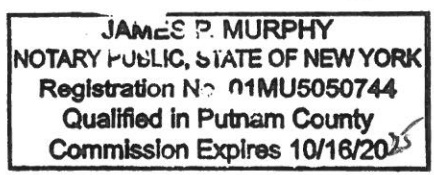
Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO  
Explain: MCSD-Lakeview

I, the applicant, am seeking permission to: Retain Pool w/ Deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40'</u>	<u>25</u>	<u>15</u>

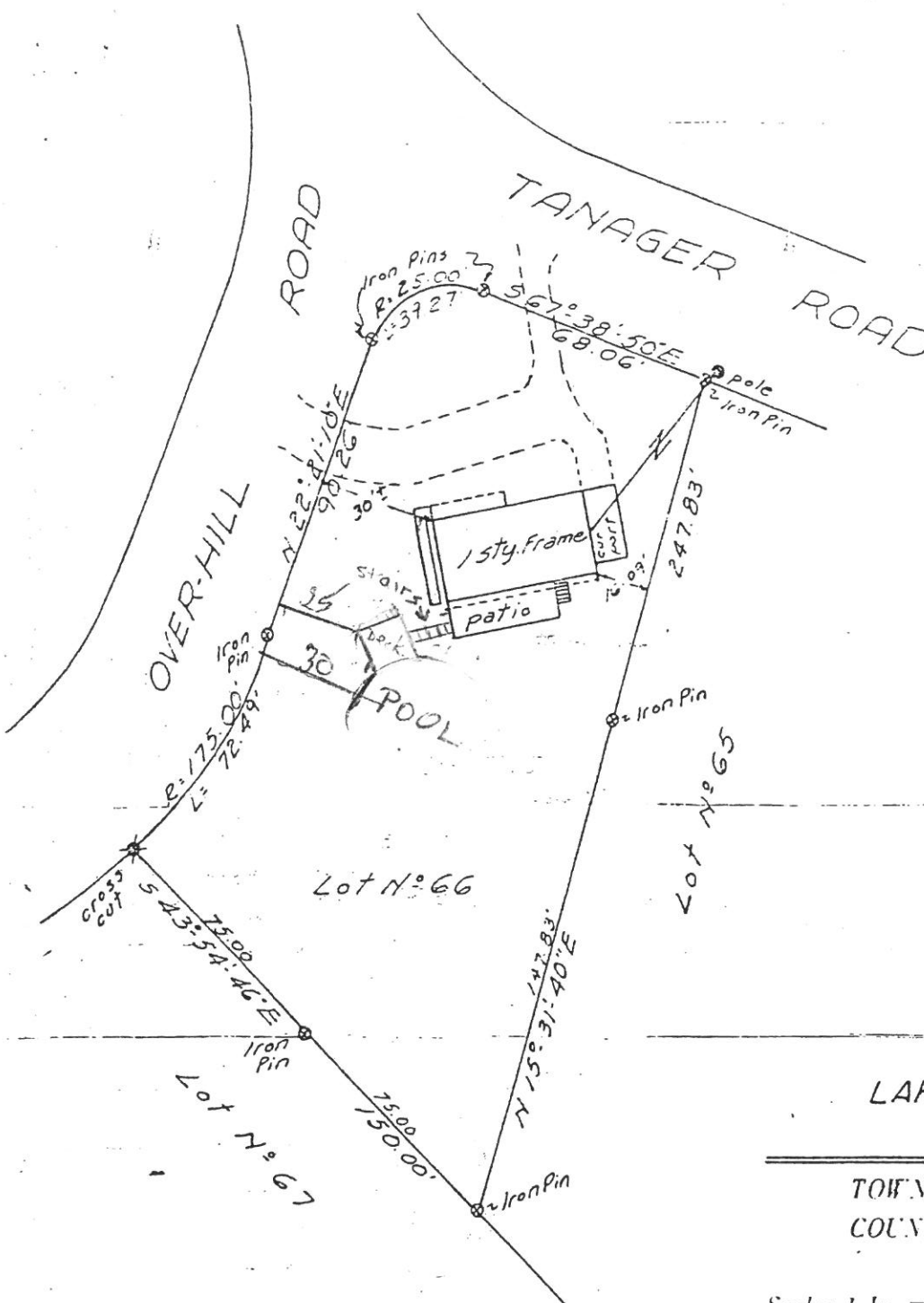
State of New York )  
                                  ss:  
County of Putnam )  
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters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

Sworn to before me this 31 day of July, 2022  
James P. Murphy  
Notary Public



Petitioner Michele Torres Date 7-31-22





MAP OF SURVEY  
of  
LOT No. 66  
OF  
SECTION "C"

LAKE MAHOPAC RIDGE

TOWN OF CARMEL  
COUNTY OF PUTNAM  
NEW YORK.

Scale: 1 In. = 50 Ft. April 19, 1962

I certify that this map was made from an actual survey of the property.

Survey completed on April 12, 1962

Map completed on April 19, 1962

LEGEND

- ... Indicates Iron Pin marked
- ... "Burgess Survey Point"
- ... Indicates Cross Cut On Rock.

Certified to:

*Roy Burgess*  
ROY BURGESS

Professional Engineer & Land Surveyor  
License No. 9845. Carmel, N. Y.

416 BK 196  
H. G. N. W.

Filed Map No. 780B



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  
Dynamite Properties Corp.  
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: Dynamite Properties Corp. Address: 70 Gleneida Ave., Carmel, NY  
 Mailing Address: 56 Papania Dr., Mahopac, NY Phone Number(s): \_\_\_\_\_  
 Zoning District: Commercial Tax Map: 44.14 - 1 - 39  
 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
7/22/2022	Planning Board referral to ZBA 7/15/2022	<u>Pending</u>

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: survey, site plan, photos, affidavit of applicant, memorandum of law, floor plans

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES  
 Explain: Route 6

I, the applicant, am seeking permission to: variance to permit mixed use in a commercial zone (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 10<sup>th</sup> day of August 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, 2024

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

## Variances

1. Use variance for a mixed use structure. *in a Commercial 3rd*
2. Lot area; 40,000 s.f. required, 2,640 s.f. existing, 37,360 s.f variance requested.
3. Lot width; 200 feet required, 32.96 feet existing, 167.04 foot variance requested.
4. Lot depth; 200 feet required, 80.02 feet existing, 119.98 foot variance requested.
5. Front yard; 40 feet required, 7.4 feet existing, 32.6 foot variance requested.
6. Side yard; 25 feet required, 1.0 feet existing, 24 foot variance requested.
7. Side yard; 25 feet required, 1.3 feet existing, 23.7 foot variance requested.
8. Rear yard; 30 feet required, 29.6 feet proposed, 0.4 foot variance requested.
9. Minimum floor area; 5,000 s.f. required, 1,830 s.f. proposed. 3,170 s.f. variance requested.
10. Permitted coverage; 30% allowed, 37.68% proposed, 7.68% variance requested.
11. Parking; 9 spaces required, 0 spaces provided; 9 space variance requested.
12. Loading; 1 space required, 0 space provided, 1 space variance requested.



**AUTHORIZATION FORM**

RE: Property of: Dynamite Properties Corp.  
Located at: 70 Gleneida Avenue (Address), Carmel, NY (City, Town, Village)  
Tax Map #: 44.14-1-39  
In the matter of: Dynamite Properties Corp. - Use Variance  
(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)  
Thomas Racek  
(Print Name)

Mailing Address: 122 Old Route 6, Carmel

Mailing Address: 56 Papania Dr., Mahopac

State: NY Zip: 10512

State: NY Zip: 10512

Telephone # 845-225-7500

Telephone # 9

Date: 8/10/2022

E-mail: waslaw@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.

**PROPERTIES WITHIN 500':**

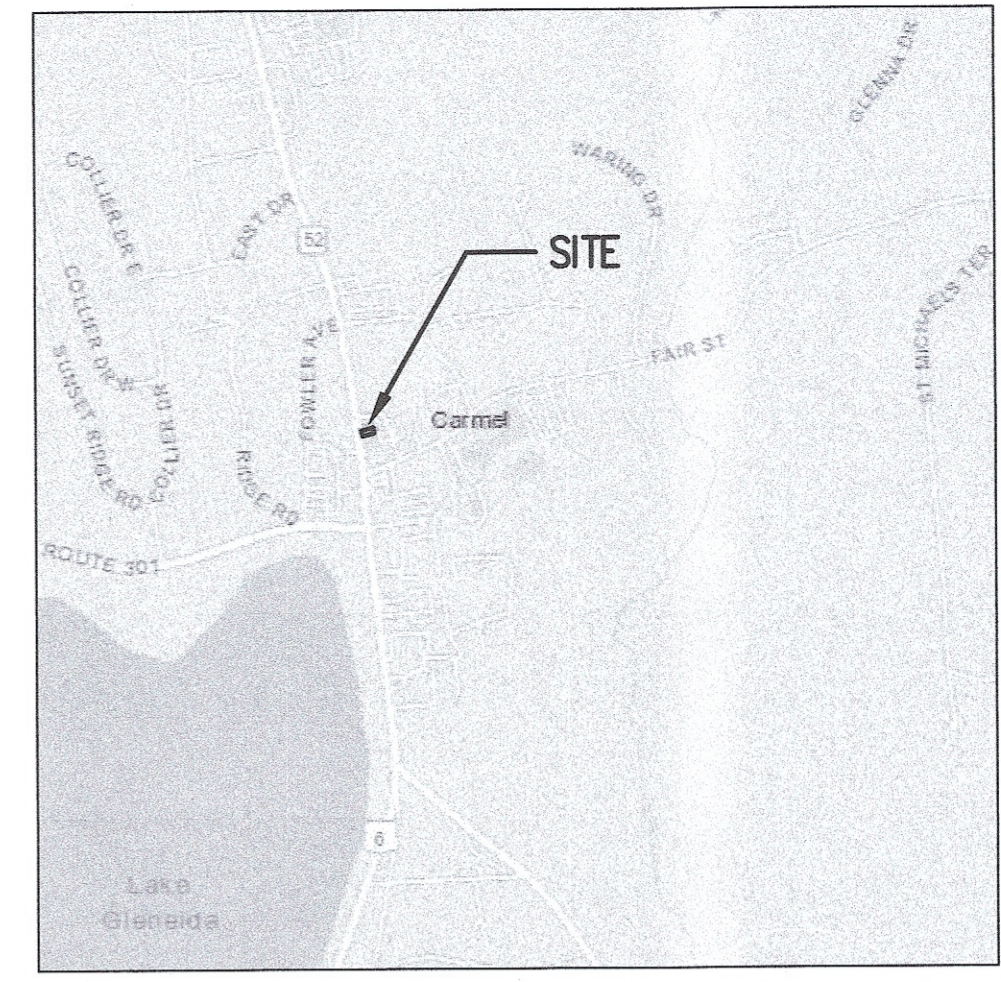
44.13-2-1	ORSER'S MTN, INC.	1280 PEEKSKILL HOLLOW RD	CARMEL, NY 10512
44.13-2-2	19 FOWLER AVENUE, LLC	c/o BRIAN SENNO, 28 WALNUT ST	PAWLING, NY 12564
44.13-2-3	ML & RC PROPERTIES, LLC	c/o RICHARD T. CAPRIA, 3087 FARMWALK RD	YORKTOWN HEIGHTS, NY 10598
44.13-2-4	L. SHOHAT, JULIA MACKAY, LLOYD MACKAY, AND TAMAR MACKAY	808 WEST END AVE APT 1001	NEW YORK, NY 10025
44.13-2-5	LIBIA AND RODOLFO QUEZADA	25 FOWLER AVE	CARMEL, NY 10512
44.13-2-6	AUGUSTO AND CRESCENT SACCHIETTI	10 BELLA RD	CARMEL, NY 10512
44.13-2-7	MARLON RAMLOGAN	1870 HINROD ST APT 2R	RIDGEWOOD, NY 11385
44.13-2-28	RICHARD CARRASCO	10 RIDGE RD	CARMEL, NY 10512
44.13-2-29	HERNANDEZ & FERNANDEZ	FAMILY TRUST, 6 RIDGE RD	CARMEL, NY 10512
44.14-1-1	INSPIRING CARMEL INC.	67 GLENIDA AVE	CARMEL, NY 10512
44.14-1-2	69 GLENIDA AVENUE LLC	12 COLONIAL RIDGE CT	BREWSTER, NY 10509
44.14-1-3	JESSEBELLE ENTERPRISES LLC	2420 S. CROATAN HWY- PMB 16	NAGS HEAD, NC 27959
44.14-1-4	HANSEN OFFICE SOLUTIONS, INC.	393 NICHOLS RD	CARMEL, NY 10512
44.14-1-5	WAYNE RYDER	P.O. BOX 10	CARMEL, NY 10512
44.14-1-6	CARMEL BOARD OF FIRE COMMISSION	P.O. BOX 1238	CARMEL, NY 10512
44.14-1-7	MT. CARMEL BAPTIST CHURCH	P.O. BOX 536	CARMEL, NY 10512
44.14-1-9	JAMES WISE	38 FOWLER AVE	CARMEL, NY 10512
44.14-1-10	LONGVIEW REALTY CORP.	336 LONGVIEW TER	YONKER, NY 10710
44.14-1-11	ROBERT HALL AND EDWARD BONDI	BOX 307	BEDFORD, NY 10506
44.14-1-12	PETER AND MARY FELLBUSCH	99 CHERRY LN	STORMVILLE, NY 12582
44.14-1-13	ROBERT H. HALL AND EDWARD G. BONDI	P.O. BOX 307 HICKORY LA	BEDFORD, NY 10506
44.14-1-14	SAX COUNSELOR INC.	56 GLENIDA AVE	CARMEL, NY 10512
44.14-1-15	DAVID AND CYNTHIA RADOWICH	56 GLENIDA AVE	CARMEL, NY 10512
44.14-1-16	SUE ANN AND BRIAN SIMPSON	2 SUNSET RDG	CARMEL, NY 10512
44.14-1-17	69 GLENIDA AVENUE LLC	12 COLONIAL RIDGE CT	BREWSTER, NY 10509
44.14-1-34	KELLEY CEMETERY INC.	RTE 52	CARMEL, NY 10512
44.14-1-35	MT. CARMEL BAPTIST CHURCH	P.O. BOX 536	CARMEL, NY 10512
44.14-1-36	MT. CARMEL BAPTIST CHURCH	70-1102 P.O. BOX 536	CARMEL, NY 10512
44.14-1-37	MT. CARMEL BAPTIST SOCIETY	70-1102 P.O. BOX 536	CARMEL, NY 10512
44.14-1-38	IVANE AND LAURA COHEN	72 GLENIDA AVE	CARMEL, NY 10512
44.14-1-40	R.F.B CORP.	P.O. BOX 59	CARMEL, NY 10512
44.14-1-41	GIUSEPPI IOVENO JR.	60 CLEARVIEW CIR	HOPEWELL JCT, NY 12533
44.14-1-42	LZU, LLC	14 GLENVIEW DR	CARMEL, NY 10512
44.14-1-43	WENCO PROPERTIES CORP	P.O. BOX 540	MAHOPAC, NY 10541
44.14-1-44.1	MT. CARMEL BAPTIST CHURCH	P.O. BOX 536	CARMEL, NY 10512
44.14-1-45	WENCO PROPERTIES CORP	P.O. BOX 540	MAHOPAC, NY 10541
44.14-1-46	17 FAIR ST, LLC	17 FAIR ST	CARMEL, NY 10512
44.14-1-47	RANIC ENTERPRISES CORP	19 FAIR ST	CARMEL, NY 10512
44.14-1-48	UNITED STATES POSTAL SERVICE	29 FAIR ST	CARMEL, NY 10512
44.17-1-43	FRANKLIN G. AND EDITH E. WILES	4 RIDGE RD	CARMEL, NY 10512
44.17-1-46	PETER JR. AND JANET E. INTRIERI	5 FOWLER AVE	CARMEL, NY 10512
44.17-1-47	SPENCER D. SCHATIMAN AND SARANTOULA PAPPAS	7 HILLVIEW CT	CORTLANDT MANOR, NY 10567
44.17-1-48	JAMES A. WISE	11 FOWLER AVE	CARMEL, NY 10512
44.17-1-49	STEPHEN DILL	13 FOWLER AVE	CARMEL, NY 10512
44.18-1-1	FISHER THOMAS INC	10 FOWLER AVE	CARMEL, NY 10512
44.18-1-2	PUTNAM COUNTY NATIONAL BANK	43 GLENIDA AVE	CARMEL, NY 10512
44.18-1-3	PUTNAM COUNTY NATIONAL BANK	43 GLENIDA AVE	CARMEL, NY 10512
44.18-1-4	BANK OF CARMEL PUTNAM CTY NAT'L	43 GLENIDA AVE	CARMEL, NY 10512
44.18-1-5	PUTNAM COUNTY NATIONAL BANK	47 GLENIDA AVE	CARMEL, NY 10512
44.18-1-6	GLENIDA 51, INC.	51 GLENIDA AVE	CARMEL, NY 10512
44.18-1-7	HENRY P. JR AND P.C. SIMPSON	2 SUNSET RDG	CARMEL, NY 10512
44.18-1-8	57 MAIN STREET CORP	55 GLENIDA AVE	CARMEL, NY 10512
44.18-1-9	57 MAIN STREET CORP	67 GLENIDA AVE	CARMEL, NY 10512
44.18-1-11	63 GLENIDA, LLC	65 GLENIDA AVE	CARMEL, NY 10512
44.18-1-14	NU&C PROPERTIES, INC.	9 FAIR ST	CARMEL, NY 10512
44.18-1-15	FAIR PROPERTY MGMT, LLC	9 FAIR ST	CARMEL, NY 10512
44.18-1-16	NEW FAIR STREET LLC	16 CORNISH RD	CARMEL, NY 10512
44.18-1-17	COUNTY OF PUTNAM	40 GLENIDA AVE	CARMEL, NY 10512
44.18-1-18	FAIR STREET PROPERTIES	14 FAIR ST	CARMEL, NY 10512
44.18-1-19	12 FAIR ST. CORP	827 FOX MEADOW RD	YORKTOWN HEIGHTS, NY 10598
44.18-1-20	6318 ASSOCIATES INC.	10 FAIR ST	CARMEL, NY 10512
44.18-1-21	PUTNAM PROPERTY GROUP LLC	105 ROUTE 6	MAHOPAC, NY 10541
44.18-1-22	COUNTY OF PUTNAM	40 GLENIDA AVE	CARMEL, NY 10512
44.18-1-23	PUTNAM COUNTY NATIONAL BANK	43 GLENIDA AVE	CARMEL, NY 10512
44.18-1-24	COUNTY OF PUTNAM	40 GLENIDA AVE	CARMEL, NY 10512
44.18-1-25.2	COUNTY OF PUTNAM	40 GLENIDA AVE	CARMEL, NY 10512
44.18-1-44	CARMEL CENTRAL SCHOOL DISTRICT	P.O. BOX 296	PATTERSON, NY 12563



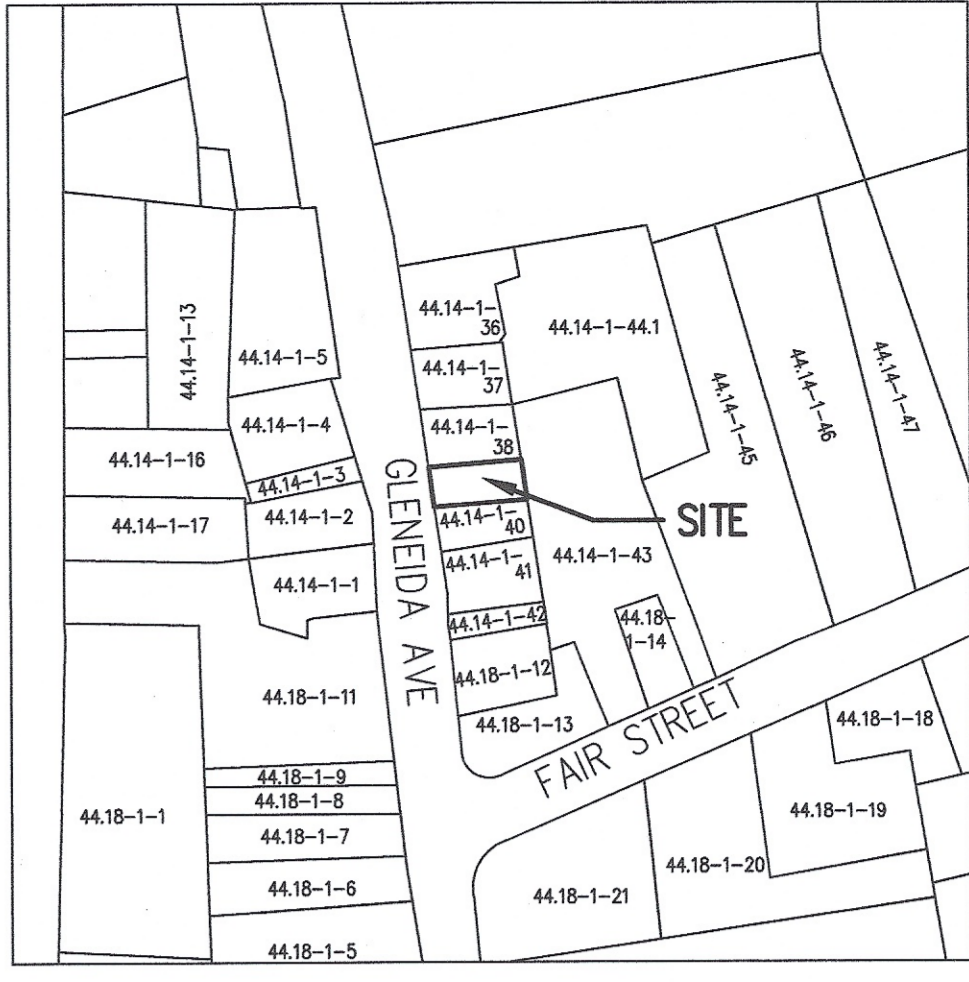
FRONT ELEVATION



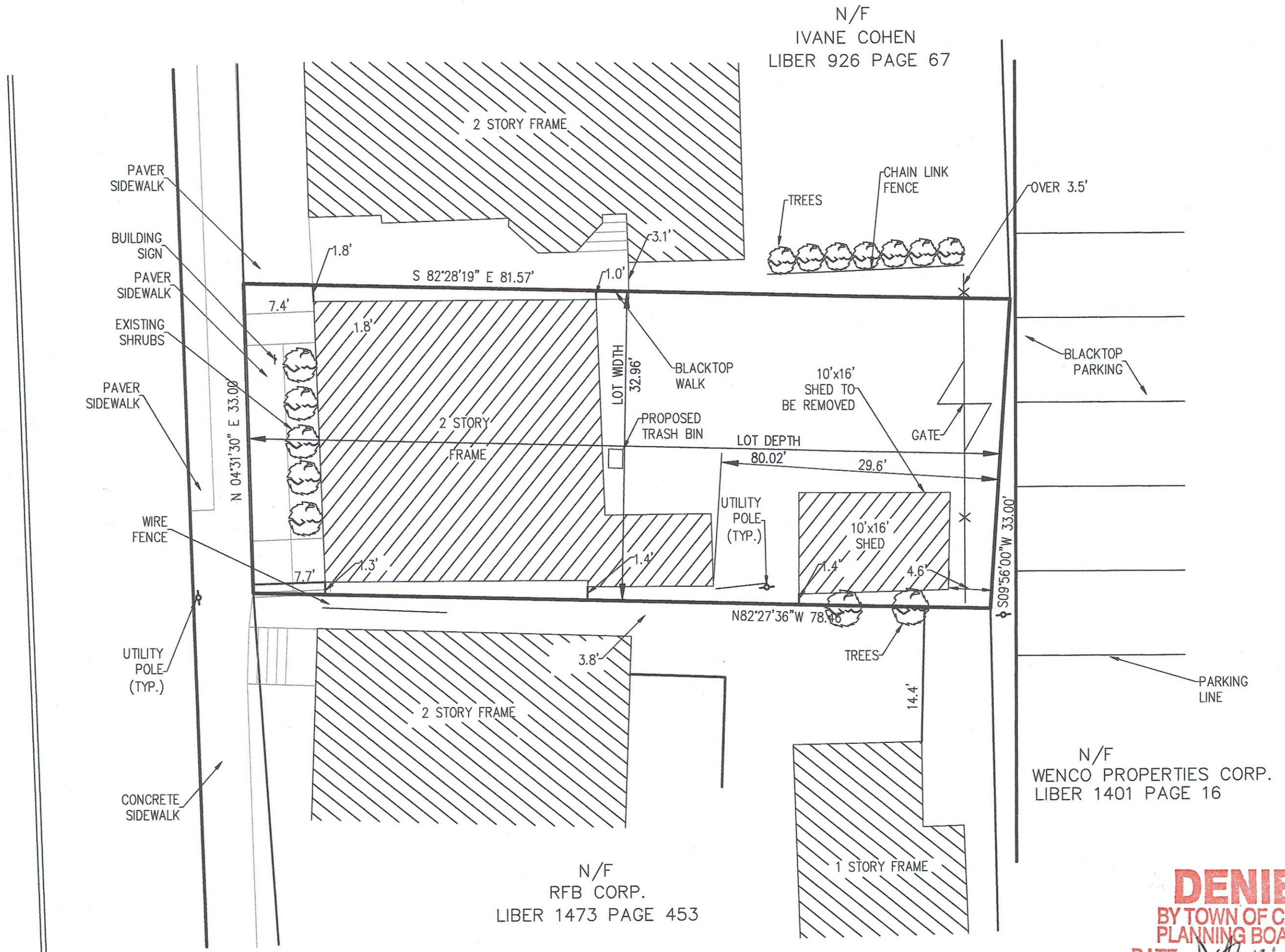
REAR ELEVATION



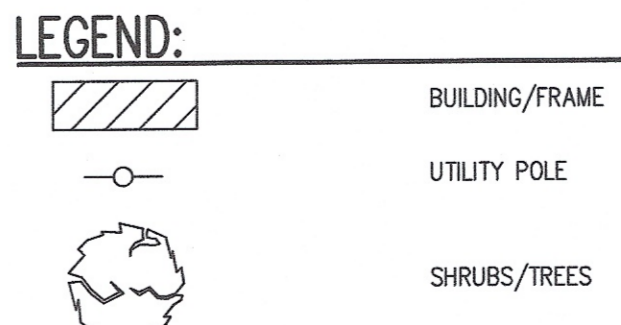
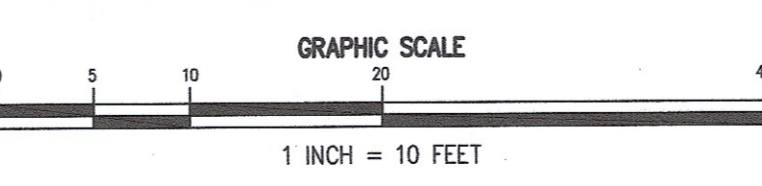
LOCATION MAP  
SCALE: 1" = 1000'



AREA MAP  
SCALE: 1" = 300'



**EXISTING CONDITIONS PLAN**



**CARMEL PLANNING BOARD APPROVAL**

APPROVAL HEREBY GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEL PLANNING BOARD

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

**DENIED**  
BY TOWN OF CARMEL PLANNING BOARD ON DATE 1/14/2023  
CHAIRMAN \_\_\_\_\_

**SCHEDULE of DISTRICT REGULATIONS:**

C-COMMERCIAL	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA S.F.*	40,000 S.F.	2,640 S.F.	2,640 S.F.
MIN. LOT WIDTH FEET*	200 FEET	32.96 FEET	32.96 FEET
MIN. LOT DEPTH FEET*	200 FEET	80.02	80.02
MINIMUM YARDS-PRINCIPAL			
FRONT-FEET*	40'	7.4'	7.4'
SIDE-FEET (NORTH)*	25'	1.0'	1.0'
SIDE-FEET (SOUTH)*	25'	1.3'	1.3'
REAR-FEET*	30'	4.6'	29.6'
MINIMUM YARDS-ACCESSORY BLD'G			
FRONT FEET	-	-	-
SIDE FEET	-	-	-
REAR FEET	-	-	-
MAXIMUM PERMITTED HEIGHT FEET	35'	<35'	<35'
FEET			
MINIMUM REQUIRED FLOOR AREA OF BUILDING S.F.*	5,000 S.F.	1,990 S.F.	1830 S.F.
MAXIMUM PERMITTED COVERAGE OF LOT-PERCENT*	30%	43.37%	37.68%

USE VARIANCE TO ALLOW FOR APARTMENT- MIXED USE STRUCTURE  
\*VARIANCE REQUIRED  
LOT COVERAGE AREA=1117.34 S.F. (W/ SHED)  
LOT COVERAGE AREA=957.34 S.F. (W/OUT SHED)

SEC 156-42

**PARKING**

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
1ST FLOOR OFFICE SPACE =957.34'	1ST FLOOR OFFICE SPACE =957.34'
2ND FLOOR OFFICE SPACE =872.66'	2ND FLOOR- 2 APARTMENTS
ATTIC STORAGE =437.00'	ATTIC STORAGE IS PART OF APARTMENT
ON-SITE STORAGE SHED =160.00'	
<b>CALCULATION:</b>	<b>CALCULATION:</b>
OFFICE 957.34 S.F. = 9.15 SPACES	OFFICE 957.34 S.F. = 4.78 SPACES
200	200
	2 APARTMENT = 4 SPACES
STORAGE 597 S.F. = 0.597 SPACES	
1,000	
TOTAL = 9.75 SPACES	TOTAL = 8.78 SPACES
10 SPACES REQUIRED	10 SPACES REQUIRED
VARIANCE REQUIRED = 10 SPACES	9 SPACES REQUIRED
<b>LOADING</b>	
TOTAL LOADING SPACES REQUIRED = 1 SPACE	
TOTAL LOADING SPACES PROVIDED = 0 SPACE	
VARIANCE REQUIRED = 1 SPACE	

- PLAN NOTES:**
- OWNER/APPLICANT: DYNAMITE PROPERTIES CORP. 56 PAPANIA DRIVE MAHOPAC, NY 10541
  - BOUNDARY AND SITE INFORMATION TAKEN FROM A SURVEY PREPARED BY ROBERT V. OSWALD P.L.S. LAND SURVEYING COMPANY DATED SEPTEMBER 30, 2019.
  - PROPERTY IS LOCATED IN THE WEST BRANCH RESERVOIR BASIN.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 36079C0141E, DATED 3/4/2013.
  - SITE DATA  
LOT AREA = 2640 S.F. (0.06 ac)  
TAX MAP 44.14-1-39  
C- COMMERCIAL ZONE
  - ALL UTILITIES ARE ABOVE GRADE. TRASH WILL CONTINUE TO BE PICKED UP.
  - SEWER SERVICE PROVIDED BY CARMEL SEWER DISTRICT #2
  - WATER SERVICE PROVIDED BY CARMEL WATER DISTRICT #2
  - DESCRIPTION OF USE:  
1ST FLOOR: OFFICE/RETAIL  
2ND FLOOR: 2 PROPOSED APARTMENTS\* - WHICH REQUIRES A VARIANCE
  - THERE IS ONE SIGN IN FRONT OF THE BUILDING.

**PUTNAM ENGINEERING, PLLC**  
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER, NEW YORK 10509  
(845) 279-6789 FAX (845) 279-6769  
© PUTNAM ENGINEERING PLLC 2022

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

REVISIONS		
NO.	DATE	DESCRIPTION
1	06 MAY 2022	PER TOWN COMMENTS
2	31 MAY 2022	PER ZONING ENFORCEMENT OFFICER

APPLICANT: DYNAMITE PROPERTIES CORP.

PLAN PREPARED FOR: DYNAMITE PROPERTIES CORP.

LOCATION: 70 GLENIDA AVE, CARMEL, N.Y. 10512  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
TAX MAP 44.14, BLOCK 1, LOT 39

DATE: 11 FEB 2022  
PROJECT MANAGER: PML  
DRAWN BY: -JKC  
CHECKED BY: PML  
SCALE: AS NOTED

DRAWING: SITE PLAN EXISTING CONDITIONS

PROJECT NUMBER: 8407  
DRAWING NUMBER: S-1  
SHEET 1 OF 1



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  
William A. Shilling, Jr.

Application Date: \_\_\_\_\_, 20\_\_\_\_

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance 15615 Use Variance Interpretation 280A  
Name of Property Owner: William A. Shilling, Jr. Address: 17 Willow Road, Carmel, NY  
(Address) (City) (State)

Mailing Address: 17 Willow Road, Carmel, NY Phone Number(s): 845-225-7500  
(Address) (City) (State)

Zoning District: Res Tax Map: 55.09 - 1 - 69.3  
(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
	N/A	

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

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

I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
shed - side yard 20'	17'2"	2'10"
rear yard 20'	11'4"	8'6"

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 10<sup>th</sup> day of August 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 8/10/2022



**AUTHORIZATION FORM**

RE: Property of: William A. Shilling, Jr.  
Located at: 17 Willow Road, Carmel, NY  
Tax Map #: 55.09-1-69.3


In the matter of: \_\_\_\_\_  
(Variance Request)

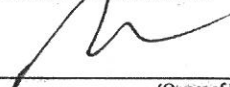
To whom it may concern:

This letter is to authorize Frank J. Smith III

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.

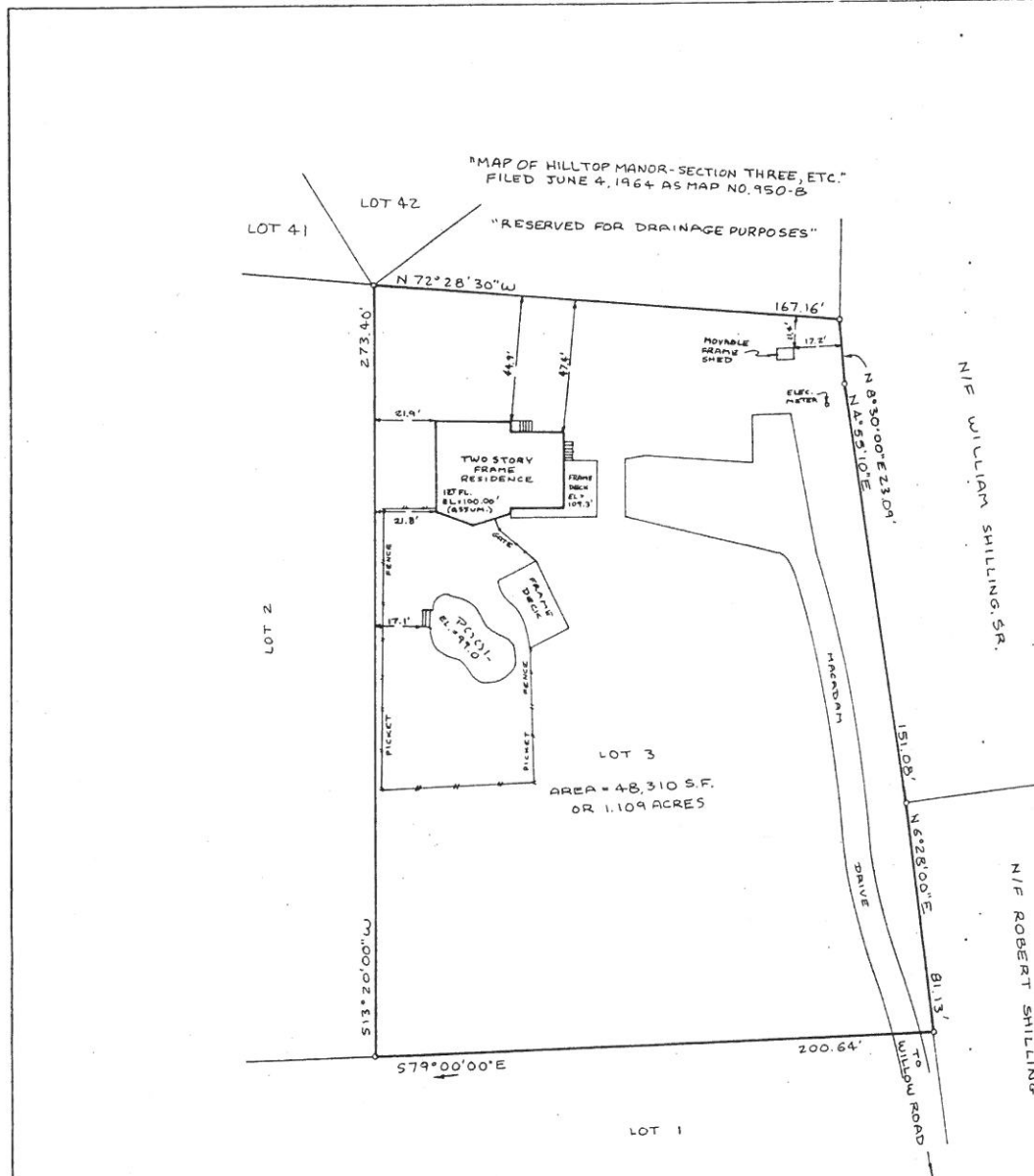
Countersigned:   
(Representative)  
Frank J. Smith III  
(Print Name)

Signed:   
(Owner of Property)  
William A. Shilling, Jr.  
(Print Name)

Mailing Address: 122 Old Route 6  
Carmel  
State: NY Zip: 10512  
Telephone # 845-225-7500  
Date: \_\_\_\_\_  
E-mail: frank@shillinglegal.com

Mailing Address: 17 Willow Road  
Carmel  
State: NY Zip: 10512  
Telephone # 845-225-7500

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.



Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall be valid only to the party for whom the survey was prepared, and on that party's behalf to the title company, governmental agency and/or lending institution listed herein, and to the assignees of the lending institution, for mortgage purposes for said party for whom this survey was prepared. Certifications are not transferable to additional institutions or subsequent owners.

Only copies from the original of this survey map bearing the signature and an original of this Land Surveyor's inked or his embossed seal shall be considered to be true and valid copies.

In addition, unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Sub-division 2, of the New York State Education Law.

The location of underground improvements or encroachments hereon, if any exist, are not certified.

Certified to:

Field survey performed: MAY 28, 1999  
 and map prepared: JUNE 1, 1999

*David L. Odell*  
 David L. Odell, P.L.S., N.Y. State Licensed Land Surveyor NO. 050074

**SURVEY OF PROPERTY  
 PREPARED FOR  
 WILLIAM A. SHILLING, JR.**

BEING LOT 3 AS SHOWN ON A CERTAIN MAP ENTITLED, "FINAL SUBDIVISION PLAT PREPARED FOR JOSEPH E. AND MARJORIE SADLER, ETC." SAID MAP FILED IN THE PUTNAM COUNTY CLERK'S OFFICE JANUARY 22, 1990 AS MAP NUMBER 2454.

SITUATE IN THE  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK  
 SCALE: 1" = 30'

PREMISES SHOWN HEREON KNOWN AND DESIGNATED AS 55.09-1-69.3 ON THE TOWN OF CARMEL TAX MAPS.

NOTE: THIS SURVEY PREPARED FOR BUILDING DEPARTMENT PURPOSES ONLY.

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 Land Surveying Company  
 2204 Kingsway  
 Carmel, N.Y. 10512  
 (914) 225-0106

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