

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 26, 2021 – 7:30 P.M.**

To hear the following applications:

**NEW APPLICATIONS:**

1. Application of **MARY MILLS** for a Variation of Section 156-15 seeking permission to retain front porch. The property is located at 94 Crosshill Road, Mahopac NY and is known as Tax Map #74.42-1-26.

Code Requires/Allows	Provided	Variance Required
25' front	17'	8'

2. Application of **KERI FREDRIKSEN** for a Variation of Section 156-15 seeking permission to install 8' x 12' shed on lot without a principal structure. The property is located at 777-779 South Lake Blvd., Mahopac NY and is known as Tax Map #75.42-1-48, 49 & 50.

Code Requires/Allows	Provided	Variance Required
25' front	4'	21'
10' side	4'	6'
10' rear	8'	2'

3. Application of **LEONARDO MORRONE** for a Variation of Section 156-15 seeking permission to add pool deck to pool. The property is located at 31 Sugarbush Court, Mahopac NY and is known as Tax Map #75.13-1-81.

Code Requires/Allows	Provided	Variance Required
20' side	10'	10'

4. Application of **BRENDAN & MARIA SMYTH** for a Variation of Section 156-15 seeking permission to add 2 decks. The property is located at 22 Russ Road, Mahopac NY and is known as Tax Map #65.15-1-50.

Code Requires/Allows	Provided	Variance Required
40' Front	26'	14'
30' Rear	24'	6'

5. Application of **SANDRA ITZLA** for a Variation of Section 156-15 seeking permission to retain existing shed. The property is located at 106 Oak Circle, Mahopac NY and is known as Tax Map #86.47-1-1.

Code Requires/Allows	Provided	Variance Required
10' Side	2' 2"	7' 10"
10' Rear	1'	9'

6. Application of **DORENE SEYMOUR** for a Variation of Section 156-15 seeking permission to retain addition, screened patio and shed. The property is located at 16 Baxter Court, Mahopac NY and is known as Tax Map #65.18-1-37.

Code Requires/Allows	Provided	Variance Required
20' Rear Addition	15'	5'
20' Rear Screened Patio	10'	10'
10' Rear Shed	9'	1'

7. Application of **KARIN WALISZEWSKI** for a Variation of Section 156-15 seeking permission to retain existing deck. The property is located at 151 Barrett Hill Road, Mahopac NY and is known as Tax Map #53.13-1-13.

Code Requires/Allows	Provided	Variance Required
20' Side	10'	10'

## **MISCELLANEOUS:**

**Minutes: July 22, 2021**

By Order of the Chairman,

John Maxwell

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TOWN OF CARMEL  
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL  
OF

*Mills*

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 7/22, 2021

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

Name of Property Owner: Mary Mills Address: 94 Crosshill Road, Mahopac NY  
(Address) (City) (State)

Mailing Address: 94 Crosshill Road, Mahopac, NY Phone Number(s): \_\_\_\_\_  
(Address) (City) (State)

Zoning District: R-120 Tax Map: 74-42 - 1 - 26  
(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.) 1 family dwelly, garage + raised patio

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: Secor Road

I, the applicant, am seeking permission to: Retain front porch

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25'</u>	<u>17'</u>	<u>8'</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 22nd day of July 2021  
*Rose Stern*  
Notary Public

ROSE STERN  
Notary Public, State of New York  
No. 4756323  
Qualified in Putnam County  
Commission Expires 7/27/22

Petitioner Mary A. Mills Date 7/23/21



**AUTHORIZATION FORM**

RE: Property of: mary mills (Owner)  
Located at: 94 Crosshill Road, mahopac NY (Address) (City, Town, Village)  
Tax Map #: 94.42-1-26  
In the matter of: retention of existing Deck (Variance Request)

To whom it may concern:

This letter is to authorize Daniel Miller, Esq.  
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)  
Daniel Miller (Print Name)

Signed: [Signature] (Owner of Property)  
Mary A. Mills (Print Name)

Mailing Address: 704 Route 6 - Suite 21, Mahopac  
State: NY Zip: 10541  
Telephone # 845-628-2929  
Date: 7/22/2021  
E-mail: law firm of daniel miller@gmail.com

Mailing Address: 94 Crosshill 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.



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

Fredriksen

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 7/12, 2021

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: Keeli Fredriksen Address: 777-779 South Lake Blvd  
Mailing Address: 409 Seminary Hill Rd, Carmel Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 75.42 - 1 - 48-50

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises:

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

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

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, pictures

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

I, the applicant, am seeking permission to: Install 8x12 Shed on Lot w/out a Principal Structure

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' Front</u>	<u>4'</u>	<u>21'</u>
<u>10' Side</u>	<u>4'</u>	<u>6'</u>
<u>10' Rear</u>	<u>8'</u>	<u>2'</u>

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

Sworn to before me this 18 day of July, 2021

Annemarie L. Mammamo  
Notary Public

ANNEMARIE L. MAMMANO  
Notary Public, State of New York  
# 4609352, Putnam County  
Commission Exp. September 30, 2025

Petitioner: Keeli Fredriksen Date 7/18/21





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*mc*

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

Application Date: 7/16, 2021

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A  
Name of Property Owner: Leonardo Morrone Address: 31 Sugarbush Ct, Mahopac, NY  
Mailing Address: 31 Sugarbush Ct, Mahopac, NY Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 75.13 - 1 - 81  
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 appearances for ZBA</u>	<u>Dma</u>

List all improvements (1 family dwelling, pool, etc.) 1 family house w/ m/dapt, + shed + pool

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 + sketches

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

I, the applicant, am seeking permission to: level pool deck to pool

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' side</u>	<u>10'</u>	<u>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 26<sup>th</sup> day of July 2021  
  
Notary Public

**CHRISTOPHER J VECE**  
Notary Public, State of New York  
Registration #01VE6376657  
Qualified In Westchester County  
Commission Expires June 18, 2022

Petitioner  Date 7/26/21



**AUTHORIZATION FORM**

RE: Property of: Leonardo Morrone  
(Owner)  
Located at: 31 SquarBush CT, Mahopac NY 10541  
(Address) (City, Town, Village)  
Tax Map #: 75.13 1 81  
Section Block Lot  
In the matter of: Deck for Above ground Pool  
(Variance Request)

To whom it may concern:

This letter is to authorize Ermanno Morrone

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)  
\_\_\_\_\_  
(Print Name)

Signed: Leonardo Morrone  
(Owner of Property)  
Leonardo Morrone  
(Print Name)

Mailing Address: \_\_\_\_\_

Mailing Address: 31 SquarBush CT  
Mahopac

State: \_\_\_\_\_ Zip: \_\_\_\_\_

State: NY Zip: 10541

Telephone # \_\_\_\_\_

Telephone # \_\_\_\_\_

Date: \_\_\_\_\_

E-mail: \_\_\_\_\_

7/23/21  
[Signature]

KRIS H KRISTENSEN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KR6351693  
Qualified in WESTCHESTER County  
Commission Expires DECEMBER 12 2021

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

*mc*

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

Application Date: 7/7, 2021

*156-15*

Application For (circle applicable): Area Variance ( 156-15 ) Use Variance Interpretation 280A  
Name of Property Owner: Brendan and Maria Smyth Address: 22 Russ Rd  
Mailing Address: 22 Russ Rd Mahopac, NY 10541 Phone Number(s): \_\_\_\_\_  
Zoning District: R-120 Tax Map: 65.15 - 1 - 50

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>1993</u>	<u>shed</u>	<u>granted</u> <i>(Signature)</i>

List all improvements (1 family dwelling, pool, etc.) 1 family w/ accessory Apt. Barn + 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 Map

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

I, the applicant, am seeking permission to: Add 2 decks

*mc*

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' Front</u>	<u>26'</u>	<u>14'</u>
<u>30' Rear</u>	<u>24'</u>	<u>6'</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 July 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 Brian MacSmyth Date 7/7/21





ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

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

Application Date: June 8, 20 21

Application For (circle applicable): Area Variance ( 86-20 ) Use Variance Interpretation 280A  
Name of Property Owner: Sandra Itzla Address: 106 Oak Circle Mahopac NY  
Mailing Address: 106 Oak Circle Mahopac NY Phone Number(s):  
Zoning District: Residential Tax Map: 86.47 - 1 - 1  
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: N/A

DATE	REQUEST	RESULTS

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

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

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: have shed be placed 2', 2" from my side property line and 1', 0" my rear property line

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Side 10-ft	2', 2"	7', 10"
Rear 15-ft	1', 0"	14', 0"

State of New York )  
County of 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 5<sup>th</sup> day of June 20 21  
Nagat Farag  
Notary Public

**NAGAT FARAG**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FA6340293  
Qualified in Westchester County  
My Commission Expires April 18, 2024

Petitioner Sandra Itzla Date 6/5/21



TOWN OF CARMEL  
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL  
OF

Seymour

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 7/28, 2021

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

Name of Property Owner: Dorene Seymour Address: 116 Baxter Court 10541

Mailing Address: 116 Baxter Ct Mahopac Phone Number(s): \_\_\_\_\_

Zoning District: R-120 Tax Map: 65.18 - 1 - 37

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: 1 1

DATE	REQUEST	RESULTS
<u>3/2015</u>	<u>6' Fence</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) pool, shed, 3 season room, playroom

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 Addition, Screened Patio + Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' Rear Addition</u>	<u>15'</u>	<u>5'</u>
<u>20' Rear Screened Patio</u>	<u>10'</u>	<u>10'</u>
<u>10' Shed Rear</u>	<u>9'</u>	<u>1'</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 28 day of July, 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 Dorene Seymour Hoff Date 7/28/21



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*me*

IN THE MATTER OF THE APPEAL  
OF

Waliszewski

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 7/12, 2021

Application For (circle applicable): Area Variance (150-15) Use Variance Interpretation 280A 10541  
CODE SECTION  
 Name of Property Owner: Karin Waliszewski Address: 151 Barrett Hill Rd, Mahopac, NY  
(Address) (City) (State)  
 Mailing Address: 19 Patricia Rd Middletown NY Phone Number(s): \_\_\_\_\_  
(Address) (City) (State)  
 Zoning District: R-120 Tax Map: 53.13 - 1 - 13  
(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 appearances</i>		<i>Dma</i>

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

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: retain existing deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' side</u>	<u>10'</u>	<u>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 2<sup>ND</sup> day of August 2021  
Marsha C. Decker  
Notary Public

MARSHA C DECKER  
 Notary Public-State of New York  
 No. 01DE6245717  
 Qualified in Orange County  
 Commission Expires 08/01/2023

Petitioner J Waliszewski Date 8/2/2021

**AUTHORIZATION FORM**

RE: Property of: Horner  
Located at: 151 Barrett Hill Rd., Mahopac, NY 10541  
(Address) (City, Town, Village)  
Tax Map #: 53.13-1-13  
In the matter of: retain existing deck  
(Variance Request)

To whom it may concern:

This letter is to authorize John Waliszewski  
a/an (check one) Attorney  Engineer  Architect  Other  (husband)  
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: J. Waliszewski  
(Representative)  
John Waliszewski  
(Print Name)

Signed: Karin Waliszewski  
(Owner of Property)  
Karin Waliszewski  
(Print Name)

Mailing Address: 19 Patricia Rd.  
Middletown  
State: NY Zip: 10941  
Telephone # \_\_\_\_\_  
Date: 8-4-2021  
E-mail: \_\_\_\_\_

Mailing Address: 19 Patricia Rd.  
Middletown  
State: NY Zip: 10941  
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.