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:

## <u>SEPTEMBER 22, 2022 - 7:30 P.M.</u>

To hear the following applications:

# **HOLD OVER APPLICATIONS:**

 Application of <u>DYNAMITE PROPERTIES CORP.</u> 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.

Code Requires/Allows	Provided	Variance Required
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

Application of <u>RAYMOND MADEYA</u> 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:**

 Application of <u>SUSAN MCHENRY</u> for a Variation of Section 156-15 seeking a Variance for permission to retain two sheds. The property is located at 24 Daisy Drive, Mahopac NY and is known as Tax Map #86.39-1-36.

Code Requires/Allows	Provided	Variance Required
Side: 10' (10' x 12')	4'	6'
Side: 10' (8' x 10')	4'	6'

 Application of <u>CARL & JOANN PERNA</u> for a Variation of Section 156-15 seeking a Variance for permission to retain already existing garage. The property is located at 18 Steiner Drive, Mahopac, NY and is known as Tax Map #64.5-1-58.

Code Requires/Allows	Provided	Variance Required
Garage - Side: 15'	4'	11'
Garage - Rear: 15'	10.2'	4.8'

 Application of <u>LIBERTY UTILITIES (NEW YORK WATER) CORP.</u> for a Variation of Section 156-15 seeking a Variance for permission to construct a new potable water treatment facility in order to meet current drinking water standards. The property is located at 23 General MacArthur Drive, Carmel NY and is known as Tax Map #54.20-1-42.

Code Requires/Allows	Provided	Variance Required
Lot Area: 120,000 s.f.	91,945 s.f.	28,055 s.f.
Parking: 4 parking spaces	0	4 parking spaces (only 1-2 cars on site for maintenance)

 Application of <u>ANTHONY BILANCIA</u> for a Variation of Section 156-15 seeking a Variance for permission to retain already existing shed. The property is located at 347 Union Valley Road, Mahopac, NY and is known as Tax Map #87.6-1-81.

Code Requires/Allows	Provided	Variance Required
Side: 15'	6.5'	8.5'

 Application of JAMES & REGINA PFEIFER for a Variation of Section 156-15 seeking a Variance for permission to build a shed. The property is located at 125 Drewville Road, Carmel, NY and is known as Tax Map #65.12-1-26.

Code Requires/Allows	Provided	Variance Required
Side: 15'	10'	5'

# **MISCELLANEOUS:**

#### MINUTES:

- July 28, 2022
- · August 25, 2022

By Order of the Chairman,

John Maxwell



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

OF THE TOWN OF Application For (circle application for (circle application of Property Owner; Dyn	ole): Area Variance (	XUse Variance 70 Gleneida	Interpretation Ave., Carm	280A el, NY
Mailing Address: 56 Papa		[Address]	(e)	(City) (State)
(Address)	Mercial	Street 4.4.4.4	1	39
Coning District: 6 W	C BIS or Control at lond	Tax Map: 44, 14	(Hleck)	. (1an)
Applicant is: (circle one) (Ov E-Mail Address:	mer) (Lessee) (Cont	ract Vendee) [Attach o	deed, contract	of sale or lease agreement
revious Appeals regarding the	subject premises:			
DATE		REQUEST		RESULTS
7/22/2022	Planning Board	referral to ZBA 7/15/20	22	Prinding
The owner shall submit with the ingrams, neighborhood land to inderstand the request. List at	is application supporting ma se maps, property survey, pl achments here; survey, site pla	sterials including plans, elevation totographs of property and any n, photos, affidavit of applicant, me	other materials morandum of law	that will assist the Board to , floor plans
The owner shall submit with the liagrams, neighborhood land to inderstand the request. List at any portion of the property explain: Route 6, the applicant, and seeking per seeking seeking per seeking se	is application supporting ma se maps, property survey, plachments here: survey, ske pla within 500 ft. of any state or or mission to: Variance to	notographs of property and any no photos, affidavit of applicant, me county highway, town boundar permit mixed us in	other materials morandum of law y, parkway or p	that will assist the Board to floor plans ublic lands? (ESD)(O
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#### Variances

- 1. Use variance for a mixed use structure. In a Control 3 M
- 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.
- 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.

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

#### AUTHORIZATION FORM

RE:	Property of:	Dynamite Properties Co	orp.			
	Located at:	70 Gleneida Avenue	(Owner)	Carmel, NY		
	Market Services	(Address)			(City, Town, Village)	
	Tax Map #:4	14.14-1-39				
	In the matter	of: Dynamite Properties Cor	p Use Varian	ce		
			(Variance Rec			
To wh	nom it may con	ncern:	*			
	ioni it may con	1001111				
This I	etter is to auth	orize Shilling & Smith, P.C.				
a/an (	check one) A	ttorney Engineer_	Architect	Other		)
to app	ly for the requ	ired variance(s) on the above	ve noted prope	rty and to sign	all necessary papers and	l make all
neces	sary representa	ations on roll behalf in conn	ection with the	above-mention	Ad matter	
Count	tersigned:	/ (begrefisher)	S	igned:	h heal	- 10
	Willia	m A. Shilling, Jr., Esq.		Thomas R	acek (Print Name)	
Maili	ng Address: 12	2 Old Route 6, Carmel	N	failing Address:	56 Papania Dr., Mahopa	ic
State:	NY	Zip: 10512	S	tate: NY	Zip: 10512	
Telep	hone # 845-225	-7500	T	elephone #		
Date:	8/10/2	053				
E-mai	il: wasfaw@shilli	nglegal.com				

#### PROPERTIES WITHIN 500':

44.13-2-1	DISSUES WITH, INC.	1280 HEKSKEL HOLLOW RD		CAMEL, NY 100
44.13-2-2	19 FOMER ANDME, LLC	c/o BRUM SDINO, 26 WILHUT S	1	PANENS, NY 12
44.13-2-3	ML & HC PROPERTIES, ILC	L/o RICHARD T, CAPIEA, 3087 FI	OF XAMMO	YORKTOWN HEIG
44.13-2-4	L. SHOHAT, JULIA MADKAY,	808 WEST END AVE APT 1001		NEW YORK, NY
	LLOYO MADKAY, AND TAMAR MADKAY			
44,13-2-5	LIBIA AND RODOLFO QUEZADA	25 FOREER AVE		CARMEL, NY 105
44.13-2-6		TO BELLA RO		CARREL, NY 100
44.13-2-7	MARLON RAMEOGAN	1870 HMROD ST APT 28		RECEWOOD, NY
44.13-2-26	RICHARD CARRASCO	10 RIDGE RD		CARNEL NY 105
44.13-2-29	HERNANDEZ & FERNANDEZ	FAMILY TRUST, 6 RIDGE RD		CARWEL, NY 102
44.14-1-1	NOPHING CARNEL INC.	67 OLDIEDA AVE	DANKL NY	10012
44.14-1-2		12 COLOMAL RIDGE CT		
44.14-1-3	JESSERGLEE ONTERPRISES LLC	2425 S. CROATAN HWY+ PMB 15	NACS HEAD	NC 27959
64.16-1-6	HANSEN OFFICE SOLUTIONS, INC.	383 MOIOLS RD	CHIMIL, NY	10512
44.14-1-5	MIXINE RYDER	P.O. 80K 10	CHIMEL, NY	10512
44.14-1-6	CAVAMEL BOARD OF FIRE COMMISSION	P.O. 90X 1238	CHAMIL NY	10512
44.14-1-7	WT, CHRWEL BAPTIST CHURCH	P.O. BOX 536	CARMEL, NY	10812
44.14-1-9	JAMES WISE	38 FORCE AVE	CARMEL, NY	10512
44,14-1-10	LONGVEW REALTY CORP.	236 FOHOMIE JEK	YOMER, M	10710
44,14-1-01	ROBERT HALL AND COWARD BONDS	BOX 307	BEDFORD, N	T 1050E
44.34-1-12	PETER AND WARY FELLEUSON	99 CHERRY LN	STORWALLE	NY 12562
	ROBERT H. HALL AND EDWARD G. BOMD		BESFORD, N	T 10506
6616-1-16	SAX COUNSELOR INC.	56 GLENEIDA AVE	CARMEL, NO	
44.14-1-15	DAVID AND CYNTHA RADOVICH	SE GLENETON AVE	CARNEL, NY	10512

CARMEL, NY 10512 BREWSTER, NY 10009 SUE ANN AND ISSAN SMPSON 12 00X0NAL ROSE CT 64.14-1-17 69 OLDIEDA AVENUE ILC KELLEY CONCRETE MC. 816, 52 8616-1-36 66.18-1-35 66.18-1-35 66.18-1-37 66.14-1-35 P.O. BOX 536 CARMO\_ NY 10512 MT CARNE BAFTEST CHERO BT. CARREL BAPTES CHURCH BT. CARREL BAPTES SOCITY YAME AND LAURIA COHON R.F.B. CORP. CLESSYN KNIENO JR. 70-1102 P.O. BOX 536 70-1102 P.O. BOX 536 72 CLEMEDA AME P.O. BOX 56 60 CLEARMEN CIR. 14 GLENALE GR CARMEL, NY 10012 CARMEL, NY 10512 CARMEL, NY 10512 CARMEL, NY 10512 HOPEMELL JCT, NY 12533 64.14-1-60 66.18-1-61 HOPEMEL, JCT, NY TE CARMEL, NY 10512 MAHOPAC, NY 10542 CARMEL, NY 10543 CARMEL, NY 10512 CARMEL, NY 10512 CARMEL, NY 10513 64,14-1-43 64,14-1-43 64,14-1-44 64,14-1-45 64,14-1-47 84,14-1-47 UZU, ILIC WENCO PROPERTIES CORP P.O. BOX 540 P.O. BOX 500 P.O. BOX 540 17 FAR 51 19 FAR 51 WENCO PROPERTIES CORP WE. CARWEL BAPTIST CHERCH WENCO PROPERTIES CORP 17 FAR ST. LLC RANGE ENTERPRISES COR 44.14-1-45 UNITED STATES POSTAL SERVICE. 29 FAIR 5T CARMEL NY 10513 CARMEL NY 10513 4 ROCE RD 44:17-1-45 FRANKLIN G. AND EDITH E. WEES PETER JR. AND JANET E. NITHEN SPONER E. SOUTTMAN AND SANATOLLA PAPPAS JAMES A. WOE 5 FORLER AVE 7 HELVEN CT CORTLAND! WANCE, MY 10567

64,17+1-49 64,17+1-49 TH FOREER AVE. CARMEL, NY 10512 CARMEL, NY 10512 STEPHEN DILL FISHER THOMAS INC PUTRAM COUNTY NATIONAL BANK PUTRAM COUNTY MATIONAL BANK TO FOREIX ANY CARREL, NY 19513

43 GLINGLA ANE CARREL, NY 19513

43 GLINGLA ANE CARREL, NY 19512

43 GLINGLA ANE CARREL, NY 19512

47 GLINGLA ANE CARREL, NY 19513

51 GLINGLA ANE CARREL, NY 19513

51 GLINGLA ANE CARREL, NY 19513 6418-1-1 6418-1-2 6418-1-3 44.18-1-4 BANK OF CARNEL PUTNAM CTY NAT'L PUTNAM COUNTY NATIONAL BANK OLDHEDA SH, INC. HENRY P. JR AND P.C. SMPSON 64.18-1-6 64.18-1-7 64.18-1-8 SI GENERA ME CARREL NY 10312 2 SENSET ROD CARREL NY 10312 55 GENERA AVE CARREL NY 10312 67 GENERA AVE CARREL NY 10312 85 GENERA AVE CARREL NY 10312 57 WAN STREET CORP. 44.18-1-9 57 MAIN STREET COST ST MAIN STREET COMP 63 OLDMODA, LLC NAME PROPERTY MONT, LLC NEW FAIR STREET LLC COUNTY OF PUTNAM 64.18-1-11 64.18-1-15 64.18-1-16 64.18-1-16 64.18-1-17 B FAR ST CARMEL, NY 10512 18 FAR ST CARMEL, NY 10512 16 FAST 2 CAMAD, NY 1992 1

50 COMPAN IN COMPAN, NY 1992 2

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50 CAMAD AND 64.18-1-18 FAR STREET PROPERTIES FAR STIECT PROPERTY.

12 FAR ST. CORP
6318 ASSOCIATES INC.
PUTHAM PROPERTY ORDUP LLC.
COUNTY OF PUTHAM
PUTHAM COUNTY MATCHAL BRAK 66.15-1-15

#### CARMEL PLANNING BOARD APPROVAL

APPROVAL HEREBY DRANTED BHS DAY OF 20... IF BUILDING FORMET IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEL PLANNING ROARD

COUNTY OF PUTNAM

COUNTY OF PUTNAM CARMEL CENTRAL SCHOOL DISTRICT

44.15-1-21 64.15-1-22 44.15-1-23 44.18-1-24

44.18-1-25.2

SOMED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 20\_\_\_\_ BY









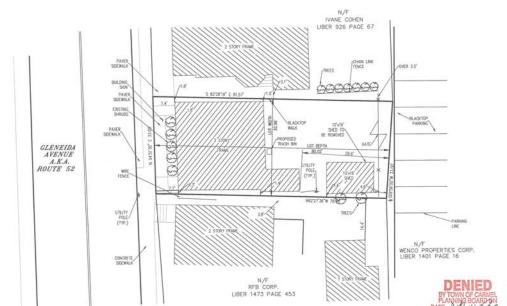






LOCATION MAP









C-COMERCIAL	REQUIRED	EXISTING	PROPSED
MIN. LOT AREA S.F.* MIN. LOT WOTH FEET* MIN. LOT SEPTH FEET*	40,000 S.F. 200 FEET 200 FEET	32.96 FEET	2,640 S.F. 32.96 FEE 80,02
FRONT-FEET*	40"	7.4° 1.0°	7.4"
SDE-FEET (NORTH)* SDE-FEET (SDUTH)*	25	1.5	1.5
REAR-FEET* WINNIM YARDS-ACCESSORY BLD'C	30'	4.5"	29.6"
FRONT FIET	-		-
SIDE FEET	-	+	-
REAR FEET WAXMAN PERMITTED HOOKT FEET FEET	35"	<35'	<35'
MINIMUM REQUIRED FLOOR AREA OF BUILDING S.F.*	5,000 S.F.	1,990 S.F.	1630 S.F.
MAXIMUM PERMITTED COVERAGE OF LOT-PERCENT*	30%	43.37%	37,68%

PVARIANCE REQUIRED

LOT COMPAGE AREA-1117.34 S.F. (W/ SHED) LOT COMPAGE AREA-957.34 S.F. (W/OUT SHED)

EXISTING CONDITIONS:		PROPOSED CONDITIONS
2NO FLOOR OFFICE SPACE = ATTIC STORAGE =	957.34° 872.66° 437.00° 160.00°	1ST FLOOR OFFICE SPACE #957,34 2ND FLOOR- 2 APARTMENTS ATTIC STORAGE IS PART OF APARTMENT
CALCULATION: OFFICE 1.630 S.F. = 9.15 SPACES 200		CALCULATION: OFFICE: 957.34 S.F. = 4.78 SPACES 200
STORAGE 597 SF = 0.597 SPACES 1,000		2 APARTMENT = 4 SPACES
10TAL = 0.75 SPACES SO 10 SPACES REQUIRE VARIANCE REQUIRED	9 10	TOTAL = 8.78 SPACES 50 9 SPACES REQUIRED PACES

#### PLAN NOTES:

1. DWNER/APPLICANT:

DYNAMITE PROPERTES CORP. 58 PAPANA DRIVE WARDPAC, 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.

3. PROPERTY IS LOCATED IN THE WEST BRANCH RESERVOR BASIN.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3807900141E, DATED 3/4/2013.

5 SITE DATA

LOT AREA = 2540 S.F. (0.06 oc)

TAX MAP 4414-1-39

C- COMMERCIAL ZONE

TRASH 1

6. ALL UTILITIES ARE ABOVE GRADE. TRASH WILL CONTINUE TO BE PICKED UP.

7. SEWER SERVICE PROVIDED BY CARVEL SEWER DISTRICT #2

8. WATER SERVICE PROVIDED BY CARMEL WATER DISTRICT #2

DESCRIPTION OF USE:
 157 FLOOR: OFFICE/RETAR.
 2NO FLOOR: 2 PROPOSED APARTMENTS\* — WHICH REQUIRES A VARIANCE

10. THERE IS ONE SON IN FRONT OF THE BUILDING.



4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 (845) 279-6789 FAX (845) 279-6769

Т	REVISION	S		APPLICANT
-1	NO.	DATE	DESCRIPTION	
1	1	06 MAY 2022	PER TOWN COMMENTS	
1	2	31 MAY 2022	PER ZONING ENFORCEMENT OFFICER	
-				LOCATION
ł		-		

DYNAMITE PROPERTIES CORP. 70 GLENEIDA AVE, CARMEL, N.Y. 10512 TOWN of CARMEL PUTNAM COUNTY, NEW YORK TAX MAP 44.14, (ILOCK 1, LOT 39

PLAN PREPARED FOR:

	DATE 11 FEB 2022	Т
-	PROJECT MANAGER	
	SRAWN BY	
8	CHECKED BY PML	
	SCALE AS NOTED	

THERET IS THE EDUCATION.	
	PR
SITE PLAN EXISTING	DR.
CONDITIONS	

S-1



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

me.

IN THE MATTER OF THE APPEAL	7		
OF Raymond Madeya	} _		22
TO THE ZONING BOARD OF APPEAL OF THE TOWN OF CARMEL	s	Application Date:	2022
Application For (circle applicable): Area Va	sriance ( ) (Use Va	riance) (Interpretation	280A
ame of Property Owner: Raymond Mad	CHURCH	ry Avenue, Mahopa	Control of the Contro
Vailing Address: P.O. Box 36, Mahopa	(Add		(Cey) (Start)
Tailing Address: F.O. BOX 30, IMATIOPE	Phone Phone	: Number(s):	
Conting District: R120	Tax Map: 75.12	! 1	. 40
applicant is: (circle one) (Owner) (Less		[Attach deed, contract	of sale or lease agreement]
-Mail Address:	100/1100	process accepted and the	or said of reast agreement
revious Appeals regarding the subject premi	sest		
DATE	REQUEST		RESULTS
N/A			
The state of the s			
any portion of the property within 500 ft. o plain: Route 6 the applicant, an seeking permission to: an in the alternative a on glutally Zone	interpretation that the structure is a	legally pre-existing non-	conforming 2 family
CODE REQUIRES / ALLOWS	PROVIDED	VAR	JANCE REQUIRED
1 family	2 family	Interpreta	tion that the structure
		is a pre	existing 2 family or
		in the alte	rnative a use variance
		to per	mit a 2 family use
291-1-71-90-3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-			
ate of New York ) ss:			
ounty of Putnam ) he undersigned petitioner, being duly sworn, deposes a	nd says that (he) (she) has read the foregoing	petition and knows the conten	thereof, and that the same is true to
sis.) (her) knowledge except as to the matters therein sta worn to before me this		these matters (he) (she) believ	es to be true.
asy of the 20	PP		
Section Nation			
/			
0.001.0000.12	Λ	20	
WILLIAM A. SHILLING JR. Notary Public, State of New York Reg. No. 02SH47CS423 Ouzilified in Putnam County		3 Maga	Date 7-11-22
Commission Expires 07/31/20	W /	5	

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

#### AUTHORIZATION FORM

RE:	Property of:	Raymond Madeya			
	Located at:	6 Mary Avenue	(Owner)	, Mahopac, N	Y
	Tax Map #: 7	(Address)			(City, Town, Village)
	In the matter	of: Interpretation that str	ucture is pre-existing 2		variance to permit 2 family use
To wh	om it may cor	ncern:	* / #2 COTTO * 1.000 page		
This lo	etter is to auth	orize Shilling & Smith, P.	C.		
a/an (c	check one) A	ttorney Engineer_	Architect	Other	_()
to app	ly for the requ	ired variance(s) on the a	above noted property	and to sign a	all necessary papers and make all
necess	ary representa	tions on my behalf in co	onnection with the al	pove-mention	ned matter.
Count	ersigned:	(Representation)	Sign	ed: Ny	, LUG , s (Dava of Organs)
	Willia	m A. Shilling, Jr., Esq.		Raymond I	Madeya
		(Print Name)			(Prox Names
Mailin	g Address: 12	2 Old Route 6, Carmel, NY 10	0512 Mail	ing Address:	P.O. Box 36, Mahopac, NY 10541
State: Teleph Date:	NY ione # 845-225	Zip: 10541 -7500		e: NY phone #	Zip: 10541
	: waslaw@shilli	nglegal.com			

MOD



# 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.



TACONIC Surreying & Digitocring P.C.

73 Gleneida Avenue (914) 225-3312 Carmel, New York 10512 225-0771 (Fax)



Notes

- 1. COPYRIGHT "1996" by TACONIC Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
- 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
- 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.

SURVEY OF PROPERTY PREPARED FOR

# RAYMOND MADEYA

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 adopted by The New York State Association of Professional Land Surveyors, Inc.

> TACONIC SURVEYING & ENGINEERING, P.C.

by

8

NEW YORK STATE LICENSED LAND SURVEYOR LICENSE No. 49789

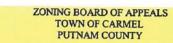




Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541

		(845)628-150	1
IN THE MATTER OF THE APPEAL		(0+3)025-130	U
M o L	}	. 1	
TO THE ZONING POLICE		Application Date: 7 37 .20 33	
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL		1.20 00	
Application For (circle applicable): Area Vari	iance ( 156-15) Use Vari	iance Interpretation 280A	
Name of Property Owner: 505 Res (00.4)	ROTH Address: 24 De	ance Interpretation 280A	
(Address) (City)	CAddress Phone P	Number(s):	-
Zoning District: (R-120, Commercial, CBP, or Conservation)		39 - 4 - 36 (Block) (Let)	
Applicant is: (circle one) (Owner) (Lessee			
E-Mail Address:	(Contract vendee)	Attach deed, contract of sale or lease agreement]	
_			
Previous Appeals regarding the subject premises	š:		
DATE	REQUEST	RESULTS	
0/0	1.00		
NO previo	NO ZBA apr	xarances Amo	
/		(Color)	
			7
List all improvements (1 family dwelling, pool, e	tc.) I lamb Aux	Chy, 25 Leds	
The owner shall submit with this application supplies		clevations, landscaping diagrams, traffic circulation	
diagrams, neighborhood land use maps, property understand the request. List attachments here:	survey, photographs of property ar	elevations, landscaping diagrams, traffic circulation and any other materials that will assist the Board to	
the request. List attachments here:	Words 4 Durney		
Is any portion of the property within 500 B. of an			
Is any portion of the property within 500 ft. of an Explain: New York C. ta Property	y state or county highway, town bo	oundary, parkway or public lands YES NO	
I, the applicant, am seeking permission to:	their 2 Cl C.		
permission to.	Corri O JAMES		
CODE REQUIRES / ALLOWS			_
0.1	PROVIDED	VARIANCE REQUIRED	
Side 10' (10x12)	47	6	
70 (30.10)	7	6	
tate of New York )			
county of Putnam )			
ne undersigned petitioner, being duly sworn, deposes and saynis) (her) knowledge except as to the matters therein stated to	s that (he) (she) has read the foregoing petit	tion and knows the content thereof, and that the same is true to	
worn to before the this 215 day of WW 20 2	7	e matters (he) (she) believes to be true.	
	L-		
	GINA A GONCAL	LVES	
yeary yulic	Notary Public - State of NO. 01GO6235	of New York	
CHAB	Notary Public - State of	of New York 5893	

Petitioner Susa mothery Date 7-21-22



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

## AUTHORIZATION FORM

RE: Property of: SUSAN MCHENT	The state of the s
	(Owner)
Located at: 24 Daisy Drive	) Decinate
(Address)	(City, Town, Village)
Tax Map #: 86.39 - 1 - 3	lb
In the matter of: Redain 2 She	ed s
	(Variance Request)
To whom it may concern:	
This letter is to authorize Chros	Musch
a/an (check one) AttorneyEngineer	Architect Other / (Conting torz)
to apply for the required variance(s) on the ab	ove noted property and to sign all necessary papers and make all
necessary representations on my behalf in con	nnection with the above-mentioned matter.
Countersigned: (Representative)	Signed: Susan Willemy
Chais Munch	SUSAN MCHEBRY (Min Name)
Mailing Address: 440 UMON VALLEY	
State: N. Zip: (CS24)	State: 274 Zip: 10541
Telephone # 914 7490-6150	Telephone #
Date: 82/22	. stephene # _
E-mail: Chrzes @ Greybajanc. c	en

DAISY

DRIVE-

SURVEY OF PROPERTY FOR

PATRICK O'NEIL

= N19-20-17E

SITUATE IN

TOWN OF CARMEL

PUTHAM COUNTY N.Y. MAR. 20.1963.

80.00

Certified to
COUNTY TRUST CO. - TARRYTOWN
INTER COUNTY TITLE GUAR & MIGE CO.

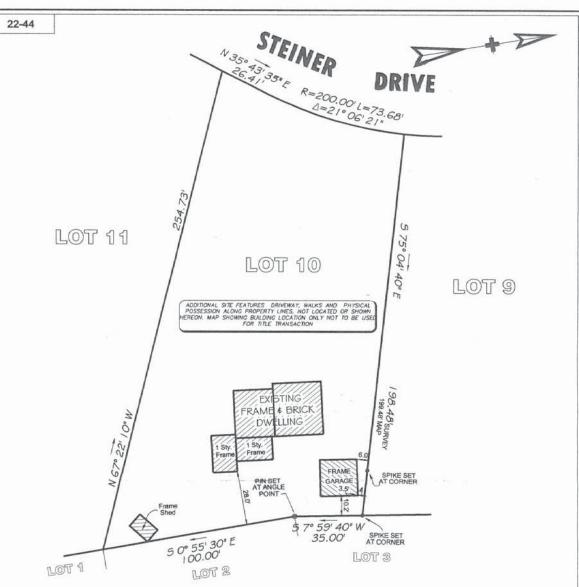
1/5 1211 to 1214 incl of Second map

SIONEY V. GILBERT . SIONEY V. GILBERT LIC. LAND SURVEYOR 1738 HANOVER ST.



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

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Variance		ication Date:	
Application For (circle applicable): Area Variance		,	
	Use Variance	Interpretation	280A
Name of Property Owner: Carl and Joann F	erna Address: 18Stein	erar mana	ac NewYork 1
Mailing Address: 18 Steiner Dr Mangac	NY 1054 Phone Num	ber(s):	
Coning District: R-(30 (R-120, Contractial, OBP, or Conservation)	Tax Map: Lot-5	- (Block)	<u>58</u>
Applicant is: (circle one (Owner) (Lessee)	(Contract Vendee) [Atta	ch deed, contract of	sale or lease agreement]
E-Mail Address:			
Previous Appeals regarding the subject premises:	J		
DATE	REQUEST		RESULTS
420 (0)445	741 1.		(Ma)
NO previo	ns con appe	vianos /	( )
explain:, the applicant, am seeking permission to:	tain already ex	ishing gara	ge
CODE REQUIRES / ALLOWS	PROVIDED	VARIA	ANCE REQUIRED
15' Side GARAGE	4	1/	,
15' Rear Garass	10.2	4.	8'
State of New York )			
ss: County of Putnam ) The undersigned petitioner, being duly sworn, deposes and says	that (he) (she) has read the foregoing petitic	on and knows the content the	hereof, and that the same is true to
his) (her) knowledge except as to the matters therein stated to b	be on information and belief, and as to those	matters (he) (she) believes	to be true.
Sworn to before methis 22 day of AV6. 20 22	<u>-</u>		
January Diller			
7	_ (		
JHURIKO N THEN	00		r (4
Notary Public - State of New York NO. 01TH6266150	Petitioner_	free	Date 8/92/2
	2		



PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN /OF CARMEL MAP 61.05 \* BLOCK 1 \* LOT 58 STREET ADDRESS: 18 STEINER DRIVE

PROPERTY AREA:)4,654 Sq. Ft. THE PREMISES SHOWN HEREON DESIGNATED LOT 10 AS SHOWN ON A GERTAIN MAP ENTITLED, MAP OF AUSTIN ROAD DEVELOPMENT CORP. FILED IN THE PUTNAM COUNTY CLERK'S OFFICE AS MAP No. 899
ALSO BEING THE SAME AS DESCRIBED IN LIBER 1170 C.P. 269.

- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR
- SHADH MREED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.

THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR:

Joann Perna

**BUILDING LOCATION** SURVEY OF PROPERTY SITUATE IN THE TOWN OF CARMEL PUTNAM COUNTY **NEW YORK** 



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JR. LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COMPRIGED. I MADE:



Town Hall, Town of Cannel 60 McAlpin Ave. Maliopac, N.Y. 10541 (845)628-1500 We

IN THE MATTER OF THE APPEAL OF Liberty Utilities (New York

TO THE ZONING BOARD OF APPEALS

Application Date: 8/84 . 20 2)

lame of Property Owner; Liberty Utilifies (New York	(Audress)	(City) (Size)
failing Address: 60 Brooklyn Ave Merrick,		
oning District: R- Residential  (R-120, Commercial, C-BP, or Conservation)	Tax Map: 54.20	· 1 (1) (1) (140)
pplicant is: (circle one) (Owner) (Lessee	e) (Contract Vendee) [At	tach deed, contract of sale or lease agreemen
evious Appeals regarding the subject premise	s:	
DATE	REQUEST	RESULTS
	er Dawn Andren No previous appea	is Aug
		1 ( ) meg
derstand the request. List attachments here: E otographs of existing site, and neighbor map	y survey, photographs of property an abiling and proposed site plan improvements including to	levations, landscaping diagrams, traffic circulat d any other materials that will assist the Board indiscipling plan, vehicle tecking plan, building randering and floor plan, undary, parkway or public lands? YES
nderstand the request. List attachments here: E notographs of existing site, and neighbor map any portion of the property within 500 ft. of a xplain:	y survey, photographs of property an absing and proposed site plan improvements including to any state or county highway, town bo	d any other materials that will assist the Board industries plan, whitele tracking plan, building randering and floor
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nderstand the request. List attachments here:  notographs of existing site, and neighbor map any portion of the property within 500 ft. of explain: the applicant, am seeking permission to:	y survey, photographs of property an disting and proposed elle plan improvements including to any state or county highway, town bo struction a new potable water treatment fa	id any other materials that will assist the Board indicateing plan, whitele tracking plan, building rendering and floor plan, building rendering and floor plan, building p
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nderstand the request. List attachments here: Endographs of existing site, and neighbor map s any portion of the property within 500 ft. of a explain: the applicant, am seeking permission to:  CODE REQUIRES / ALLOWS  Code Flore: 120,000  Parking H.F.S.	by survey, photographs of property an assing and proposed who plan improvements including later any state or country highway, town both struction a new potable water treatment father treatment father and the foregoing pet did to be on information and belief, and as to the	d any other materials that will assist the Board ndecepting plan, vehicle tracking plan, building rendering and floor plan, sundary, parkway or public lands? YES (100) cellity in order to meet current drinking water standard VARIANCE REQUIRED 28043  VARIANCE REQUIRED 28043  4. P.S  (Only 1-2 Canst on First plan and plan plan plan plan plan plan plan plan

KATHLEEN S. KRAUS
NOTARY PUBLIC, STATE OF NEW YORK
No. 01KR6172737
Qualified in Putnam County
My Commission Expires August 13, 20

DL 482920022

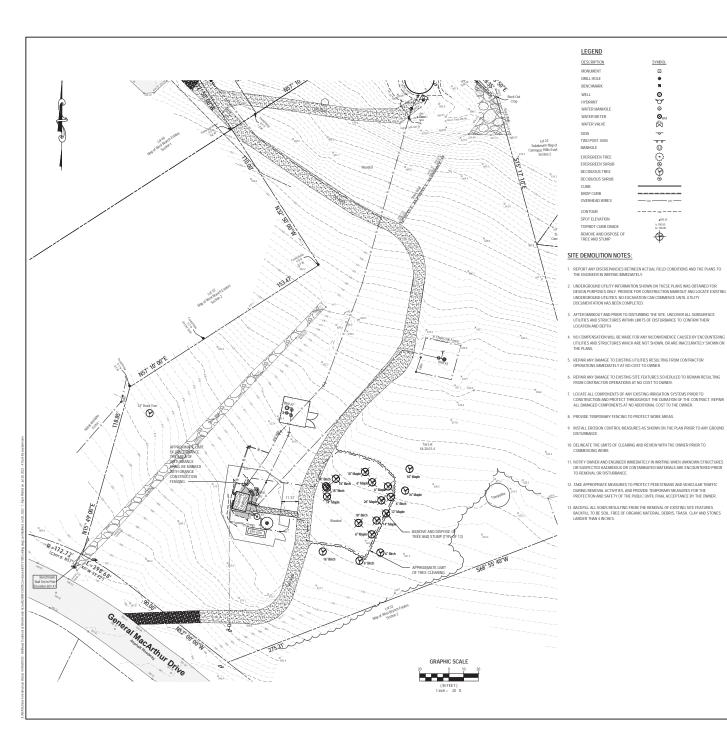
Petitioner ///

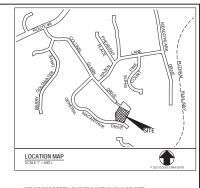
ate 28/24/2022

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

### AUTHORIZATION FORM

RE: Property of: Lif	Liberty Utilities (New York Water) Corp.				
CONTRACTOR	General MacArthur Drive				
Tax Map #: 54.20	(Address)	(Cit	y, Town, Village)		
In the matter of	lot area, lot size, and parking				
	(Varian	ce Request)			
To whom it may conce	m:				
This letter is to authorize	ZC Jessica Alves, P.E. of H2M architects + en	gineer			
a/an (check one) Atto	meyEngineer Archite	ect Other(			
to apply for the require	d variance(s) on the above noted p	roperty and to sign all neces	ssary papers and make all		
necessary representation	ns on my behalf in connection with	h the above-mentioned mat	ter.		
Countersigned: 1000	(Reference)	Signed: Christopher	Peters		
Jessica A		Christopher Peters	risk or rispany		
y 00000u /1	(Print Name)		(Print Name)		
Mailing Address: 2700	Nestchester Ave, Purchase	Mailing Address: 60 Broo	oklyn Avenue, Merrick		
State: NY Z	ip: 10577	State: New York Z	ip: 11561		
Telephone # 914-358-562		Telephone #			
Date: 8/22/2022					
E-mail: jalves@h2m.com					





#### LIST OF PROPERTY OWNERS WITHIN 500' OF SITE

SYMBOL

000

**⊗**,,,,

×

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TAX MAP	NAME	ADI
54.20 - 1 - 21	DANIEL ROMANIELLO	11.6
54.20 - 1 - 38	WILLIAM DONZELLI	15 (
54.20 - 1 - 49	MARCELO LAVIANO	164
54.20 - 1 - 54	DAVID P MINKON	18 (
54.20 - 1 - 20	A. KENT GORHAM	2 V
54.20 - 1 - 52	JESUS BONILLA	22 (
54.20 - 1 - 43	CHARLES D CALHOUN	25
54.20 - 1 - 31	GARRETT FAMILY TRUST	30 (
54.20 - 1 - 24	KEITH JOHNSON	33 (
54.20 - 1 - 28	ROBERT R GLATZ	36
	DOUGLAS DALY	4 V
54.16 - 1 - 33	ROSE MARIE PATANE	7 H
		11
54.20 - 1 - 50	JOSEPH SIMONE	3 H
54.20 - 1 - 48	JOSEPH SIMONE JENNIFER SADERA	160
54 20 - 1 - 40	WALTER STRAUR	19
54.20 - 1 - 53	TIMOTHY J STEFANIK	20
54.20 - 1 - 42	NEW YORK AMERICAN WATER	263
54.20 - 1 - 44	KARA JACOBS	26
54.20 - 1 - 23	THOMAS A TUFFY	31
54.20 - 1 - 29	MARK PAPA	34
		38 (
54.20 - 1 - 16	DIANNE M BIBAULT	5 W
54.20 - 1 - 17	VIRGILIO A. MONTELEONE	7 V
54.20 - 1 - 46	DAKOTA J CATUCCI	144
54.20 - 1 - 47	JENNIFER SADERA	160
54.20 - 1 - 39	ANTHONY SCALA	17
54.20 - 1 - 13	ROBERT MCGUIGAN	19 !

MAGDALY ORTIZ AINSLEY R LOPEZ STEVE BAMBACE JOSEPH CANEPA JAMES E KRON DOMINICK TURSI

IT HAZEN EN, CARMEL, NY 10512 IS GEN MACARTHUR DR, CARMEL, NY 10512 IG HECKORY BEND RD W, CARMEL, NY 10512 IB GEN MACARTHUR DR, CARMEL, NY 10512 IWHITE PINE CT, CARMEL, NY 10512 IZ GEN MACARTHUR DR, CARMEL, NY 10512 IS GEN MACARTHUR DR, CARMEL, NY 10512 IS GEN MACARTHUR DR, CARMEL, NY 10512 IS GEN MACARTHUR DR. CARMEL, NY 10512

30 COL GENN DR. CARMEL, NY 10512

31 COL GENN DR. CARMEL NY 10513

31 COL GENN DR. CARMEL NY 10512

14 WHITE PINE CT. CARMEL NY 10512

14 CANNON RO. CARMEL NY 10512

11 CANNON RO. CARMEL NY 10512

16 CANNON RO. CARMEL NY 10512

50 BINCKORY BEND RO. W. CARMEL NY 10512

50 BINCKORY BEND RO. W. CARMEL NY 10512

50 GEN MACARTHUR DR. CARMEL NY 10512 283 RT 11X - SUITE 10S, CARMEL, NY 10512
31 COL, GLEHN DOR, TORNER, CARMEL, NY 10512
31 COL, GLEHN DOR, CARMEL, NY 10512
38 COL, GLEHN DOR, CARMEL, NY 10512
38 COL, GLEHN DOR, CARMEL, NY 10512
38 COL, GLEHN DOR, CARMEL, NY 10512
7 NIWHTE PINC CT, CARMEL, NY 10512
7 NIWHTE PINC CT, CARMEL, NY 10512
1061 HICKORY BEND DON, CARMEL, NY 10511
1061 HICKORY BEND DON, CARMEL, NY 10512
197 MEADOWLARD, DR, CARMEL, NY 10512
197 MEADOWLARD, DR, CARMEL, NY 10512
197 MEADOWLARD, DR, CARMEL, NY 10512 19 MEADOWLARK DR, CARMEL, NY 10512 21 GEN MACARTHUR DR, CARMEL, NY 10512 24 GEN MACARTHUR DR, CARMEL, NY 10512 3 WHITE PINE CT, CARMEL, NY 10512 32 COL GLENN DR, CARMEL, NY 10512 35 COL GLENN DR, CARMEL, NY 10512 39 COL GLENN DR, CARMEL, NY 10512 6 WHITE PINE CT, CARMEL, NY 10512 9 HAZEN LN, CARMEL, NY 10512

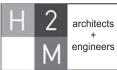
#### EXISTING CONDITIONS NOTES:

54.20 - 1 - 18 54.16 - 1 - 34

- 1. EVISTING BASE DI AN DEVELOPED EDOM STIDVEY DDEDADED BY MAN ADOMETECTS ... ENSING BASE PLW DEVELOPED FROM SURVEY PREPARED BY PLW ARCHITEC ENGINEERS, DATED 12/21/2018. AND WEST BRANCH ACRES WATER SYSTEM IMP PLANS PREPARED BY HZM ARCHITECTS + ENGINEERS, DATED APRIL 2019.
- BLOCK 01 LOCATED IN THE TOWN OF CARMEL IN PUTNAM COUNTY, NEW YORK
- ALONG GENERAL MACHUTHER DRIVE AT ELEVATION 601.41 IN NAVD1988.
- 4. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES BOTH PUBLIC AND CUSTOMER DOCKTON OF UNDERERSONID DITLIFES AND STRUCTURES BUT STRUCTURES AND STRUCTURES AND

#### SITE DATA:

39 COLONEL GLENN DRIVE, CARMEL, NEW YORK MAP 54:20:1-42, BLOCK 20, LOT 1, SUBLOT 42 OVERALL = 91,944.5 S.F. OR 2:11 ACRE TAX MAP: PARCEL AREA: OWNER: NEW YORKAMERICAN WATER 60 BROOKLYN AVENUE, MERRICK, NY APPLICANT: NEW ACCESSORY BUILDING / SHED/GARAGE



MARK	DATE	DESCRIPTION
1	07-29-22	PLANNING BOARD COMMENTS



BJL MRM FEBRUARY 2022 NYAW2105 **Liberty New York** 

Water

Wellhead Treatment at West Branch Acres

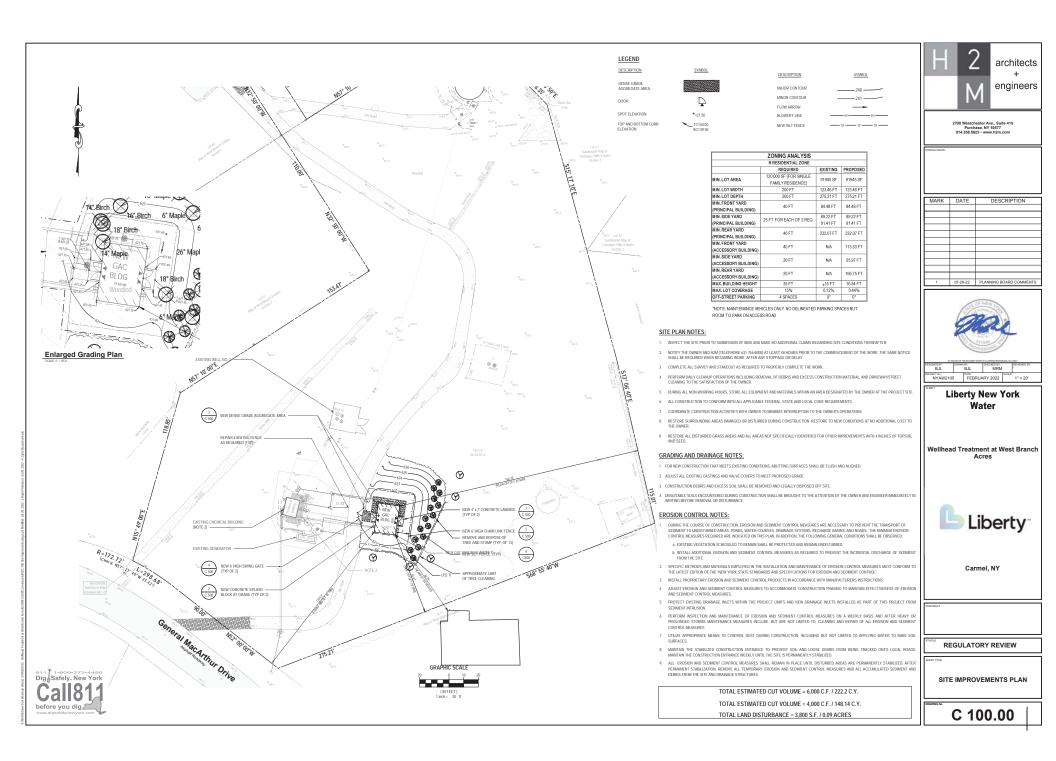


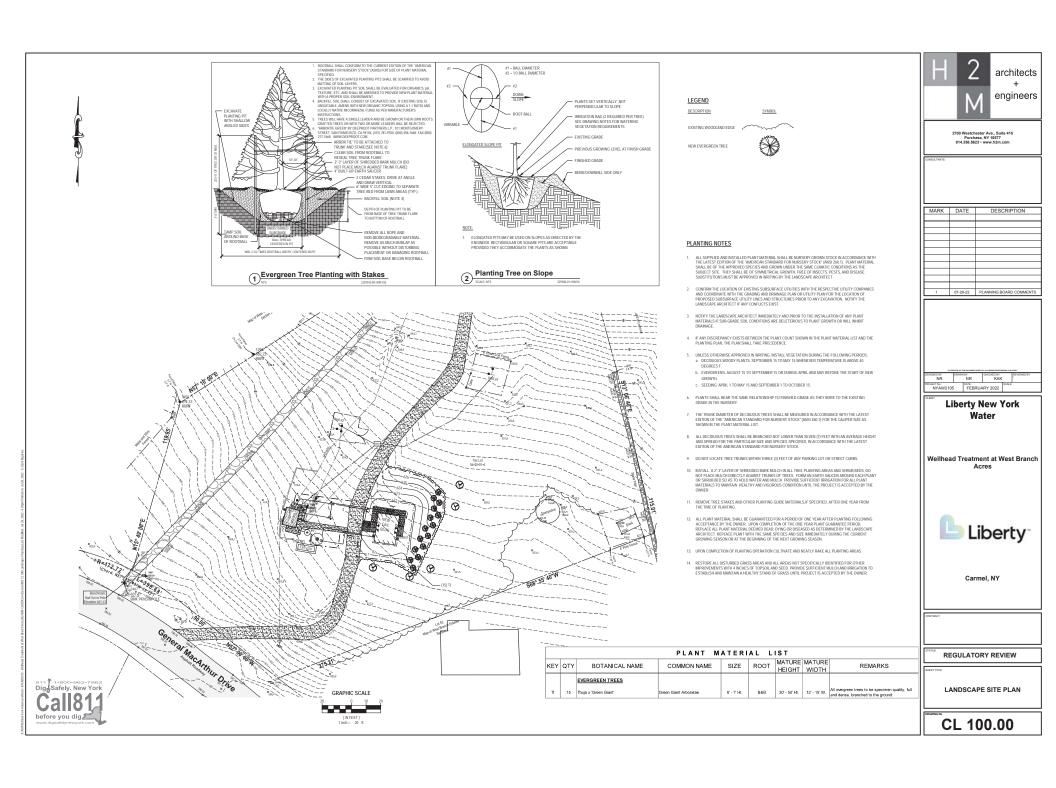
Carmel, NY

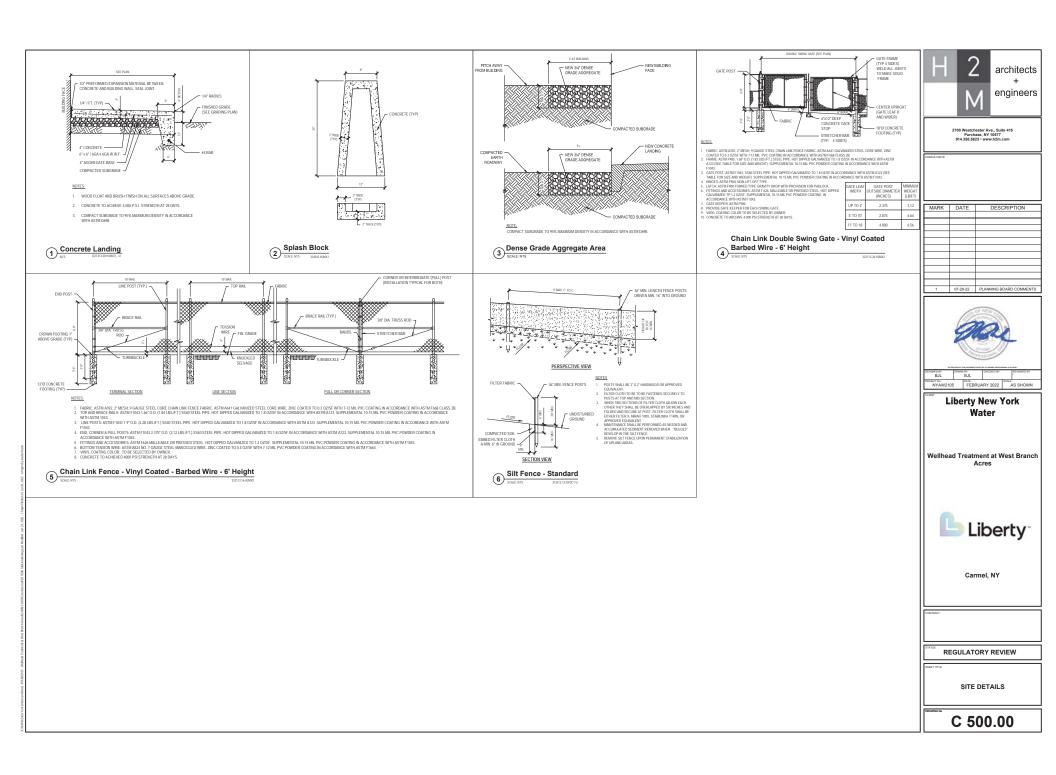
REGULATORY REVIEW

EXISTING CONDITIONS PLAN

V 100.00







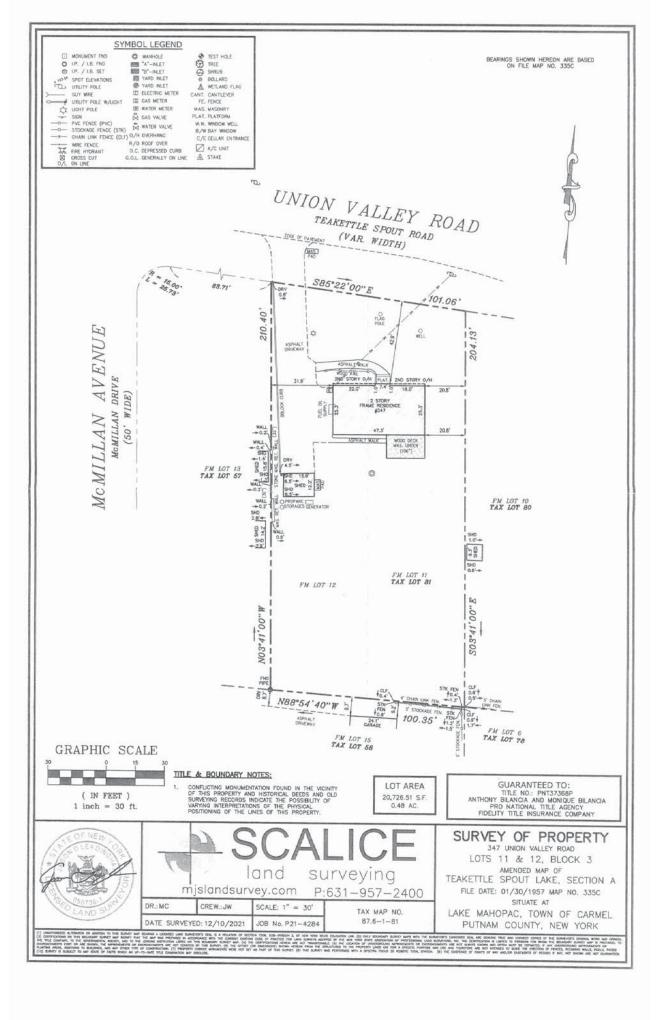


# TOWN OF CARMEL PUTNAM COUNTY

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

Application For (circle appli	A	CODE SECTION		tion 280A, Mahapac, NY 10
Mailing Address: 347 Line (Address) Zoning District:	n valley Rd, Ma (City)	hopae, NY 1054 Phone Num  Tax Map: 87.6	ber(s):	(City) (Since)
Applicant is: (circle one)	Owner) (Lessee)	(section)	8 8 8	act of sale or lease agreemen
E-Mail Address:				
Previous Appeals regarding  DATE	the subject premises	REQUEST		RESULTS
DATE		REQUEST		RESULTS
NO P	errous C	BA Appravances		(Drie)
	-			
The owner shall submit with diagrams, neighborhood land understand the request. List list any portion of the property	this application sup d use maps, property attachments here:	porting materials including plans, elever survey, photographs of property and a survey, photos, clarken	any other materi	ials that will assist the Board
The owner shall submit with diagrams, neighborhood land understand the request. List any portion of the property Explain:	this application sup d use maps, property attachments here: y within 500 ft. of ar	porting materials including plans, elever survey, photographs of property and a Survey, photographs of property and a survey, profes, cheen	any other materi	ials that will assist the Board
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Commission Expires July 25, 2024





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

IN THE MATTER OF THE APPEAL Application Date: TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Variance ( 156 15) Name of Property Owner: James & REGINA PFETERAddress: 125 Drewville RD Phone Number(s): Zoning District: Tax Map: 65.12 -Applicant is: (circle one) (Owner) (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.) IOXISSHED 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 teles any state or county highway, town boundary, parkway or public lands? YESNO Explain: LES Cawa Feb. Explain: Ves Cown I, the applicant, am seeking permission to: CODE REQUIRES / ALLOWS PROVIDED VARIANCE REQUIRED State of New York ) County of Putnam ) The undersigned petitioner, being duly swom, 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. day of Aug 2000 Sworn to before me the ALICE DALY Notary Public, State of New York No. 01DA6345218 Date 8/31/22 Qualified in Putnam County Commission Expires July 25, 2024

Petitioner

