

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:

SEPTEMBER 23, 2021 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. 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'

NEW APPLICATIONS:

2. Application of **E/O PATRICIA LABARCA & E/O JOSEPH PARENTE** for a Variation of Section 156-15 seeking permission to retain deck. The property is located at 130 Weber Hill Road, Mahopac NY and is known as Tax Map #65.20-1-5.

Code Requires/Allows	Provided	Variance Required
20'	15'	5'

3. Application of **ELIZABETH AMMIRATO** for a Variation of Section 156-15 seeking permission to retain existing deck. The property is located at 33 Muscoot Road East, Mahopac NY and is known as Tax Map #75.74-1-17.2.

Code Requires/Allows	Provided	Variance Required
30' Rear	20' steps	10'
30' Rear	25' deck	5'

4. Application of **ROBERT SCOPINO** for a Variation of Section 156-15 seeking permission to retain 2 sheds. The property is located at 65 Tulip Road, Mahopac NY and is known as Tax Map #75.16-2-45.

Code Requires/Allows	Provided	Variance Required
10' Side	8'	2'
10' Side	6'	4'

5. Application of **FRANK & ANTONIETTA FANTE** for a Variation of Section 280-A seeking permission to subdivide the existing 12-acre parcel into two lots; one lot vacant and one lot containing a single-family house. The property is located at 419 Union Valley Road, Mahopac NY and is known as Tax Map #87.7-1-22.

Code Requires/Allows	Provided	Variance Required
Code requires depth line to stay on property	Depth line exits & re-enters property	Depth line exits & re-enters property
100 feet frontage	0	280A

6. Application of **HERBERT WILLIS** for a Variation of Section 156-39.5 seeking permission to install chicken coop for six chickens on a lot under 1 acre. The property is located at 45 Tanager Road, Mahopac NY and is known as Tax Map #76.10-1-7.

Code Requires/Allows	Provided	Variance Required
1 acre	.46 acre	.54 acre
6 chickens/acre	6 chickens/.46 acre	6 chickens/.54 acres

7. Application of **MICHAEL MCGOUGH** for a Variation of Section 156-15 seeking permission to construct addition to front and side of house. The property is located at 15 Muscoot Road West, Mahopac NY and is known as Tax Map #75.73-1-5.

Code Requires/Allows	Provided	Variance Required
Front: 25 ft.	15.5 ft.	9.5 ft.
Side: 15 ft.	11 ft.	4.0 ft.

8. Application of **JOHN & MICHELLE SETTEMBRINI** for a Variation of Section 156-15 seeking permission to construct second floor addition. The property is located at 219 Overland Road, Mahopac NY and is known as Tax Map #74.34-2-37.

Code Requires/Allows	Provided	Variance Required
House Side Yard-West: 10'	7.3'	2.7'

9. Application of **BINNS FAMILY TRUST** for a Variation of Section 156-15 seeking permission to construct new storage building . The property is located at 5 Veschi Lane South, Mahopac NY and is known as Tax Map #75.20-2-2.

Code Requires/Allows	Provided	Variance Required
Rear Yard = 30 ft.	5 ft.	25 ft.
Lot Depth = 200 ft.	149 ft.	51 ft.
2 Family House - Not Permitted	2 Family House Exists	Use Variance

10. Application of **PAUL DULBERGER** seeking permission to obtain 280-A variance and return to original lot lines (lots 176, 177 & 178 as one parcel). The property is located off Clearview Road, Mahopac NY and is known as Tax Map #53.15-1-31.

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

MC

IN THE MATTER OF THE APPEAL
OF

Frederiksen

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 Frederiksen 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
	<u>No previous board appearances</u> <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 P. Mammanno
Notary Public

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

Petitioner: Keeli Frederiksen Date 7/18/21



TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL

OF
Est of Patricia A La Barca
Est of Joseph Parente
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: August 23, 20 21

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Estate of Patricia A La Barca Address: 130 Weber Hill Rd Mahopac, NY 10541
Vanessa Ferrer (Address) (City) (State)
Mailing Address: 16 N Broadway APT 4N White Plains NY 10601 Phone Number(s):
(Address) (City) (State)
Zoning District: R-120 Tax Map: 65.20 - 1 - 5
(R-120, Commercial, C.B.P. or Conservation) (section) (Block) (Lot)

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

E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
1992	ZBA Deck	Approved

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

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, Plans

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

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

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20'</u>	<u>15'</u>	<u>5'</u>

State of New York)
 ss: White Plains
County of Putnam) Westchester
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.
Sworn to before me this 24th day of August 20 21
[Signature]
Notary Public



Petitioner [Signature] Date 8/24/21



TOWN OF CARMEL
PUTNAM COUNTY

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

mc

IN THE MATTER OF THE APPEAL
OF

AMMIRATO DECK

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Aug 12, 20 21

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
(CODE SECTION)
 Name of Property Owner: Elizabeth Ammirato Address: 33 Muscoot Road East, Mahopac, NY
(Address) (City) (State) 1054
 Mailing Address: 359 Dyckman St. Peekskill NY Phone Number(s): _____
(Address) (City) (State) 10566
 Zoning District: R-120 Tax Map: 75.74 - 1 - 17.2
(R-120, Commercial, C.B.P. or Conservation) (section) (Block) (Lot)

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

E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<u>No previous ZBA appearances</u>	<u>Dma</u>

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

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 + Plans

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

I, the applicant, am seeking permission to: retain existing deck

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>30' Rear</u>	<u>20 Steps</u>	<u>10'</u>
<u>30' Rear</u>	<u>25 Deck</u>	<u>5'</u>

mc

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

Sworn to before me this 12th day of August 20 21
Alice Daly
 Notary Public

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

Petitioner Elizabeth L. Ammirato Date 8/12/21



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

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

Application Date: 12/6, 2019

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: Robert Scopino Address: 65 Tulip Rd Mahopac N.Y.
Mailing Address: 65 Tulip Rd Mahopac N.Y. Phone Number(s):
Zoning District: R-120 Tax Map: 75.16 - 2 - 45

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

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, + 2 Sheds.

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: 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 2 Sheds.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' side</u>	<u>8'</u>	<u>2'</u>
<u>10' side</u>	<u>6'</u>	<u>4'</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 23 day of August 2021

[Signature]
Notary Public

WILLIAM J LINDSAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LI6356343
Qualified in Putnam County
My Commission Expires 03-27-2025

Petitioner *[Signature]* Date 12/6/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL
OF

Application Date: 8/27, 2021

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

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

Name of Property Owner: FRANK FANTE & ANTONIETTA Address: 419 UNION VALLEY RD, MAHOPAC, NY 10541

Mailing Address: 419 UNION VALLEY RD, MAHOPAC, NY Phone Number(s):

Zoning District: R Tax Map: 87.7 - 1 - 22

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>NONE</u>		

List all improvements (1 family dwelling, pool, etc.) EXISTING FAMILY HOUSE, GARAGE, DRIVEWAY SEPTIC SYSTEM & WELL

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: SUBDIVISION & SITE PLAN

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

I, the applicant, am seeking permission to: SUBDIVIDE THE EXISTING 12 ACRE PARCEL INTO TWO LOTS, ONE LOT VACANT AND ONE LOT CONTAINING A SINGLE FAMILY HOUSE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>1. CODE REQUIRES DEPTH LINE TO STAY ON PROPERTY</u>	<u>DEPTH LINE EXITS & RE ENTERS PROPERTY</u>	<u>DEPTH LINE EXITS & RE ENTERS PROPERTY</u>
<u>2. 100 FEET FRONTAGE</u>	<u>0</u>	<u>280 A</u>

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

Sworn to before me this 27th day of September 2021

Kelly Disciorio
Notary Public

KELLY DISCIORIO
Notary Public, State of New York
Reg. No. 01D16398055
Qualified in Dutchess County
Commission Expires 09-23-2023

Petitioner June June Date 09/03/21



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: FRANK FANTE
(Owner)
Located at: 419 UNION VALLEY RD. MAHOPAC NY 10541 (CARMEL)
(Address) (City, Town, Village) (T)
Tax Map #: 87.7-1-22
In the matter of: DEPTH & ZSO FRONTAGE
(Variance Request)

To whom it may concern:

This letter is to authorize JOHN KARELL, JR. P.E.

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)
JOHN KARELL, JR
(Print Name)

Signed: [Signature]
(Owner of Property)
FRANK FANTE
(Print Name)

Mailing Address: 12 CUSITMAN ROAD
PATERSON
State: NY Zip: 12563
Telephone # 845 721-0455
Date: AUGUST 27, 2021
E-mail: JACK4911@YAHOO.COM

Mailing Address: 419 UNION VALLEY ROAD
MAHOPAC
State: NY Zip: 10541
Telephone # _____

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



TOWN OF CARMEL
PUTNAM COUNTY

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

me

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

Application Date: 8/2, 2021

Application For (circle applicable): Area Variance (156-39.5) Use Variance Interpretation 280A
Name of Property Owner: Herbert Willis Address: 45 Tanager Road Mahopac
Mailing Address: 45 Tanager Road Phone Number(s): _____
Zoning District: R-120 Tax Map: 76-10 - 1 - 7

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

E-Mail Address: _____
Previous Appeals regarding the subject premises: 0

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

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

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 (NO)
Explain: _____

I, the applicant, am seeking permission to: Install chicken coop for six chickens on a lot under 1 acre.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>1 acre</u>	<u>.46 AC</u>	<u>.54 ac</u>
<u>6 chickens / acre</u>	<u>6 chickens / .46</u>	<u>6 chickens / .54 acres</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 3RD day of Aug., 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 H. Willis Jr. Date 8/3/21



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

Handwritten initials

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

Application Date: September 1, 2021

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
(Section)
 Name of Property Owner: Michael McGough Address: 15 Muscote Road West, Mahopac, NY 10541
(Address) (City) (State)
 Mailing Address: 15 Muscote Road West, Mahopac, NY 10541 Phone Number(s): _____
(Address) (City) (State)
 Zoning District: R-120 Tax Map: 75.73 - 1 - 5
(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: none

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling
 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, Plans & Elevations

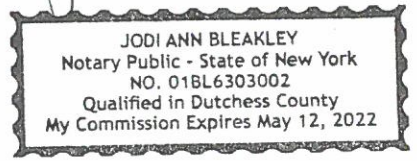
Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
 Explain: _____

I, the applicant, am seeking permission to: Addition to front & side of house

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Front 25 FT	15.5 FT	9.5 FT
Side 15 FT	11 FT	4.0 FT

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

Sworn to before me this 2 day of Sept 2021
Jodi Ann Bleakley
 Notary Public



Petitioner Michael McGough Date 9/2/21



AUTHORIZATION FORM

RE: Property of: Miachel McGough
(Owner)
Located at: 15 Muscoot Road West, Mahopac, NY 10541
(Address) (City, Town, Village)
Tax Map #: 75.73-1-5
In the matter of: Front & Side Variances
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg, AIA, NCARB
a/an (check one) Attorney Engineer Architect Other _____
to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: Joel Greenberg
(Representative)
Joel Greenberg
(Print Name)

Signed: Miachel McGough
(Owner of Property)
Miachel McGough
(Print Name)

Mailing Address: 2 Muscoot Road North
Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 9/1/2021
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 15 Muscoot Road West
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

ME

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

Application Date: August 31, 2021

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
 Name of Property Owner: John & Michelle Settembrini Address: 219 Overland Road, Mahopac, NY 10541
 Mailing Address: 219 Overland Road, Mahopac, NY 10541 Phone Number(s): _____
 Zoning District: R-120 Tax Map: 74.34 - 2 - 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: none

DATE	REQUEST	RESULTS
1980	Road Frontage	Granted
08/2004	Construct 1 story addition; retain deck	Granted
09/2012	Construct front porch	Granted
08/2012	Construct above ground pool	Granted

List all improvements (1 family dwelling, pool, etc.) 1 family dwelign, deck & above ground 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 & plans

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: Second Floor Addition

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
House Side Yard West 10 FT	7.3 FT	2.7 FT

State of New York)
 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 2nd day of September, 2021

 Notary Public

ALPA PANDYA
 Notary Public, State of New York
 Reg. No. 01PA6397542
 Qualified in Westchester County
 Commission Expires 09/09/2023

Petitioner: Michelle Settembrini Date: 9/2/2021



AUTHORIZATION FORM

RE: Property of: John & Michelle Settembrini
(Owner)
Located at: 219 Overland Rd, Mahopac, NY 10541
(Address) (City, Town, Village)
Tax Map #: 74.34-2-37
In the matter of: Area Variance
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg, AIA, NCARB

a/an (check one) Attorney Engineer Architect Other _____

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned:
(Representative)
Joel Greenberg
(Print Name)

Signed:
(Owner of Property)
John Settembrini
(Print Name)

Mailing Address: 2 Muscoot Road North
Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 8/31/2021
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 219 Overland Rd
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

nk

IN THE MATTER OF THE APPEAL
OF
Binns Family Trust
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: August 31, 2021

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
 Name of Property Owner: Binns Family Trust Address: 5 Veschi Lane South Mahopac, NY 10541
 Mailing Address: 5 Veschi Lane South Mahopac, NY 10541 Phone Number(s): _____
 Zoning District: C Tax Map: 75.20 - 2 - 2
 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
June 2005	amend existing variance below to allow multi use in building 2	approved
June 1998	restricted to 1 Business + 1 sign to entire site	approved

List all improvements (1 family dwelling, pool, etc.) 2 family house with office, 2 story office building & 2 sheds

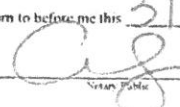
The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments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

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

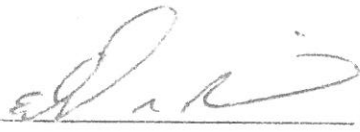
I, the applicant, am seeking permission to: New Storage Building

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Rear Yard- 30 FT	5 FT	25 FT
Lot Depth - 200 FT	149 FT	51 FT
2 Family House- Not permitted	2 Family House Exists	Use Variance

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 Aug, 2021

 Notary Public

CATHERINE SHAFFER
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01SH6382107
 Qualified in Putnam County
 My Commission Expires 10-15-2022

Petitioner  Date 8/31/21



AUTHORIZATION FORM

RE: Property of: Binns Family Trust (Owner)
Located at: 5 Veschi Lane South, Mahopac, NY 10541
(Address) (City, Town, Village)
Tax Map #: 75.20-2-2
In the matter of: Area Variance
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg, AIA, NCARB

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

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: Joel Greenberg
(Representative)
Joel Greenberg
(Print Name)

Signed: [Signature]
(Owner of Property)
Binns Family Trust
(Print Name)

Mailing Address: 2 Muscote Road North
Mahopac
State: NY Zip: 10541
Telephone # 845-628-6613
Date: 08/31/2021
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 5 Veschi Lane South
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

Paul

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

Application Date: 9/9, 20 21

Application For (circle applicable): ~~Area Variance~~ 280A Use Variance Interpretation 280A
Name of Property Owner: Paul Dulberger Address: _____
Mailing Address: P.O. Box 736, Mahopac, NY Phone Number(s): _____
Zoning District: Res Tax Map: 53.15 - 1 - 31
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: U U

DATE	REQUEST	RESULTS
	N/A	

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

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: subdivision map, survey, affidavit of applicant, memorandum of law

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: obtain 280A variance, and return to original lot lines (Lots 176, 177, + 178 as 1 parcel)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Frontage 50'	0	50'
3 acres	1.30 acres	1.7 acres
90,000	56,700	33,224

with

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

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

Margaret Ferreri Buechel
Notary Public

MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 2023

Petitioner [Signature] Date _____



AUTHORIZATION FORM

RE: Property of: Paul Dulberger
(Owner)
Located at: _____
(Address) (City, Town, Village)
Tax Map #: P/O 53.15-1-31
In the matter of: Ellen + Paul Dulberger request for 280A 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)
Paul Dulberger
(Print Name)

Mailing Address: 122 Old Route 6
Carmel
State: Ny Zip: 10512
Telephone # 845-225-7500
Date: _____
E-mail: waslaw@shillinglegal.com

Mailing Address: P.O. Box 736
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.