JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair TOWN OF CARMEL ZONING BOARD OF APPEALS

ARD OF A

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:

FEBRUARY 27, 2020 - 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **MARIO VISCOVICH** for a Variation of Section 156-15 seeking permission to construct docks, decks and shed. The property is located at South Lake Blvd (Adjacent to 801 South Lake Blvd), Mahopac, NY and is known by Tax Map #75.42-1-69.

Code Requires/Allows	Provided	Variance Required	
Lake Frontage - 50 ft.	24.94 ft.	25.06 ft.	
Lot Depth - 30 ft.	16.94 ft.	13.36 ft.	
Lot Area - 3,000 sq. ft.	417 sq. ft.	2583 sq. ft.	
Parking spaces – 1	0	1	

2. Application of **ANTHONY PERRICONE** for a Variation of Section 156-15 seeking permission to create a 3 lot subdivision out of 2 existing lots. The property is located at 163 Orchard Road, Mahopac, NY and is known by Tax Map #74.26-2-22.

Code Requires/Allows	Provided	Variance Required	
Lot #1			
Area – 120,000 sq. ft.	7,031 sq. ft.	112,969 sq. ft.	
Front Yard-North – 40 ft.	12 ft.	28 ft.	
Front Yard-West - 40 ft.	30.2 ft.	9.8 ft.	

Rear Yard-South - 40 ft.	22.99 ft.	17.01 ft.
Rear Yard-East – 40 ft.	15 ft.	25 ft.
Lot Width - 200 ft.	113.5 ft.	88.5 ft.
Lot Coverage - 15%	16%	1%
Lot Depth – 200 ft.	101 ft.	99 ft.
Lot #2		
Area – 120,000 sq. ft.	6,000 sq. ft.	114,000 sq. ft.
Front Yard – 40 ft.	25 ft.	15 ft.
Rear Yard - 40 ft.	25 ft.	15 ft.
Side Yard-West – 25 ft.	15 ft.	10 ft.
Side Yard-East – 25 ft.	15 ft.	10 ft.
Lot Width - 200 ft.	60 ft.	140 ft.
Lot Coverage – 15%	25%	10%
Lot Depth - 200 ft.	100 ft.	100 ft.
Lot Width @front p.l 100 ft.	60 ft.	40 ft.
Lot #3		
Area – 120,000 sq. ft.	5905 sq. ft.	114,095 sq. ft.
Front Yard – 40 ft.	25 ft.	15 ft.
Rear Yard - 40 ft.	27.08 ft.	12.92 ft.
Side Yard – South – 25 ft.	10 ft.	15 ft.
Side Yard – North 25 ft.	10 ft.	15 ft.
Lot Width - 200 ft.	59.9 ft.	140.1 ft.
Lot Coverage – 15%	20.3%	15.3%
Lot Depth - 200 ft.	93.4 ft.	106.6 ft.
Lot Width @front p.l. – 100 ft.		

3. Application of **JARDINE (LONGVIEW SCHOOL - CONTRACT VENDEE)** is seeking an Interpretation of Section 156-10F that only 50' of frontage is required because this is an "instance of a cul-de-sac, turnaround or similar case" (emphasis added). In the alternative, applicant seeks an area variance for frontage. The applicant is seeking an Interpretation of Section 156-23 which provides "...for a minimum of 10 parking spaces plus 3 spaces per classroom shall be required for those schools with pupils of elementary and junior high school age. Schools with pupils of a least high school age shall provide at least 20 parking spaces plus 5 per classroom". Applicant's history as a private school involves only a handful of high school students who have ever been able to drive to school. The code envisions the higher parking space count for schools that significantly or totally consisting of pupils of high school age. The higher parking requirement is inappropriate herein and inconsistent with Section 156-23. The property is located at 110 Scout Hill Road, Mahopac, NY and is known by Tax Map #52.-1-12.

Code Requires/Allows	Provided	Variance Required
100 ft. Frontage	52.74 ft.	47.26 ft.

NEW APPLICATIONS:

- 4. Application of **MARGARET FOSSATI** (Affinity One) is seeking an Interpretation of Section 156-28(B) Specifically, that the premises is "an existing dwelling" (definition: one or more rooms with provisions for living, cooking, sanitary and sleeping facility arranged for the use of one family) in a Residential zone...(that)...may converted to "multifamily" (definition: a building containing three or more dwelling units..). Applicant seeks interpretation that the existing premises is an existing "dwelling" and that "sober house" is a "multifamily dwelling" pursuant to the definitions contained in the Carmel Town Code. Or, in the alternative Applicant seeks a use variance to permit a sober house in a residential zone. The property is located at 345 Croton Falls Road, Mahopac, NY and is known by Tax Map #76.12-1-19.
- 5. Application of **EDWARD BINNS** for a Variation of Section 156-15 seeking permission to retain gazebo, playhouse, attached shed and yard shed. The property is located at 67 Tulip Road, Mahopac, NY and is known as Tax Map #75.16-2-46.

Code Requires/Allows	Provided	Variance Required
15' Side – Gazebo	5'	10'
15' Side – Playhouse	7'	8'
20' Side – Attached Shed	3'	17'
10' Side – Yard Shed	5'	5'

6. Application of **CRISTINA FELIZARDO** for a Variation of Section 156-20 seeking permission to place 6' fence partially in front yard. The property is located at 41 Leslie Drive, Mahopac, NY and is known as Tax Map #53.17-1-16.

Code Requires/Allows	Provided	Variance Required
4' Front	6'	2'

7. Application of **JAMES & LORETTA BURKE** for a Variation of Section 156-15 seeking permission to add existing deck. The property is located at 2 Ridge Court, Carmel, NY and is known by Tax Map #54.8-1-72.

Code Requires/Allows	Provided	Variance Required	
20' Side	17.44'	2.56'	

8. Application of **THOMAS LOTZ** for a Variation of Section 156-47A(1) seeking permission to expand pre-existing use (2 houses on 1 lot). The property is located at 8 Nashua Road, Carmel, NY and is known by Tax Map #53.-1-10.

MISCELLANEOUS:

9. **Minutes:**

08/22/1901/23/20

By Order of the Chairman,

John Maxwell



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

(845)628-1500

IN THE MATTER OF TO	HE APPEAL				1,0	
Viscovich	1		Applicati	on Date: Janu	uary 6,	20_20
TO THE ZONING BOAR OF THE TOWN OF		S	•			
Application For: (circle applic		ariance (156-15)	Use Variance S. LAKE B'LVO	ani		NY
Name of Property Owner Mar						
Mailing Address: 169 Shear	Hill Rd Mah	nopac NY (State)	_ Phone Number(s):		
Zoning District: R-120 (R-120, Commercia	d, C/BP, or Conservation)	Tax Map	; 75.42 (section)	- 1 (Block)	- 69 (Lot)	and the second second
Applicant is: (circle one) (O	wner) (Less	ee) (Contract Vendee)	[Attach d	leed, contract o	of sale or lease	agreement]
E-Mail Address:						
Previous Appeals regarding th	ne subject premi					
DATE		REQUEST	4.00		RESUI	LTS
List all improvements (1 fami	ly dwelling, poo	ol, etc.) _ Docks & Decl	cs			
The owner shall submit with diagrams, neighborhood land understand the request. List a	use mans, prope	erty survey, photographs o	t property and any	ons, landscaping other materials	diagrams, traf that will assist	fic circulation the Board to
Is any portion of the property Explain: State Road Route 6N	within 500 ft. o	f any state or county high	way, town boundar	y, parkway or p	ublic lands? Y.	ES/NO
I, the applicant, am seeking p	ermission to: C	onstruct Docks, Decks	& Shed			
CODE REQUIRE	ec l	PROVIDE	3D	VAR	JANCE REQU	JIRED

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Lake Frontage - 50ft	24.94 ft	25.06 ft
Lot Depth - 30ft	16.64 ft	13.36 ft
Lot Area - 3,000SF	417SF	2583SF
Parking Spaces - 1	0	1

nam ; red 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 wiedge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/2



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

IN THE MATTER OF THE APPEAL OF Application Date: January 6 , 20 20 Perricone TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable): Area Variance(156-15) 280A Use Variance Name of Property Owner: Anthony Perricone Address:163 Orchard Rd Mahopac NY (State) Phone Number(s): Mahopac (City) Mailing Address: 79 Craescot Way Tax Map: 74.26 Zoning District: R-120 (R-120, Comm nercial, C/BP, or Conservation) [Attach deed, contract of sale or lease agreement] (Contract Vendee) Applicant is: (circle one) (Owner) (Lessee) E-Mail Address: Previous Appeals regarding the subject premises RESULTS REQUEST DATE Return to original lot lines Approved November 2019 List all improvements (1 family dwelling, pool, etc.) One Family Residence The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO Explain: I, the applicant, am seeking permission to: Create a 3 Lot Subdivision PROVIDED VARIANCE REQUIRED CODE REQUIRES SEE ATTACHED

State of New York)

County of Putna

gned petitioner, being duly sworn, deposes and says that (he) (she) has n nowledge except as to the matters therein stated to he on information and

day of Jonune 20

ALPA PANDYA Notary Public, State of New York Reg. No. 01PA6397542 Qualified in Westchester County Commission Expires 09/09/23

BULK REGULATIONS	REQUIRED	EXISTING / PROPOSED	VARIANC
LOT#1			
AREA – LOT# 1	120,000 SF	7,031 SF	112,969 SF
FRONT YARD - NORTH	40 FT.	12 FT.	28 FT.
FRONT YARD - WEST	40 FT.	30.2 FT.	9.8 FT
REAR YARD - SOUTH	40 FT.	22.99 FT.	17.01 FT
REAR YARD – EAST	40 FT.	15 FT.	25 FT
LOT WIDTH	200 FT	113.5 FT.	88.5 FT
LOT COVERAGE	15%	16%	1%
LOT DEPTH	200 FT	101 FT	99 FT
LOT #2			
AREA – LOT# 2	120,000 SF	6,000 SF	114,000 SF
FRONT YARD	40 FT.	25 FT.	15 FT
REAR YARD	40 FT.	25 FT.	15 FT
SIDE YARD - WEST	25 FT.	15 FT.	10 FT
SIDE YARD - EAST	25 FT.	15 FT.	10 FT
LOT WIDTH	200 FT	60 FT.	140 FT
LOT COVERAGE	15%	25%	10 %
LOT DEPTH	200 FT	100 FT	100 FT
LOT WIDTH @ FRONT PL	100 FT	60 FT	40 FT
LOT #3			
AREA – LOT# 3	120,000 SF	5905 SF	114,095 SF
FRONT YARD	40 FT.	25 FT.	15 FT
REAR YARD	40 FT.	27.08 FT.	12.92 FT
SIDE YARD – SOUTH	25 FT.	10 FT.	15 FT
SIDE YARD – NORTH	25 FT.	10 FT.	15 FT
LOT WIDTH	200 FT	59.9 FT.	140.1 FT
LOT COVERAGE	15%	20.3%	15.3 %
LOT DEPTH	200 FT	93.4 FT	106.63 T
LOT WIDTH @ FRONT PL	100 FT	66.81 FT	33.19 FT



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

				(843)028-1300
IN THE MATTER O	E THE APPEAL			
OF	THE ATENE	}		1
Longview Sc	chool	Appli	cation Date: _	1/8 ,2020
TO THE ZONING BO	OARD OF APPEALS			
OF THE TOWN				
Application For (circle app	plicable): Area Varia	ance (156-105 Use Variance	Interpreta	tion 280A
Name of Property Owner:		Address: 110 Scott	HillRo	Mahapar Ny
		-		c)[
Mailing Address: 1105	cout Hill Kd	Mahipac , MPhone Numb	er(s): 0 T)
Zoning District: Res	idential	Tax Map: 52	- (B	12 (1.01)
Applicant is: (circle one)	(Owner) (Lessee	((Contract Vendee) Attac	h deed contr	act of sale or lease agreement]
Manager space	1	mont non		
E-Mail Address:	S.I.	(
Previous Appeals regardin	ng the subject premises	2.		
DATE		REQUEST		RESULTS
2019	Site ola	n approval for priv	ates	Pending
2011	School	The state of the s		
	30,001			
		cac.) single family de	11	i 1. 12
diagrams, neighborhood la understand the request. Li	and use mans, property	oporting materials including plans, eleving survey, photographs of property and a set plan property an	ny other mater	ials that will assist the Board to
Is any nortion of the prope	erty within 500 ft. of a	ny state or county highway, town bound	fary narkway	or public lands? YES/NO
Is any portion of the prope Explain: Swut H	erty within 500 ft. of a	ny state of county highway, town bound	dary, parkway	or public lands? YES/NO
				or public lands? YES/NO
		ny state or county highway, town bound a Town road el attached shee		or public lands? YES/NO
I, the applicant, am seekin	ng permission to: S	ee attached shee	<u> </u>	
	ng permission to: S		<u> </u>	or public lands? YES/NO
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CODE REQUIRES	ALLOWS n toeye	er attached shee	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ARIANCE REQUIRED H7, 26
CODE REQUIRES 100 From State of New York) Scounty of Putnan: The undersigned petitioner, bein	ALLOWS ALLOWS Additional to the state of t	PROVIDED 5 J. 74	and knows the co	Ontent thereof, and that the same is true to
CODE REQUIRES CODE REQUIRES CODE REQUIRES CODE REQUIRES State of New York) Ss: County of Putnam The undersigned petitioner, bein (his) (her) knowledge except as	ALLOWS ALLOWS Additional to the state of t	er attached shee	and knows the co	Ontent thereof, and that the same is true to
CODE REQUIRES 100 From State of New York) Scounty of Putnan: The undersigned petitioner, bein	ALLOWS ALLOWS Additional to the state of t	PROVIDED 5 J. 74	and knows the co	Ontent thereof, and that the same is true to
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State of New York) Sist County of Putnam) The undersigned petitioner, bein (his) (her) knowledge except as Swom to before me this Swom to be swow to be s	ng permission to: S / ALLOWS n Forge ag duly sworn, deposes and to the matters therein staged day of January Levuri Bu	PROVIDED 5 J. 74	and knows the co	Ontent thereof, and that the same is true to
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State of New York) New York) State of New Yo	ng permission to: S / ALLOWS n tory ag duly swom, deposes and so the matters therein stated day of January Levum: Bu	PROVIDED 5 J. 74	n and knows the conatters (he) (she) t	Ontent thereof, and that the same is true to
State of New York) The undersigned petitioner, bein (his) (her) knowledge except as Swom to before me this Manual Manual Bary Public, State of New York)	ng permission to: S / ALLOWS n tory ag duly swom, deposes and so the matters therein stated day of January Levum: Bu	PROVIDED 5 J. 74 says that (he) (she) has read the foregoing petition to be on information and belief, and as to those r	n and knows the conatters (he) (she) t	Ordern thereof, and that the same is true to believes to be true.

1. FRONTAGE

Applicant seeks an interpretation of §156-10F that only 50' of frontage is required because this is an "instance of a cul de sac, turnaround or similar case" (emphasis added).

In the alternative, Applicant seeks an area variance for frontage.

Code requires 100' - 52.74' provided - Variance required 47.26'

2. PARKING

Applicant seeks an interpretation of §156-23 which provides "...for a minimum of 10 parking spaces plus 3 spaces per classroom shall be required for those schools with pupils of elementary and junior high school age. Schools with pupils of at least high school age shall provide at least 20 parking spaces plus 5 per classroom".

Applicant's history as a private school involves only a handful of high school students who have ever been able to drive to school. The Code envisions the higher parking space count for schools that are significantly or totally consisting of pupils of high school age. The higher parking requirement is inappropriate herein and inconsistent with §156-23.



855-808-5120

stauria@praesunhealthcare.com

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 Margaret Fossati & TO THE ZONING BOARD OF APPEALS 20 D Application Date: OF THE TOWN OF CARMEI Use Variance Interpretation Application For (circle applicable): Area Variance (____ Name of Property Owner: Margaret Fossati Address: 345 Croton Falls Rd Mahopac Ny Mailing Address: 345 Croton Falls Rd, Muhopac, LyPhone Number(s): Zoning District Residential Tax Map 76. 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 2019 Site plan approval for Kending multi-tamily (seberhouse in a single-tamily gone List all improvements (1 family dwelling, pool, etc.) 2 Story dwelling, 1 Story cottage + in ground poul 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 with assist the Board to understand the request. List attachments here, + 100 mplans, photographs, attachments here. + 100 mplans, photographs, attachments here. Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YE9/NO Explain: (17010) Falls Kd I, the applicant, am seeking permission to: See attached CODE REQUIRES / ALLOWS PROVIDED VARIANCE REQUIRED MARGARET FERPERI SUSCHEL
MARGARET FERPERI SUSC & Co-Applicant: Contract vendee - Affinity One

Applicant seeks interpretation pursuant to §156-28(B)

Specifically, that the premises is "an existing dwelling" (definition: one or more rooms with provisions for living, cooking, sanitary and sleeping facility arranged for the use of one family) in a Residential zone...(that)... may be converted to "multifamily" (definition: a building containing three or more dwelling units...). Applicant seeks interpretation that the existing premises is an existing "dwelling" and that a "sober house" is a "multifamily dwelling" pursuant to the definitions contained in the Carmel Town Code.

Or, in the alternative

Applicant seeks a use variance to permit a sober house in a residential zone.



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

THE RESERVE OF THE PARTY OF THE	7			
IN THE MATTER OF THE A	PPEAL			2 *
Binns	,	>		1/7 ,20 00
TO THE ZONING BOARD OF			Application Date: _	, 20
OF THE TOWN OF CAR	RMEL			
Application For: (circle applicable) Name of Property Owner:): Area Variance(156.15) U	se Variance Interpreta	ation 280A
Name of Bromonty Overnor Elw	and Rinns	CODE SECTION Addrong	67 Tulio R)	Milage. NV
Name of Property Owner.	0 1	Address	(Address)	(City) (State)
Mailing Address: 67 Tulif F	2) Mahagar p	UY 10541]	Phone Number(s):_	•
Mailing Address: (Address) Zoning District: (R-120, Commercial, C/BP,	or Conservation)	Tax Map:	75-14 - (Exection)) 3lock) - 46 (Lot)
Applicant is: (circle one) Owner		Contract Vendee)		act of sale or lease agreement]
E-Mail Address:		yu w.		
Previous Appeals regarding the sul	bject premises			
DATE		REQUEST		RESULTS
N	D Printien		appearances	
	0 7300-007	25 SOWIA	affer in the	
	W			
			7.60	
		4	0/1	
List all improvements (1 family dy	welling, pool, etc.)	1 Hand Da	resllin, Pool Deck	Pool Tool Stel Plante
The owner small submit with this a	43ebo =	1000	J	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
The owner shall submit with this a diagrams, neighborhood land use r	pplication supporting	g materials including	g plans, elevations, landsca	aping diagrams, traffic circulation
understand the request. List attach			operty and any other mate	riais that will assist the Board to
		01		
Is any portion of the property with	in 500 ft. of any state	or county highway	town boundary, parkway	or public lands? YES/NO
Explain:		, , ,	7,1	
I, the applicant, am seeking permis	ssion to: A Ro	tan acrel	o Planhouse +	Atlack Shill
	70.00 to	J. J.	4 Yord Shed	11/1/2/06/07/06/1
CODE REQUIRES / ALLO	WS	PROVIDED		VARIANCE REQUIRED
15'51cli av	meleo	.5		10
15'5, de sa	where!	7		8'
20'c. Do 24	1.10.1	3		17)
1015 do 12 de	(6.1)	5		5' w
J/W CATA	1 Next	J	,	5
		·		
State of New York) ss:				
County of Putnam) The undersigned petitioner, being duly swo	orn, denoses and says that	(he) (she) has read the fo	regaing netition and knows the c	content thereof and that the same is true to
(his) (her) knowledge except as to the matt	ers therein stated to be on	information and belief, a	nd as to those matters (he) (she)	believes to be true.
Sworn to before me this day of	Jan 2020			
Notary Public				
			1//	
the section and the section of a 2 miles and the section of the se		-6	1/1	
CATHERINE SHAFFER Notary Public, State of New	York	etitioner E	111	Date
Reg, No. 01SH6382107 Qualified in Putnam Cour	nty Oa			
Commission Expires October 15	i, 20 LL			



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

IN THE MATTER OF TO THE ZONING BOAR OF THE TOWN OF Application For: (circle application for the circle	RD OF APPEA CARMEL cable): Area	Variance (156, 27)	Use Variance	Interpretation		
Name of Property Owner:	ristina 1	elizardo Addres	ss: 41 Leslie	brive	Mahopac (City)	(State)
Mailing Address: 41 Leslie (Address) Zoning District: (R-120, Commercia	Drive A	Mahopac Dy, (State) Tax Ma	Phone Number(s	s):/	_ 16	
and the second						aroomont]
Applicant is: (circle one) (O	wner) (Les	(Contract Vende	ee) [Attach d	leed, contrac	ct of sale or lease a	greement
E-Mail Address.						
Previous Appeals regarding the	ne subject prem		Т		DECLII	rc
DATE	No ex	erueus livand affianances			RESULTS	
	100	www.	Maggine	wwas		
List all improvements (1 family famil	this application use maps, prop ttachments here within 500 ft.	supporting materials includerty survey, photographs e:	uding plans, elevatio of property and any	ons, landscapin other material y, parkway or	ls that will assist th	e Board to
CODE REQUIRES / ALLOWS		PROVIDED		VA	VARIANCE REQUIRED	
4 presit		6'			2 *	
/						
				-		
State of New York) ss: County of Putnam) The undersigned petitioner, being du (his) (her) knowledge except as to the Sworn to before methis 10 days and the Notary Public	ly swom, deposes e matters therein stay of <u>FOO.</u> 2	ated to be on information and be O O Not	the foregoing petition and slief, and as to those matte ALICE DALY ary Public, State of N No. 01DA634521, Wellfied in Putnam Co Mission Expines Auly	ers (he) (she) beli lew ¥9fk 8	ent thereof, and that the ieves to be true.	same is true to

Petitioner July na Telizando Date 2-10-2020



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

IN THE MATTER OF THE APPEAL Application Date: Jan. 29, 20 20 TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable): Area Variance 156-15 Use Variance 7 Address: A Ridge Name of Property Owner: ____OCM es L' burhe Bur N 4 10512 Phone Number(s Carmel Tax Map: _5 4 Zoning District: 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** Family Dwelling List all improvements (1 family dwelling, pool, etc.) The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO Explain: XISTING 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 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. 120 20

PATRICIA R. GENNA
Notary Public, State of New York
No. 05GE6162305

Qualified in Putnam County 2023 Commission Expires Petitioner Jordan Burke

Date 1/29/2020



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

IN THE MATTER OF THE AP	PEAL							
OF	}		1					
L_0+Z Application Date: $2/13$, $20/20$								
TO THE ZONING BOARD OF . OF THE TOWN OF CARN								
Application For: (circle applicable):	47 A - Area Variance(156 - 47)	Use Variance Interpret	ation 280A					
Name of Property Owner: THAN	OK 1077 Address	8 MACHUA	Rd CARMEI NY					
Tvame of Property Owner.	11 0 / 1 / 1 / 1V	(Address)	(City) (State)					
OF THE TOWN OF CARM Application For: (circle applicable): Name of Property Owner: THOM Mailing Address: 8 NASHUA (Address)	(City) (State)	Phone Number(s)						
Zoning District: R-120, Commercial, C/BP, or	Conservation) Tax Map	:	-					
Applicant is: (circle one) (Owner)	(Lessee) (Contract Vendee	(Attach deed, contr	ract of sale or lease agreement]					
E-Mail Address:								
Previous Appeals regarding the subje	ect premises	*						
			RESULTS					
No	privious hour	1 appearances	(RT)					
		The second of th						
List all improvements (1 family dwe	lling, pool, etc.) Z SEPARA	E HOUSES						
The owner shall submit with this and	The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation							
diagrams, neighborhood land use ma	ps, property survey, photographs of	f property and any other mate						
understand the request. List attachm	ents here: $V_{\omega} \in I$, $S_{\omega} \cup S_{\omega} \cup S_{\omega}$	PCANS						
Is any portion of the property within	500 ft of any state or county high	way town houndary parkway	or public lands? YFS/NO					
Explain: ρ 0								
I, the applicant, am seeking permissi	on to: EXPAND PRE EXI.	STING WSE (ZHO	OUSES ON / LOT)					
CODE REQUIRES / ALLOW	S PROVIDI	BD	VARIANCE REQUIRED					
State of New York)								
ss: County of Putnam)								
The undersigned petitioner, being duly swort (his) (her) knowledge except as to the matter								
Sworn to before me this 134h day of	briakgo 20							
aren Spoffo	rd	3 0						
ANN SPOFFORD								
Notary Public, State of New York								
Qualified in Putnam County No. 01SP6146807 Commission Expires May 22, 2022 Petitioner William Deshard Date 2/13/2020								
Commission Expires May 2	2, 2022	sum promis	Date 2/15/7320					