

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:

JUNE 25, 2020 – 7:30 P.M.

To hear the following applications:

PUBLIC HEARING CLOSED –
DECISION OF BOARD PENDING:

1. 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:

2. Application of **JAMES M MAXWELL** for a Variation of Section 156-15 seeking permission to construct shed (no principle use). The property is located at 150 West Lake Blvd., Mahopac, NY and is known as Tax Map #75.7-3-1.

Code Requires/Allows	Provided	Variance Required
Shed as Accessory	Shed (only)	To allow shed w/o principle use

3. Application of **ADAM STELLWAGEN** for a Variation of Section 156-15 seeking permission to retain existing shed. The property is located at 9 Elm Lane, Mahopac, NY and is known as Tax Map #86.55-1-12.

Code Requires/Allows	Provided	Variance Required
10' Side	2.5'	7.5'
10' Rear	6'	4'

4. Application of **MARIA BUCALO** for a Variation of Section 156-15 seeking permission to retain existing pool storage house and shed. The property is located at 2 Jennifer Lane, Mahopac, NY and is known as Tax Map #63.16-1-69.

Code Requires/Allows	Provided	Variance Required
Rear Yard/Pool House 20'	5.7'	14.3'
Rear Yard/Shed (2) 20'	2.4' & 13'	17.6' & 7'

5. Application of **BRETT BROWN & ELSIE RUSSELL** for a Variation of Section seeking permission to build a deck on lot without a principle house. The property is located at 152 West Lake Blvd., Mahopac, NY and is known as Tax Map #64.19-1-85.

Code Requires/Allows	Provided	Variance Required
10' Rear	0'	10'
10' Side	1'	9'
10' Side	1' 2"	8' 10"

6. Application of **MICHAEL FRASCONE** for a Variation of Section 156-15 seeking permission to install above-ground pool in front yard with 6' fence. The property is located at 120 Cross Hill Road, Mahopac, NY and is known as Tax Map #74.42-1-16.

Code Requires/Allows	Provided	Variance Required
4' fence	6'	2'
25' front yard	3'	22'

7. Application of **KATHERINE & WILLIAM HINES** for a Variation of Section 156-15 seeking permission to add outdoor deck to side of existing home. The property is located at 63 Highland View Road, Mahopac, NY and is known as Tax Map #64.19-1-38.

Code Requires/Allows	Provided	Variance Required
30' Rear	16'	14'
20' Side	11.5"	8.5'

8. Application of **TACO BELL/KAI CARMEL** for a Variation of Section 156-41 seeking permission to erect wall signs and two (2) freestanding signs. The property is located at 1081 Stoneleigh Avenue, Carmel NY and is known as Tax Map #55.11-1-3.

Code Requires/Allows	Provided	Variance Required
Wall Sign: 40 sf	70 sf	30 sf
Freestanding: 16 sf	102 sf	86 sf
1 Freestanding Sign	2	To allow 2 nd freestanding sign

MINUTES: February 27, 2020

IMPORTANT NOTE:

All persons in attendance of the ZBA Meetings MUST adhere to the CDC guidelines for social distancing while in the meeting rooms. The wearing of face coverings are required if maintaining the 6 ft. social distancing cannot be achieved; no exceptions!! No more than 50 people will be permitted in the meeting room during the ZBA meetings.

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

MP

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

Application Date: 1/8, 2020

Application For (circle applicable): Area Variance (156-10F) Use Variance (Interpretation) 280A
 Name of Property Owner: Jardine Address: 110 Scout Hill Rd, Mahopac, NY
 Mailing Address: 110 Scout Hill Rd, Mahopac, NY Phone Number(s):
 Zoning District: Residential Tax Map: 52 - 1 - 12
 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

DATE	REQUEST	RESULTS
<u>2019</u>	<u>Site plan approval for private school</u>	<u>Pending</u>

List all improvements (1 family dwelling, pool, etc.) single family dwelling, pool + deck
 The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: site plan proposal, floor plans, affidavits, memo 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: Scout Hill Road is a town road
 I, the applicant, am seeking permission to: see attached sheet

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>100' frontage</u>	<u>52.74</u>	<u>47.26</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 8th day of January, 2020
Margaret Ferreri Buechel
 Notary Public
 MARGARET FERRERI BUECHEL
 Notary Public, State of New York
 No. 4919619
 Qualified in Dutchess County
 Commission Expires February 8, 2022

Petitioner MP as atty Date _____



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).

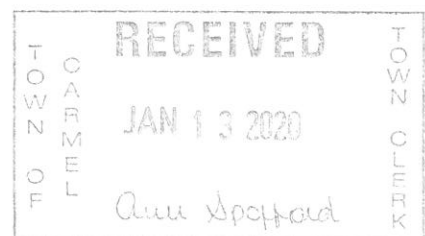
In the alternative, Applicant seeks an area variance for frontage.

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.





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

Maxwell

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL



ORIGINAL

Application Date: 2/19, 2020

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

Name of Property Owner: James M Maxwell Address: 150 West Lake Ave Mahopac NY 10541
(Address) (City) (State)

Mailing Address: 35 Kirkwood Road Mahopac NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-140 Tax Map: 75.7 - 3 - 1
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

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

E-Mail Address: _____

Previous Appeals regarding the subject premises

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

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

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

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: Construct Shed (No Principle Use)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Shed as Accessory</u>	<u>Shed (only)</u>	<u>To allow shed w/out principle use</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 19 day of Feb 2020

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2020

Petitioner [Signature]

Date 2-19-20



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

[Handwritten signature]

ORIGINAL

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

Application Date: June 11, 20 19

Application For: (circle applicable): Area Variance (190-15) Use Variance Interpretation 280A
Name of Property Owner: Adam STELLWAGEN Address: 9 ELM LANE MAHOPAC NY
Mailing Address: 9 ELM LANE MAHOPAC NY Phone Number(s):
Zoning District: R-120 Tax Map: 86.55 - 1 - 12

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>2006</u>	<u>2nd story addition on house - approved</u>	<u>[Signature]</u>

List all improvements (1 family dwelling, pool, etc.) 2nd story addition:

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: State Baldern, Town of Somers, Town of Yorktown ~~YES~~ NO

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

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Side</u>	<u>2.5</u>	<u>7.5</u>
<u>10' Rear</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 11th day of JUNE 20 19

Ann Spofford
Notary Public

ANN SPOFFORD
Notary Public, State of New York
Qualified in Putnam County
No. 01SP6146807
Commission Expires May 22, 2022

Petitioner [Signature] Date 6/11/19



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

Application Date: 3/4, 2020

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
(CODE SECTION)

Name of Property Owner: MARIA BUCALO Address: 2 JENNIFER LA MAHOPAC NY 10541
(Address) (City) (State)

Mailing Address: 2 JENNIFER LA MAHOPAC NY 10541 Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 63.16 - 1 - 69
(R-120, Commercial, C BP, or Conservation) (section) (Block) (Lot)

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

E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) 1 family Dwelling (mother Daughter) Pool Shed + Storage B. (cabana)

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

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

Explain: _____

I, the applicant, am seeking permission to: REAR YARD VARIANCE FOR EXISTING POOL HOUSE AND SHED (Storage)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
REAR YRD POOL HOUSE 20'	5.7'	14.3'
REAR YARD SHED (2) 20'	2.4' & 13' 13'	17.6' & 7' 7'

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 4th day of March 2020

Ann Spofford
Notary Public

ANN SPOFFORD
Notary Public, State of New York
Qualified in Putnam County
No. 01SP6146807
Commission Expires May 22, 2022

Petitioner William Bernhard Date 3/4/2020



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: MARIA BUCALO
(Owner)
Located at: 2 JENNIFER LANE, MAHOPAC, NY 10541
(Address) (City, Town, Village)
Tax Map #: 63-16-1-69
In the matter of: REAR ~~SIDE~~ YARD SET BACKS FOR POOL HOUSE & SHED
(Variance Request)

To whom it may concern:

This letter is to authorize WILLIAM BESHARAT
a/an (check one) Attorney Engineer Architect Other (AGENT)

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: William Besharat Signed: Maria Bucalo
(Representative) (Owner of Property)
WILLIAM BESHARAT MARIA BUCALO
(Print Name) (Print Name)

Mailing Address: 266 SHEAR HILL RD Mailing Address: 2 JENNIFER LA
MAHOPAC MAHOPAC NY
State: NY Zip: 10541 State: NY Zip: 10541
Telephone # 914-330-4999 Telephone # _____
Date: 3-2-2020
E-mail: RAYEXDESIGN@GMAIL.COM

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



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
Brown & Russell
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL



ORIGINAL

Application Date: ~~4/11~~ ^{3/9}, 20 ~~18~~ ²⁰ *Sm*

Application For: (circle applicable): Area Variance ^{+156.15} (156.10) CODE SECTION Use Variance Interpretation 280A
Name of Property Owner: Brett Brown & Elsie Russell Address: 152 W Lake Blvd, Mahopac NY
(Address) (City) (State)
Mailing Address: 161 W Lake Blvd, Mahopac, NY Phone Number(s): _____
(Address) (City) (State)
Zoning District: _____ Tax Map: 64.19 - 1 - 85
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

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

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	<u>NO previous ZBA appearances</u>	<u>Sm</u>

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: Construction Plans, property Survey, photos of lot

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
Explain: Property is bordered by W Lake Blvd (County Road) and Lake Mahopac

I, the applicant, am seeking permission to: Build a deck on lot without a principal house

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10' Rear</u>	<u>0</u>	<u>10'</u>
<u>10' Side</u>	<u>1</u>	<u>9'</u>
<u>10' Side</u>	<u>1'2"</u>	<u>8'10"</u>

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

Sworn to before me this 11 day of April 20 19
Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2020

Petitioner Brett Brown Date 4/11/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

Ma

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

Application Date: 2/26 2020

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Michael Frascone Address: 120 Crosshill Road Mahopac Ny
Mailing Address: 120 Crosshill Rd Mahopac Phone Number(s):
Zoning District: R-120 Tax Map: 74.42 1 16
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address:
Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	No previous board appearances	(RT)

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 + Fence Brochure

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

I, the applicant, am seeking permission to: detail pool in front yard w/ 6' fence

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>4' fence</u>	<u>6'</u>	<u>2'</u>
<u>25' front Yd</u>	<u>3'</u>	<u>22'</u>

State of New York)
ss:
County of Putnam NEW YORK
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 March 2020

[Signature]
Notary Public

ROBERT JAMES VISCONTI
Notary Public - State of New York
NO. 01VI6320420
Qualified in Nassau County
My Commission Expires Jul 26, 2023

Petitioner *[Signature]* Date 3/2/2020



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
Katherine and William Hines

Application Date: June 3, 2020

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: William and Katherine Hines Address: 63 Highland View Rd. Mahopac, NY

Mailing Address: 63 Highland View Rd. Mahopac, NY Phone Number(s) _____

Zoning District: R-120 Tax Map: 64.19-1-38

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
9/22/05	Convert existing porch to year round room	Variance 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: plans, survey

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

I, the applicant, am seeking permission to: Add outdoor deck to side of existing home

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>30' Rear</u>	<u>16'</u>	<u>14'</u>
<u>20' Side</u>	<u>11.5'</u>	<u>8.5'</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 11th day of June 2020
Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2020

Petitioner Katherine Hines Date 6/11/20



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

11/11

IN THE MATTER OF THE APPEAL
OF
Jacobell/Kai Carmel
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/28, 2020

Application For: (circle applicable): Area Variance (156-41) Use Variance Interpretation 280A
Name of Property Owner: Kai Carmel Address: 1081 Stoneleigh Ave. Carmel NY
Mailing Address: 29 Route 59, Nyack N.Y. 10960 Phone Number(s): _____
Zoning District: C Tax Map: 55.11 - 1 - 3

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
1984	Use Variance - Fully Enclosed eating & drinking establishment.	GRANTED

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

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, photo's

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: Erect Wall Signs + 2 Freestanding Signs

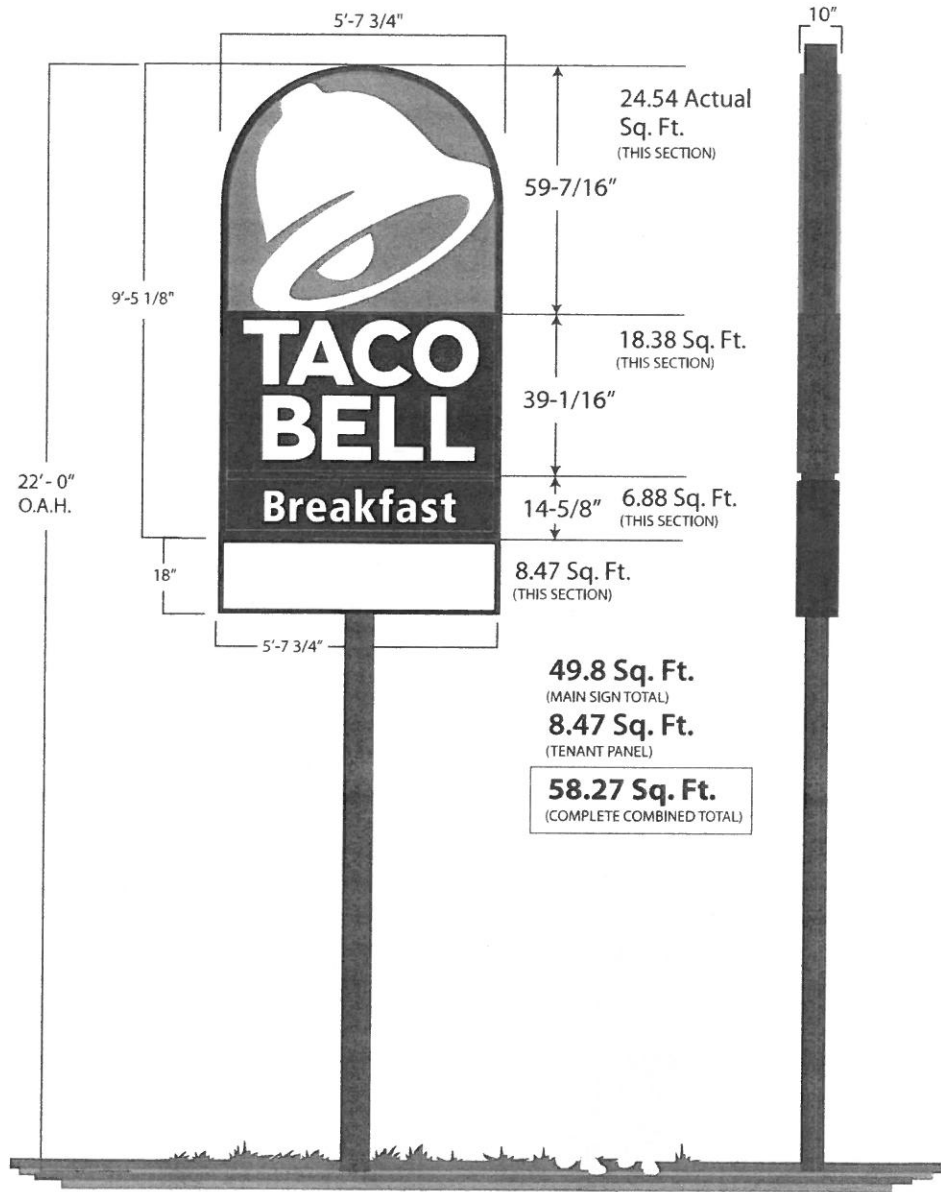
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Wall 40	70	30
Freestanding 16	102	86
1 Freestanding Sign	2	To allow 2 nd Freestanding Sign

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 13 day of Mar 2020
St. Chester
Notary Public

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

Petitioner *[Signature]* Date 3/13/20



Freestander

		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.</small>	
Customer: TACO: Taco Bell		Description: E034510	
Project No: 426902	Scale: NTS	50 Sq. Ft. Main ID Sign @ 22' OAH w/ additional 18"x67.75" Cabinet	
Date: 3/02/20	Drawn By: KW	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.	
Location: Carmel, NY	Site No: TB1081ADR	Revised:	CUSTOMER SIGNATURE _____ DATE _____
		Revised:	LANDLORD SIGNATURE _____ DATE _____

3'-6"



2 Wall signs

V-04.3640

DESCRIPTION:

Large Swinging Bell

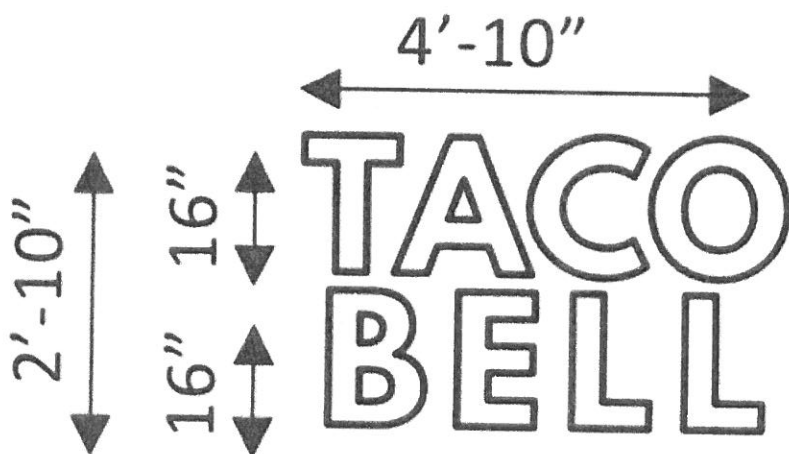
Purple logo – Face Lit

3'-6" x 4'-0" 14 sq Ft

Area:

Squared 13.53 SF

Look up guidelines



18.5 sq ft

total 32.5

w/spacing 35 sq ft

V-09.16W

DESCRIPTION:

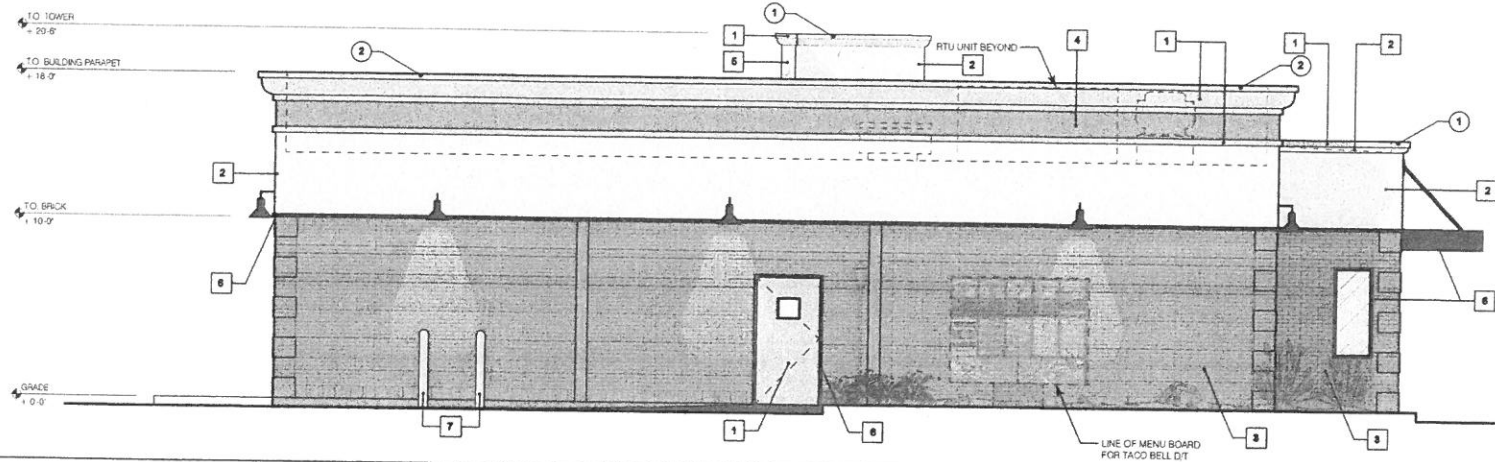
Large TB 16" White Channel Letters – Linear or Stacked

Application: Wall Mounted

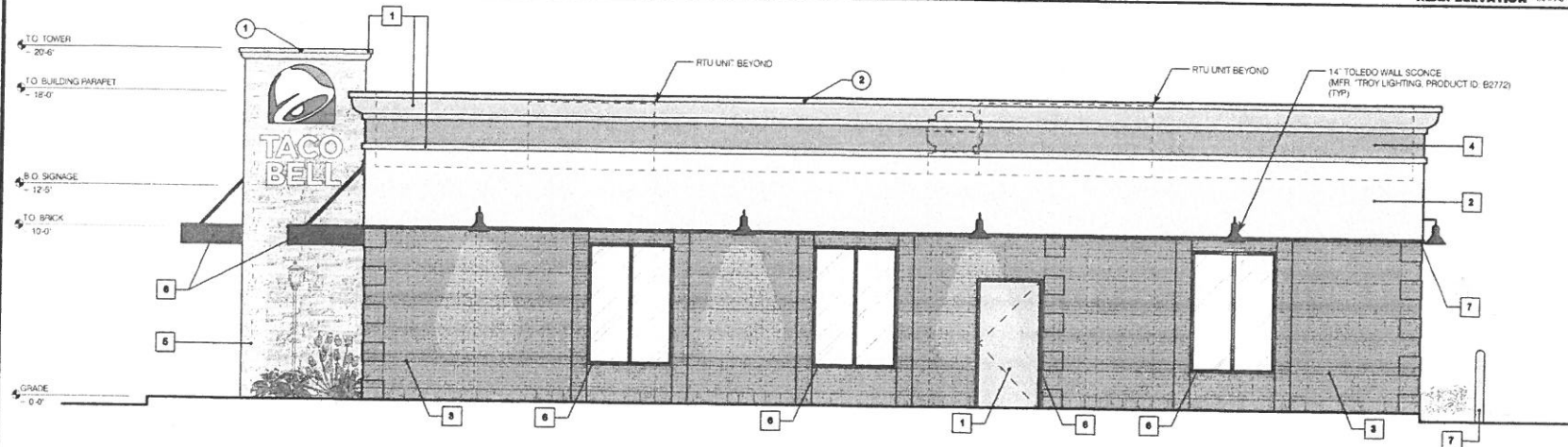
Lock-up guidelines:

Large Letters to be used

with large intervals



REAR ELEVATION 1/4" = 1'-0" A



SIDE ELEVATION 1/4" = 1'-0" C

FINISH SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR/DESCRIPTION
1	PARAPET CAP AND ACCESS TRIM	3-TIMBER W. LAMBS	EGRAIN, OSHAW 2017
2	ACCENT PARAPET WALLS	SHERWIN WILLIAMS	NATURAL C-ROCK SW-7011
3	EXISTING BRICK TO BE MAINT'D	SHERWIN WILLIAMS	GAUNLET GRAY BA-7019
4	ASCENT ON PARAPET WALL	SHERWIN WILLIAMS	CLAMA 13 SW-9001
5	TOWER	CONCRETE STONE	PRO. EDGE - H. RICA
6	TROY STOREFRONT WINDOW MULLIONS AND COMPRES		70 MATCH BRUSH STEEL COMPRES
7	TOWER LIGHTS		02NAT-111-04
8	SIGNAGE, TACO BELL 4' SIGNAGE WALL	TACO BELL	VCM 9640 PLANK, FACE U' LOOD
9	SIGNAGE, TACO BELL 4' CHARNE LETTERS	TACO BELL	W31 HWY WHITE CHARNE LETTERS

TRIM KEY:

- SEE SHEET A4.03 FOR ACCENT TRIM DETAIL.
- SEE SHEET A4.07 FOR CORNICE TRIM DETAIL.

EXTERIOR FINISH G

MISCELLANEOUS:

- SEE SCOPE OF WORK FOR RESPONSIBILITIES.
- PROVIDE BLOCKING FOR BRACKS, TRILLS AND CANNOPY.
- DOUBLE END TERMINATION BRACK SHALL BE DARK BRACKS.
- OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY.

SEALERS (REFER TO SPECS):

- SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB.
- DO NOT APPLY SEALANT AT BIL. INSECT HOLES.
- APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANNOPY.

"CRITICAL" DIMENSIONS:

- REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STAIRCASE BRACK (BUILDING ELEMENTS) DIMENSIONS.
- NOTE: NO EXTERIOR DIMS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR DIMS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED EXDGS.

- DENOTES EXTERIOR FINISH ○ DENOTES BRACK/WINDOW/CANNOPY - VENDOR SUPPLIED AND INSTALLED. SEE THE SCOPE OF WORK SHEETS.

EXTERIOR NOTES F

Wieners architecture group, LLC
WAG Group Architects
 JOSEPH W. WIENER, P.A.
 ARCHITECT
 100 W. 42ND STREET
 10TH FLOOR
 NEW YORK, NY 10018
 TEL: 212-693-1000 FAX: 212-693-1001

NY LICENSE #
 029493

WAG JOB #:
 WAG-119
 BUILDING: THE MODERN EXPLORER
 PLAN NUMBER:
 SITE NUMBER:
 STORE NUMBER:

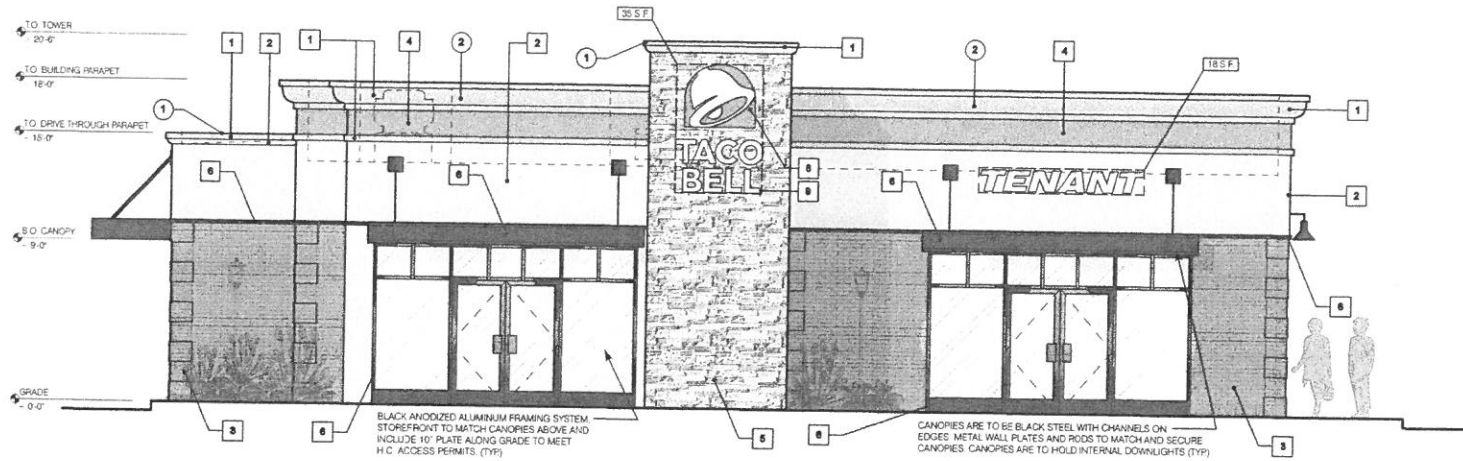
TACO BELL
 1081 STONELAKE AVENUE
 CARMEL, NEW YORK 12012



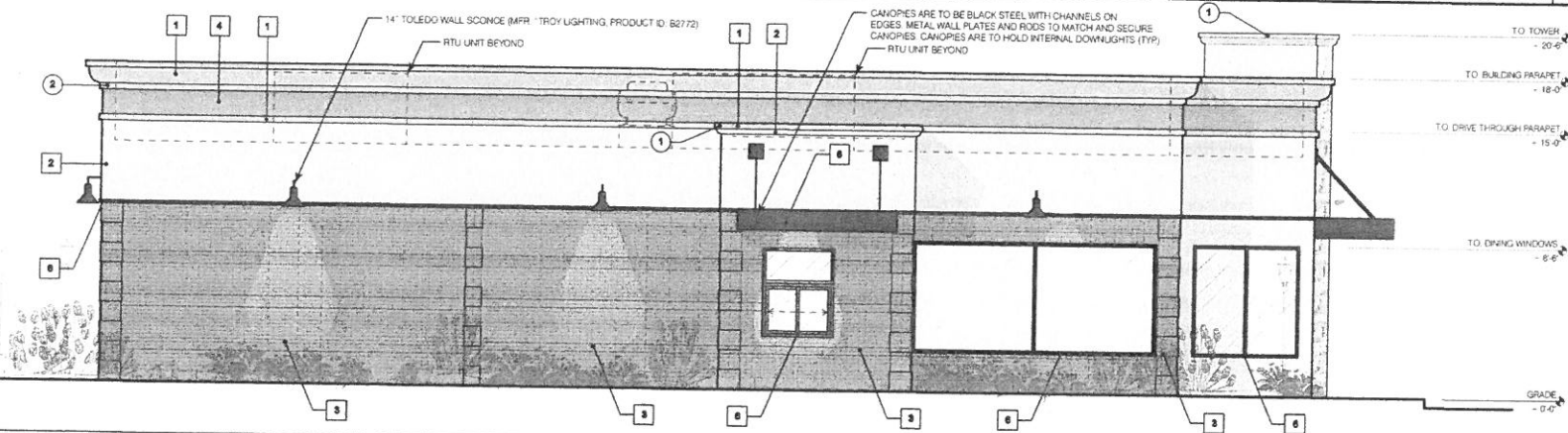
EXTERIOR ELEVATIONS

A4.1

PLDT DATE: 11/21/2019



FRONT ELEVATION 1/4" = 1'-0" A



DRIVE THRU ELEVATION 1/4" = 1'-0" C

FINISH SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR/DESCRIPTION
1	PARAPET CAP AND ACCESS TRIM	SHERMAN & JAMES	CONCRETE GRAY 5013
2	ACCENT/PARAPET WALLS	SHERMAN & JAMES	NATURAL C. BLOC 5010-1
3	EXTENSIVE GR. TO BE PAINTED	SHERMAN & JAMES	GAUDET GRAY 5010
4	ACQUA ON BRICKS WALL	PHOENIX WALLS	CONCRETE GRAY 5010
5	TOWER	CONCRETE STONE	PRO. EDGE - HURON
6	1 1/2\"/>		

TRIM KEY:

- SEE SHEET A4.08 FOR ACCENT TRIM DETAIL.
- SEE SHEET A4.07 FOR CORNER TRIM DETAIL.

MISCELLANEOUS:

- SEE SCOPE OF WORK FOR RESPONSIBILITIES.
- PROVIDE BLOCKING FOR SIGNAGE, TRELLIS AND CANOPY.
- CURB/PART TERMINATION SHALL BE CONCRETE.
- OWNER REPRESENTATIVE WILL IDENTIFY WHICH PAINT SPECIFICATION WILL BE PRIMARY.

SEALERS (REFER TO SPECS):

- SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB.
- DO NOT APPLY SEALANT AT SILL WEEP HOLES.
- APPLY REDUPRENE GASKET (JOINT) BETWEEN BUILDING & CANOPY.

"CRITICAL" DIMENSIONS:

- REQUIRED CLEAR OPENINGS WITH TO ENSURE COORDINATION WITH STANDARD SIGNAGE BUILDING ELEMENTS (SIGNAGES).
- NOTE: NO EXTERIOR DIMS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REINSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

□ DENOTES EXTERIOR FINISH ○ DENOTES SIGNAGE/CANOPY - VENDOR SUPPLIED AND INSTALLED. SEE THE SCOPE OF WORK SHEETS.

EXTERIOR FINISH Q

EXTERIOR NOTES F

Wiener architecture group, LLC
WAG GROUP
 Architects
 Joseph Wiener, RA
 Principal
 475 EAST 88th STREET
 NEW YORK, NY 10019
 212.264.1111
 www.wienerag.com

NY LICENSE #
029493

WAG JOB # W051-19
 BUILDING TYPE MODERN EXPLORER
 PLAN VERSION:
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 1081 STORELERN AVENUE
 CARLE Place, NEW YORK, NY 10017

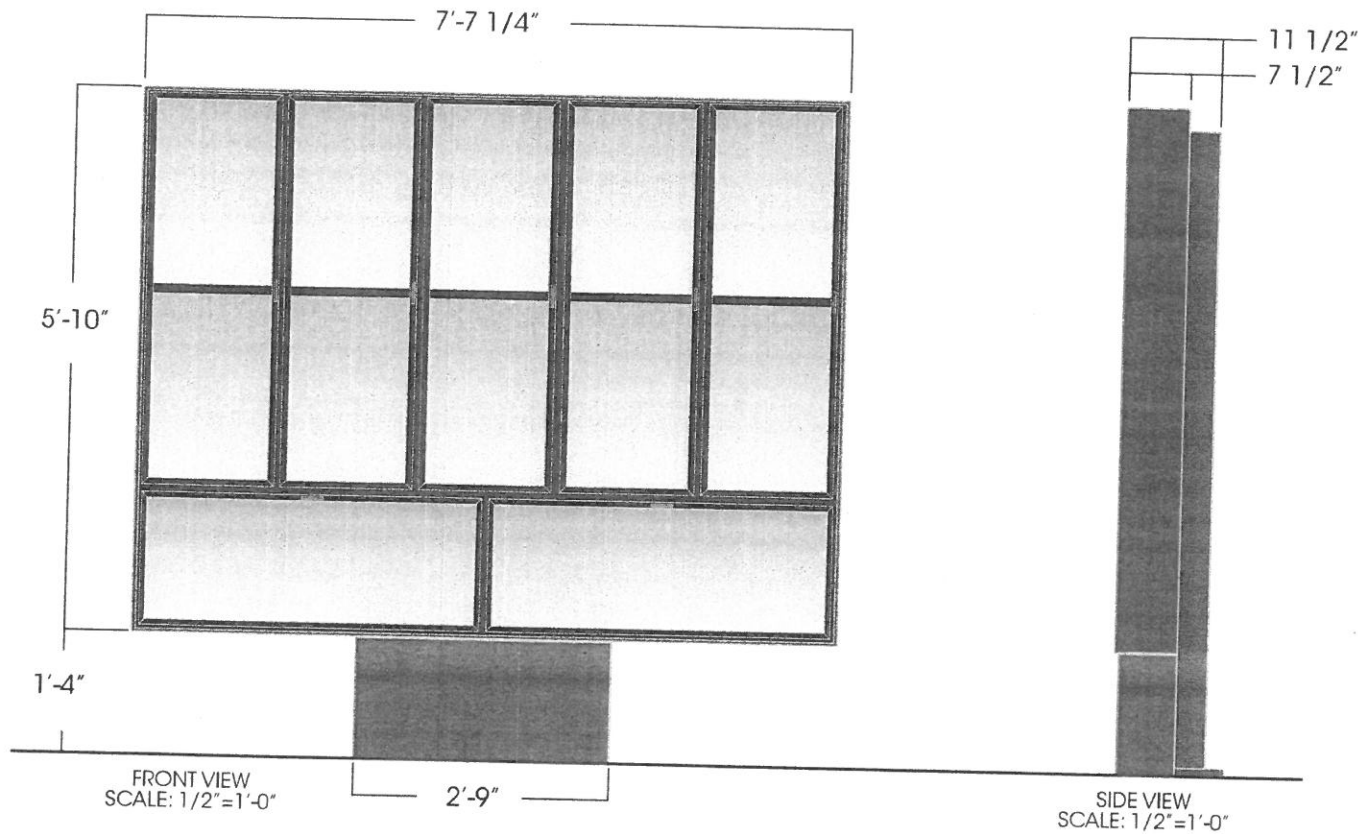


EXTERIOR ELEVATIONS

A4.0

PLOT DATE: 11/21/2019

Menu Board Freestander



GENERAL SPECIFICATIONS:

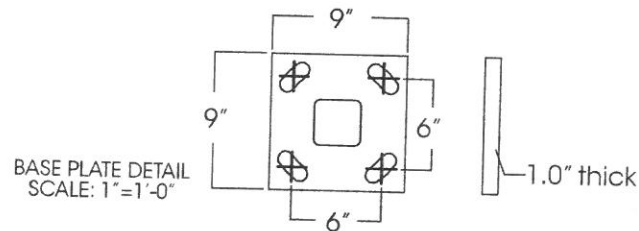
- Materials: Aluminum sheets & steel tubes
 Decoration: Powder coat Taco Bell Bronze & black
 Menu Board Area Squared: 44.50 Sq. Ft.
 Weight (Est.):
- 745 lbs. (crated)
 - 545 lbs. (uncrated)

ELECTRICAL

- Illumination:
 • White LEDs
 Power Supplies:
 • (2) 062-00008 Electronic LED Power Supplies
 Line Load:
 • 1.92 amps @ 120 vac-60Hz
 • (1) 20 Amp circuit

COLORS:

- Exterior:
 Doors & Mullions: Powder coat Taco Bell Black
 Cabinet: Powder coat Taco Bell Bronze



These product sheets are the exclusive property of Everbrite LLC. Use of this property in any manner without express written permission of Everbrite LLC is prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.



Everbrite

Everbrite LLC
 4949 S 110th Street, Greenfield, WI 53220
 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

Part No: E003534P

V-993

Project No: 354393

Description:
 Drive Thru Evolution LED VE Menuboard

Date: 11/7/16

Drawn By: RB

