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:

JULY 22, 2021 - 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of <u>CHARLES HARMON</u> for a Variation of Section 156-15 seeking permission to retain existing shed 7.8 feet from side yard (required 20') and 13 feet from rear property line (required 20'). The property is located at 51 Fenwood Road, Mahopac NY and is known as Tax Map #76.18-2-55.

Code Requires/Allows	Provided	Variance Required
(20) twenty feet	7.8 feet from side yard	12.2 feet
(20) twenty feet	13 feet from rear property	7 feet

NEW APPLICATIONS:

2. Application of **STACY HIRSCH** for a Variation of Section 156-A & 156-42 seeking permission to convert outdoor dog run to interior space; add new indoor additional dog run and construct office space. The property is located at 311 Drewville Road, Carmel NY and is known as Tax Map #66.13-1-7.

Code Requires/Allows	Provided	Variance Required
Lot Area: 120,000 sf.	64,773 sf.	55,227 sf.
Lot Width: 200 ft	154.58 ft.	45.42 ft.
Parking: 17 spaces	11 spaces	6 spaces
Two Way Aisle: 24 ft.	12 ft.	12 ft.

3. Application of **JOHN FERLAUTO** for a Variation of Section 156-15 seeking permission to install shed. The property is located at 55 Circle Road, Mahopac NY and is known as Tax Map #74.42-1-20.

Code Requires/Allows	Provided	Variance Required
10' side	1'	9'
10' rear	1'	9,

4. Application of **DPL REALTY, LLC** for a Variation of Section 156-15 seeking permission to continue use of an existing parking lot as part of a new site plan with 28 parking spaces with a width of 9' as opposed to the 10' width required by the Code. Approval of a pre-existing nonconforming lot width. Use Variance to permit use of second and/or third floors for residential apartments. The property is located at 102 Gleneida Avenue, Carmel NY and is known as Tax Map #44.14-1-22.

Code Requires/Allows	Provided	Variance Required
Parking Spaces 10' wide	28 of 31 spaces 9' wide	1' of width for 29 of 31 spaces
200' lot width	152' wide pre-existing	48' of required width
office building and residential but no mixed office & residential	Office & Residential	Use Variance allowing residential apartment over office

5. Application of **MICHAEL MONTGOMERY** for a Variation of Section 156-15 seeking permission to install a 12' x 20' shed. The property is located at 50 Union Valley Road, Mahopac NY and is known as Tax Map #86.8-1-2.

Code Requires/Allows	Provided	Variance Required
Side Yard: 15 ft.	9 ft.	6 ft.
Rear Yard: 15 ft.	7 ft.	8 ft.

MISCELLANEOUS:

Minutes: June 24, 2021

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 THE APPEAL SHED

Application Date: May 24 . 20 21

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: Charles Harmon Address: 51 fenwood Road NY Mahopac Mailing Address: 51 Fenwood Road Mahopac NYPhone Number(s): 2 55 Zoning District: 76.18 Tax Map: (R-120, Commercial, C BP, or Conservation) 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 25' lot width abulding line variance One family dwelling, one shed. 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, and 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: No the applicant, am seeking permission to: (1) existing Shed (8) feet from side yard, (required 20 feet) and (15) feet from rear property line (required 20) I, the applicant, am seeking permission to: CODE REQUIRES / ALLOWS **PROVIDED** VARIANCE REQUIRED (8) eight feet from side vard (20) twenty feet んん (12) twelve feet (15) feet from rear property (20) twenty feet (5) five feet M Me

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

Anna Pasquerello Notary Public, State of New York Qualified in Westchester County

No. 01PA6345328 Commission Expires July 25, 2020 Certificate Filed in Putnam County

Petitioner



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY
TOWN OF APPEALS
60 McAlpin Ave.
Mahopac, N.Y. 10541

STACY HIRSO	EAL Applica	ation Date: JUNE 22, 2021
TO THE ZONING BOARD OF AP OF THE TOWN OF CARME	PPEALS	aron bare.
	TABLE METERS	Interpretation 280A
Name of Property Owner: STAC	THIRSCH Address: 711 DIZE	EWNILLE ROOP CARMEL
Mailing Address: 311 DREWILL	LE IZO CARMEL, UY Phone Number	r(s):
Zoning District: [R-120, Commercial, C/BP, or Con	Tax Map: 66.13	
Applicant is: (circle one) (Owner)	(Lessee) (Contract Vendee) [Attach	deed, contract of sale or lease agreement
E-Mail Address:		# 100 x 1,00 m to analyze the control of the contro
Previous Appeals regarding the subject	t premises:	
DATE	REQUEST	RESULTS
DECEMBER 10, 2019 USE	VARIANCE - CONTINUE TO RUN DU	KENNEL PASSED
The owner shall submit with this applie	ing, pool, etc.) IFAMILY DWELLI eation supporting materials including plans, elevate s, property survey, photographs of property and any	ions, landscaping diagrams, traffic circulation
understand the request. List attachmen	00 ft. of any state or county highway, town bounda	ury, parkway or public lands? (FESNO
Explain: COUNTY HIGHT I, the applicant, am seeking permission		
Explain: COUNTY HIGHT	HAY HO CONSTRUCT OFFICE	
Explain: COUNTY HIGHT I, the applicant, am seeking permission ADDITIONAL DOG RU	PROVIDED OUT OF THE PROVIDED	SPACE.
Explain: COUNTY HIGHI I, the applicant, am seeking permission ADDITIONAL DOG RU CODE REQUIRES ALLOWS LOT AREA - 120,000 LOT WIDTH - ZOOF	PROVIDED 154.58 FT.	S PACE. VARIANCE REQUIRED
Explain: COUNTY HIGHT I, the applicant, am seeking permission ADDITIONAL DOG RUN CODE REQUIRES ALLOWS LOT AREA - 120,000 LOT WIDTH - 200 F PARKING - 17 SPA	PROVIDED OUT 154.58 FT. OUT CONSTRUCT OFFICE PROVIDED OUT 154.58 FT. OUT SPACES	VARIANCE REQUIRED 55, 277 S.F
Explain: COUNTY HIGHI I, the applicant, am seeking permission ADDITIONAL DOG RU CODE REQUIRES ALLOWS LOT AREA - 120,000 LOT WIDTH - ZOOF	PROVIDED OUT 154.58 FT. OUT CONSTRUCT OFFICE PROVIDED OUT 154.58 FT. OUT SPACES	VARIANCE REQUIRED 55, ZZ7 S.F 45.42 FT

ner, being duly swom, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to cept as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true

day of June 2021

PABLO VASQUEZ (

Notary Public, State of New York Qualified in Westchester County

Reg. No. 01VA6338335

My Commission Explices March 7, 2024

Petitioner Kotacy Hrvn Date 6/25/2021

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

AUTHORIZATION FORM

RE:	Property of:	STACT	HIRSCH			
	Located at:	311 D	(Owner)	RD, CARM	uel.	
	Ecoulou at.		ddress)		(City, Town, Village)	*
	Tax Map #:	66.13 -			(City, 1970). Timager	
	In the matter of:	AREA	VARIANCE /	LOT AREAS WIT	OTH), PARKING REDUCTA	ON AND
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To w	hom it may concer	n:				
This l	etter is to authoriz	e_PA	UL M. LY	NCH		
a/an (check one) Attor	ney Engir	neer Archite	ct Other	()	
to app	oly for the required	d variance(s) on	the above noted pr	roperty and to sign al	l necessary papers and make al	ł
neces	sary representation	ns on my behalf	fin connection with	the above-mention	d matter.	
Coun	tersigned:	(Representative)	>	Signed: Sta	oy Hm	market in
	Pau	M. LT	NCH	Stac	ythrsch (Prin Naine)	
Maili	ng Address: 4		EG		311 DREMUE RO	
	BREUSTE			CARME	2	e desiring
State	NY Z	ip: 10500	1	State: IVY	Zip: 1051Z	more i po-
Telep	ohone # 845	- 279 (6789	Telephone #		
Date:	6/2	2/21		August Accounts		
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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.



DA

No. 01PO4976351

Qualified in Putnam County Commission Expires Jan. 14 2023

ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

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

Date June 27, 2021

IN THE MATTER OF TO	THE APPEAL			,
Ferlanto TO THE ZONING BOAL			Application Date:	6/18,20 2/
OF THE TOWN O	F CARMEL			
Application For (circle applic			ariance Interpret	
Name of Property Owner: J	DAN FER	LAUTO Address: 55	CIKCLE RI)	MAHGPAC NY (City) (State)
Mailing Address: 55 CIR	CLE RD	MAHOPAC NY Phon	ne Number(s):	
Zoning District: (R-120, Commerc	ial, C/BP, or Conservation)	Tax Map: 74.	42 - (section)	$\frac{1}{\text{(Block)}}$ - $\frac{20}{\text{(Lot)}}$
Applicant is: (circle one) (C	Owner) (Less	ee) (Contract Vendee)	[Attach deed, cont	ract of sale or lease agreement]
E-Mail Address:			***************************************	
Previous Appeals regarding t	he subject premi	ses:		
DATE		REQUEST		RESULTS
Aug 2002	Asper Da	wn Andren: add ' & eliminate existing	2 Story	GRANTED
	addition	l'& eliminate existing	i garage	
List all improvements (1 fam	nily dwelling, poo	ol, etc.) / fang devel	The + SLee	el
diagrams, neighborhood land	l use maps, prope	supporting materials including pla erty survey, photographs of proper	ty and any other mate	raping diagrams, traffic circulation erials that will assist the Board to
Explain: $\sqrt{0.5}$ Dec	on Ref	f any state or county highway, tow	2	y or public lands? YES/NO
I, the applicant, am seeking p	permission to:	1 113 /9 11 Jace		
CODE REQUIRES / A	LLOWS	PROVIDED		VARIANCE REQUIRED
10' Side		1',		9'
10 1kg				9'
State of New York) ss: County of Putnam) The undersigned petitioner, being d (his) (ser) knowledge except as to t Sworn to before me this	he matters therein sta	ted to be on information and belief, and as	ng petition and knows the to those matters (he) (\$100)	content thereof, and that the same is true to believes to be true.
MARY ANN PO				

Petitioner



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

IN THE MATTER OF TO	THE APPEAL					
DPL REALTY, L	LC		Annlie	ation Date:	** *** ***	20
TO THE ZONING BOAI OF THE TOWN OF	CARMEL		Little.		0.00	., 20
Application For (circle applic	Bealty IIC		Jse Variance 102 Glenelda Ave	Interpretat	An Inc.	
Name of Property Owner: DP		Address:	(Address)		Carmel (City)	NY (State)
Mailing Address: 102 Glenel	da Avanue (Cuy	(Stac)	Phone Numbe	er(s):	and the second s	
Zoning District: Commercial	al, C/BP, or Conservation)	Tax Map:	(Aection)	(blo	22 (Lot)	n A franciscoma
Applicant is: (circle one) (C	wner) (Less	ee) (Contract Vendee)	Attach	deed, contra	ct of sale or leas	agreement]
E-Mail Address:	,		1 104 10			
Previous Appeals regarding t	he subject premie	ses:				
DATE		REQUEST		19-19-1	RESU	LTS
2018-2019	- *	request for interpre	tation		deni	ed
is any portion of the property Explain: NYS Roule 52 I, the applicant, am seeking p				***************************************	ESSENCE COMPANY OF COM	AND THE PARTY OF T
		ors for residencial apartments,				
CODE REQUIRES / A	LLOWS	PROVIDED		V.	ARIANCE REQU	TRED.
Parking Spaces 1	0' wide	28 of 31 spaces	9' wide	1' of wid	th for 29 of	31 spaces
200' Lot Wid	ith	152' Wide Pre-e		48'	of required	width
ffice building and residential, but no mixed	office and residential	office-	Res	use variance a	llowing residential ap	artment over office

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State of New York) ss: County of Putnam The undersigned petitioner, being du his) (her) knowledge except as to th	ly sworn, deposes an	d says that (he) (she) has read the feel to be on information and belief,	pregoing petition a	and knows the con	tent thereof, and that there is to be true.	he same is true to
	ay of 20					
Notary Public			i seq.	Salar Maria		
		ומה	G	ا ا رید	C	

Politioner: Chalif charali Date 6/7/2021
ROBERT & LUSARDI, MEMBER



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

AUTHORIZATION FORM

RE: Property of: DPL REALTY, LLC	THE PARTY OF THE P
Located at: 102 GLENEIDA AVE	CARMEL
(Address)	(City, Town, Village)
Tax Map #: 44.14-1-22	MATTER AT ANTICO AT A STATE OF THE AT A STATE OF
In the matter of REQUEST FOR LOT WIDTH AND PARKING SIZE VI	ARIANCE AND USE VARIANCE FOR RESIDENTIAL APARTMENTS OVER OFFICE
	re Request)
To whom it may concern:	
This letter is to authorize INSITE ENGINEERING AND DANIELS	PORCO AND LUSARDI LLP
a/an (check one) Attorney 🔽 Engineer 📝 Archite	ct Other (
to apply for the required variance(s) on the above noted pr	operty and to sign all necessary papers and make all
necessary representations on my behalf in connection with	the above-mentioned matter.
Countersigned: ADAM THYBEND (INSIPE ENDINGED & LANDAME AND AND THYBEND & LANDAME AND AND THYBEND & LANDAME AND AND THYBENDERS OF THE ENDINGERS OF THE ENDINGER	Signed: By Doley Level, me
ADAM THYBEYLL (IN) IP ENLINCELAL. OTHER MAIN SURVEYING & LANDSHIPE ACCEPTATION OF PLANDSHIPE ACCEPTATION OF PLANDSHIPE	ROBERT C. LUSARDI, MEM
Mailing Address: 3 GARPET PLATE	Mailing Address: 10 > GLENEIDAVE
CARMEL	(AD MAN)
State: Ny Zip: 10512	State: N/ Zip: 10512 Telephone# 845-225-8404
Telebuone 1 642 552 3646	Telephone # 846-215-8404
Date: 7-2-2021 E-mail: Arrydons @ INSTE-ELL COM	
E-mail: ATHYBEYLGE INSTITE-ELL, 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.



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

IN THE MATTER OF THE APPEAL Montgomery Application Date: June 28 , 2021 TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Variance (_156-15___) Use Variance Interpretation 280A Address: 50 Union Valley Road, Mahopac, NY 10541 Name of Property Owner: Michael Montgomery Mailing Address: 50 Union Valley Road, Mahopac, NY 10541 Phone Number(s): Tax Map: 86.8 Zoning District: R-120 (Contract Vendee) [Attach deed, contract of sale or lease agreement] Applicant is: (circle one) (Owner) E-Mail Address: Previous Appeals regarding the subject premises: REQUEST RESULTS DATE List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, Garage, 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: Survey & Drawings of Shed ls any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YESNO f. the applicant, am seeking permission to: Install a 12' x 20' Shed PROVIDED VARIANCE REQUIRED CODE REQUIRES / ALLOWS Side Yard - 15 FT 9FT 6 FT 7 FT Rear Yard- 15 FT 8 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 8th day of JULY 20 21 Lawren m. Lalatina LAUREN M SALATINO

Notary Public, State of New York Registration no. 01SA6361481 Qualified in Dutchess County Commission Expires July 10, 2021

Petitioner July Pate 18 2021

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

AUTHORIZATION FORM

RE: Property of: Michael Montgomery Located at: 50 Union Valley Road , Mahopac, NY 10541 (City, Town, Village) Tax Map #: 86.8-1-2 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: Signed: Mahopac, NY 10541 (City, Town, Village) (City, Town, Village) (Owner) Mahopac, NY 10541 (City, Town, Village) (Other order of the sequest) Signed: Signed: Mahopac, NY 10541 (City, Town, Village)
Tax Map #: 86.8-1-2 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: Signed: Matter Signed:
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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: Signed:
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: Signed:
necessary representations on my behalf in connection with the above-mentioned matter. Countersigned: Signed: Signed:
Countersigned: Jall Green Signed: Mary May -
Countersigned: Jall Green Signed: Mary May -
(Representative) (Owner of Property)
Joel Greenberg Michael Montgomery
(Print Name) (Print Name)
Mailing Address: 2 Muscoot Road North Mailing Address: 50 Union Valley Road
Makanaa
Mahopac Manopac State: NY Zip: 10541 State: NY Zip: 10541
Telephone # 845-628-6613 Telephone #
Date: 6/28/2021
F-mail: inel greenherg@arch-visions.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.