JOHN MAXWELL Chairman

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

The state of the s

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:

 Application of <u>KERI FREDRIKSEN</u> 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:

 Application of <u>E/O PATRICIA LABARCA & E/O JOSEPH PARENTE</u> 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 <u>MICHAEL MCGOUGH</u> 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 <u>BINNS FAMILY TRUST</u> 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 <u>PAUL DULBERGER</u> 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



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

TO THE ZONING BOAF OF THE TOWN OF	KSEN RD OF APPEALS		Application Date:	7/12 .2021
Application For (circle application For (circle application For (circle application Name of Property Owner: Kanada Mailing Address: 409	able): Area Varian <u>eri Fredri</u> <u>Seminany</u> I	CODE SECTION Address: Address: Address: Tax Map:	Interpretate Inter	ion 280A Sout Lake Blvd (City) (State)
Zoning District: K-12 (R-120, Commercial)	al. C/BP, or Conservation)	Tax Map:	5.42 - [- 48-50 (Lot)
Applicant is: (circle one) (O	(Lessee)	(Contract Vendee)	[Attach deed, contra	act of sale or lease agreement]
E-Mail Address:				
Previous Appeals regarding the	he subject premises:			
DATE		REQUEST		RESULTS
	No premis	us board appear	ance (B)	
		1,000		
List all improvements (1 fam:	ily dwelling, pool, e	tc.) Do	cks, Patio	
diagrams, neighborhood land	use maps, property		ty and any other materi	oing diagrams, traffic circulation als that will assist the Board to
Is any portion of the property Explain: Lake MA	within 500 ft. of any	y state or county highway, tow	n boundary, parkway o	or public lands YES/NO
		Enstall 8 X 12	Shed on	Lot W/out a
CODE REQUIRES / A	LLOWS	PROVIDED	v	ARIANCE REQUIRED
25' Front		4'	1	7
10 'Side		41	6	/
10' lean		8'	2	/
		and the same state of the same		
		- Arton - Marine I		
(his) (her) knowledge except as to th	e matters therein stated to	be on information and belief, and as t	g petition and knows the cor to those matters (he) (she) be	ntent thereof, and that the same is true to
Sworn to before me this 18 di	ay of July 2021 Llemma	END -		
ANNEMARIE L. MAI Notary Public, State of # 4609352, Putnam Commission Exp. Septes	New York County	Petitioner Lew -	Tredoffe	Date



IN THE MATTER OF THE APPEAL

TOWN OF CARMEL PUTNAM COUNTY

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

Est of Patricion For To Sept of To Sept of To Sept of To Sept of The Town of the Town of	h favente J	-	Application Date: _	August 23, 20 21
Application For (circle applic Name of Property Owner: Es	tate of Joseph Pare	ote Address: 130	ariance Interpreta Uber H Iddress)	ation 280A 11 Rd Mahopac LLU (O)
Mailing Address: 16 N By	cadway ATYN (City)	(Shate) Phon	ne Number(s):	
D 112	al, C/BP, or Conservation)	Tax Map: 6	5, 20 _ (section) (F	/5 3lock) (Lot)
Applicant is: (circle one)	wner) (Lessee) (C	ontract Vendee)	Attach deed, contr	ract of sale or lease agreement
E-Mail Address:				
Previous Appeals regarding th	ne subject premises:			
DATE		REQUEST		RESULTŞ
1992	284	Deck		approd
		8,		0 /
ls any portion of the property Explain: 1, the applicant, am seeking p	within 500 ft. of any state	y, Plans		or public lands?
CODE REQUIRES / A	LLOWS	PROVIDED	\	/ARIANCE REQUIRED
<i>Vo'</i>		15		5'
State of New York)				
County of Putnam We see the Undersigned petitioner being du (his) (her) knowledge except as to the Sworn to before me this We have the County Public ROBERT W. HAS Notary Public - State of N	SLER	V (ng petition and knows the co to those matters (he) (she) b	ontent thereof, and that the same is true to believes to be true.
No. 01H/AB070275 Quelified in Westchester Co	unty § Pe	titioner 19~		Date 8/24/1



mo

TOWN OF CARMEL PUTNAM COUNTY

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

IN THE MATTER OF TH	HE APPEAL			
AMMIRATO	DECK	}	Applica	ntion Date: Aug 12 . 20 21
TO THE ZONING BOARI OF THE TOWN OF				/
Application For (circle applica	ble): Area Variance	(156-15)	Use Variance	Interpretation 280A
Name of Property Owner:	lizabeth A	mmirated	ess: 33 Mus	coot Road East, Mahopa
Mailing Address: 359 04	ckman St. 5	Peckacil N	Phone Number	r(s):,
Zoning District: R-120, Commercial.	. ^	Tax M	Jee U Z UT	- 17,2
Applicant is: (circle one) (Ov	wner) (Lessee)	(Contract Vend	dee) [Attach	deed, contract of sale or lease agreement]
E-Mail Address:	· · · · · · · · · · · · · · · · · · ·		1.	
Previous Appeals regarding the	e subject premises:		V	
DATE		REQUE	ST	RESULTS
410		O = = = =		
MA	remons e	CBA C	ppearance.	o (ma)
				Management of the Control of the Con
		100	0.00	and the same
List all improvements (1 famil	y dwelling, pool, etc.) fromy	lacks	
	use maps, property sys	vey, photograph	s of property and any	ons, landscaping diagrams, traffic circulation other materials that will assist the Board to
Is any portion of the property v	within 500 ft. of any s	state or county hi	ghway, town boundar	ry, parkway or public lands? YES/100
I, the applicant, am seeking pe	ermission to:	etain es	usting deck	
CODE REQUIRES / AL	LOWS	PROVI	DED	VARIANCE REQUIRED
30'Ren	LOWS	20	Sde	VARIANCE REQUIRED
30' Reen		25	Do-a	5
	1.			
				
State of New York)				
ss: County of Putnam) The undersigned petitioner, being duly (his) (her) knowledge except as to the	y sworn, deposes and says to	that (he) (she) has re-	ad the foregoing petition ar	and knows the content thereof, and that the same is true to
- wh	y of August 20 21	and and		
()0 (00		Notary Public, State	of New York
Notary Public	- cary		No. 01DA634 Qualified in Putna Commission Expires J	m County

Petitioner Elyabeth 1. ammerato Date 8/12/21



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

IN THE MATTER OF T	HE APPEAL			
Scapino	RD OF APPEALS CARMEL	_} ,	Application Date:	2/6,20/9
Application For (circle applic	able): Area Variance	(ance Interpretation	on 280A
Name of Property Owner: 1	obert Scop	Address: 65	Tulip R	(City) (State)
Mailing Address: 65 (nlip Rd W	Whome NY. Phone I	Number(s):	
Application For (circle applic Name of Property Owner: Mailing Address: 6 1 (Address) Zoning District: (R-120, Commercial	20 al, C/BP, or Conservation)	Tax Map:	1./6 - 2 tion) (Bloc	. 45 (Lot)
Applicant is: (circle one) (O	wner) (Lessee)	(Contract Vendee)	Attach deed, contrac	et of sale or lease agreement]
E-Mail Address:			×	
Previous Appeals regarding the	ne subject premises:			
DATE		REQUEST		RESULTS
List all improvements (1 fam: The owner shall submit with diagrams, neighborhood land understand the request. List a	this application support use maps, property sur	ting materials including plans, vey, photographs of preparty	, elevations, landscapi	ang diagrams, traffic circulation als that will assist the Board to
Is any portion of the property Explain:	within 500 ft. of any st	tate or county highway, town	boundary, parkway or	public lands? YES NO
I, the applicant, am seeking p	ermission to:	ain 2 She	ds.	
CODE REQUIRES / A	LLOWS	PROVIDED	VA	ARIANCE REQUIRED
10 Sile		8 '		2
10'5, de	8	6'		4'
			*	
(his) (her) knowledge except as to the	ally sworn, deposes and says the matters therein stated to be	that (he) (she) has read the foregoing person information and belief, and as to will LIAM J LIN NOTARY PUBLIC-STATE No. 01LI6356 Qualified in Putnar My Commission Expire	those matters (he) (she) hell NDSAY OF NEW YORK 6343 m County	
		Petitioner Man		Date 12/6/19



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

	\	· ·	
		tion Date: \tilde{X} 21 , 20 2	-1
TO THE ZONING BOARD OF APP OF THE TOWN OF CARMEL			
Application For (circle applicable): Are	a Variance (Use Variance	Interpretation (280A)	
Name of Property Owner: FRANK &	a Variance () Use Variance FANTE CORRECTED USE VARIANCE ANTONIETTA Address: 419 UN (Address)	YON VALLEY PD, MAHOPA	16
	LEY RD, MAHORK, NY Phone Number		
(Address)		1 77	
Zoning District: (R-120, Commercial, C'BP, or Conser	Tax Map: 87.7 (section)	(Block) (Lot)	
Applicant is: (circle one (Owner) (Lessee) (Contract Vendee) [Attach e	deed, contract of sale or lease agree	emen
E-Mail Address:			
Previous Appeals regarding the subject p	remises:		
		DEGIN TO	
DATE	REQUEST	RESULTS	
NONE			_
			-
understand the request. List attachments	property survey, photographs of property and any here: SUBDIVISION & SITE I	CLAN	oard
Is any portion of the property within 500	ft. of any state or county highway, town boundar	CAN	oard
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to the seeking permission to t	ft. of any state or county highway, town boundar SUBDIVIDE THE EXIST. LOT VACANT AND ONE L	y, parkway or public lands? YES NO	oard
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to the seeking permission to t	ft. of any state or county highway, town boundar	y, parkway or public lands? YES NO	D PC
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to the seeking permission to t	ft. of any state or county highway, town boundar SUBDIVIDE THE EXIST. LOT VACANT AND ONE LINE PROVIDED	y, parkway or public lands? YESNO VAC 12 ACRE PA	D PC
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to INTO TWOLOTS, ONE SINGLE FAMILY	ft. of any state or county highway, town boundar SUBDIVIDE THE EXIST. LOT VACANT AND ONE LINESE	y, parkway or public lands? YESNO WG IZACRE PA	D PC
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to INTO TWOLOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REGUIRES DEPTH	ft. of any state or county highway, town boundar SUBDIVIDE THE EXIST. LOT VACANT AND ONE LINE PROVIDED DEPTH LINE EXITS &	y, parkway or public lands? YESNO ING IZACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT:	D PCA
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to CNTO TWO LOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REQUIRES DEPTH LINE TO STAY ON	ft. of any state or county highway, town boundar SUBDIVIDE THE EXIST. LOT VACANT AND ONE LINE PROVIDED DEPTH LINE EXITS &	y, parkway or public lands? YESNO ING IZACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT:	D PC
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to CNTO TWO LOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REQUIRES DEPTH LINE TO STAY ON	ft. of any state or county highway, town boundar SUBDIVIDE THE EXIST. LOT VACANT AND ONE LINE PROVIDED DEPTH LINE EXITS &	y, parkway or public lands? YESNO ING IZACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT:	D PC
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to INTO TWO LOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REGULAGES DEPTH LINE TO STAY ON	ft. of any state or county highway, town boundar SUBDIVIDE THE EXIST. LOT VACANT AND ONE LINE PROVIDED DEPTH LINE EXITS &	y, parkway or public lands? YESNO ING IZACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT:	D PCA
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to INTO TWO LOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REGULAGES DEPTH LINE TO STAY ON	ft. of any state or county highway, town boundar DESTRUCT VACANT AND ONE LE PROVIDED DEPTH LIME EXITS & REENTERS PROPERTY	y, parkway or public lands? YESNO ING IZACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT:	D PC
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to CNTO TWOLOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REQUIRES DEPTH LINE TO STAY ON PROPERTY	ft. of any state or county highway, town boundar DESTRUCT VACANT AND ONE LE PROVIDED DEPTH LIME EXITS & REENTERS PROPERTY	y, parkway or public lands? YESNO ING IZACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT:	D PCA
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to INTO TWO LOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REQUIRES / ALLOWS LINE TO STAY ON PROPERTY State of New York) SS:	ft. of any state or county highway, town boundar DESTRUCT VACANT AND ONE LE PROVIDED DEPTH LIME EXITS & REENTERS PROPERTY	y, parkway or public lands? YESNO ING IZACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT:	D PCA A
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to INTO JWO LOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REQUIRES / DEPTH LINE TO STAY ON PROPERTY State of New York) SS: County of Putnam) The undersigned petitioner, being duly sworn, depth of the property of	ft. of any state or county highway, town boundar SUBDIVISION & SITE IS THE EXIST LOT VACANT AND ONE LE PROVIDED DEPTH LIME EXITS & RE ENTERS PROPERTY Soses and says that (he) (she) has read the foregoing petition as	y, parkway or public lands? YESNO NG 12 ACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT: REENTERS PROPER and knows the content thereof, and that the same	D PCA
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to ANTO TWO LOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REQUIRES / ALLOWS LINE TO STAY ON PROPERTY State of New York) SS: County of Putnam) The undersigned petitioner, being duly sworn, der (his) (her) knowledge except as to the matters then	ft. of any state or county highway, town boundar DESTRICT VACANT AND ONE LINE PROVIDED DEPTH LIME EXITS & REENTERS PROPERTY Design and says that (he) (she) has read the foregoing petition are in stated to be on information and belief, and as to those materials and says that the content of the content	y, parkway or public lands? YESNO NG 12 ACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT: REENTERS PROPER and knows the content thereof, and that the same	D PCA
Is any portion of the property within 500 Explain: I, the applicant, am seeking permission to INTO JWOLOTS, ONE SINGLE FAMILY CODE REQUIRES / ALLOWS CODE REQUIRES / ALLOWS LINE TO STAY ON PROPERTY State of New York) SS: County of Putnam) The undersigned petitioner, being duly sworn, depondent of the property of the same of the property of the same of the property of the	ft. of any state or county highway, town boundar DESTRICT VACANT AND ONE LINE PROVIDED DEPTH LIME EXITS & REENTERS PROPERTY Design and says that (he) (she) has read the foregoing petition are in stated to be on information and belief, and as to those materials and says that the content of the content	y, parkway or public lands? YESNO NG 12 ACRE PA OT CONTAINING VARIANCE REQUIRED DEPTH LINE EXIT: REENTERS PROPER and knows the content thereof, and that the same	D PCA

KELLY DISCIORIO
Notary Public, State of New York
Reg. No. O1DI6398055
Qualified in Dutchess County
Commission Expires 09-23-2023

Petitioner

Date 09/03/21



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

AUTHORIZATION FORM

RE: Property of: FRANK FANTE Located at: 419 UNION VALLEY	RD. MAHOPAC NY 10541 GARME
Tax Map #: 87 17 - 1 - 2-2	(City, Town, Village)
In the matter of: DEPTH + 280 Five (Variance F	
To whom it may concern:	
This letter is to authorize	Jr. P.E.
a/an (check one) Attorney Engineer Architect	Other()
to apply for the required variance(s) on the above noted prop	perty and to sign all necessary papers and make all
necessary representations on my behalf in connection with the	he above-mentioned matter.
(Representative)	Signed: (Owner of Property)
TOHN KARELL, JK	FRANK PANTE (Print Name)
Mailing Address: 12 Cu SI+MAN ROAD	Mailing Address: 419 UNION VAUSY RUSA
T 1 1 11 11 11 11 11 11 11 11 11 11 11 1	State: Zip: // Zip: // Telephone #



TOWN OF CARMEL **PUTNAM COUNTY**

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

IN THE MATTER OF THE APPEAL OF OF TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Var Name of Property Owner: Herbert (Address) Mailing Address: 45 Tanager (City) Zoning District: (Circle one) (City) Applicant is: (circle one) (Circle one) (Lesse E-Mail Address: Previous Appeals regarding the subject premise	iance (156-39) Use Variance Sold States Address: 45 Tan (Address) Phone Number (States Tax Map: 10 (section) (Contract Vendee) Attach	or(s)1
DATE .	REQUEST	RESULTS
	enicus board affear	
No po	mich seem negen	Will to 1
List all improvements (1 family dwelling, pool The owner shall submit with this application st diagrams, neighborhood land use maps, proper understand the request. List attachments here: Is any portion of the property within 500 ft. of Explain:	any state or county highway, town boundary	y other materials that will assist the Board to arry, parkway or public lands? YES/NO
I, the applicant, am seeking permission to:	Install Chicken Coc	p for six Chukens
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
1 acre	.46.AC.	,54 nc
6 chickens facile	6 chukes 1.44	6 chilen 1. 54 acres
,		/
State of New York) ss: County of Putnam) The undersigned petitioner, being duly sworn, deposes and (his) (her) knowledge except as to the matters therein state. Sworn to before me this 3 PD day of Aug., 20 COUNTY Public	d says that (he) (she) has read the foregoing petition and to be on information and belief, and as to those material ALICE DALY Notary Public, State of No. 01DA634521 Qualified in Putnam C Commission Expires July 2	etters (he) (she) believes to be true. lew York 8 ounty

Petitioner John March 9/3/71



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

		(845)628-1500
IN THE MATTER OF TO	THE APPEAL	
	ab	
McGou TO THE ZONING BOAN OF THE TOWN O	RD OF APPEALS	Application Date: September 1, 2021
pplication For (circle application for property)	cable): Area Variance (156-15 Use	e Variance Interpretation 280A
lame of Property Owner: M	ichael McGough Address: 1	5 Muscoot Road West, Mahopac, NY 10541
failing Address: 15 Muscon	ot Road West, Mahopac, NY 10541	(Address) (City) (State) hone Number(s):
Coning District: R-120 (R-120, Commerce	(City) (State) Tax Map: ital. C BP. or Conservation)	75.73 - 1 - 5 (Let)
applicant is: (circle one)	Owner) (Lessee) (Contract Vendee)	[Attach deed, contract of sale or lease agreement]
-Mail Address:	-	
revious Appeals regarding t	the subject premises: none	
DATE	REQUEST	RESULTS
iagrams, neighborhood land nderstand the request. List a	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleva	perty and any other materials that will assist the Board to tions
liagrams, neighborhood land inderstand the request. List a s any portion of the property explain:	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleva	town boundary, parkway or public lands? YESNO
liagrams, neighborhood land inderstand the request. List a s any portion of the property explain: , the applicant, am seeking p	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval y within 500 ft. of any state or county highway, permission to: Addition to front & side of	perty and any other materials that will assist the Board to tions town boundary, parkway or public lands? YESNO f house
iagrams, neighborhood land nderstand the request. List a sany portion of the property explain: the applicant, am seeking property code REQUIRES / A	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval by within 500 ft. of any state or county highway, permission to: Addition to front & side of ALLOWS PROVIDED	town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED
iagrams, neighborhood land nderstand the request. List a sany portion of the property explain: , the applicant, am seeking property code REQUIRES / A gront 25 FT	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval within 500 ft. of any state or county highway, permission to: Addition to front & side of ALLOWS PROVIDED 15.5 FT	town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED 9.5 FT
iagrams, neighborhood land nderstand the request. List a sany portion of the property explain: , the applicant, am seeking property code REQUIRES / A gront 25 FT	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval by within 500 ft. of any state or county highway, permission to: Addition to front & side of ALLOWS PROVIDED	town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED
iagrams, neighborhood land nderstand the request. List a sany portion of the property explain: the applicant, am seeking property code REQUIRES / A ront 25 FT	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval within 500 ft. of any state or county highway, permission to: Addition to front & side of ALLOWS PROVIDED 15.5 FT	town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED 9.5 FT
ingrams, neighborhood land inderstand the request. List a sany portion of the property explain: , the applicant, am seeking property code REQUIRES / A front 25 FT	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval within 500 ft. of any state or county highway, permission to: Addition to front & side of ALLOWS PROVIDED 15.5 FT	town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED 9.5 FT
liagrams, neighborhood land inderstand the request. List a sany portion of the property explain: , the applicant, am seeking proceedings of the content of the property explain: CODE REQUIRES / A content of the property explain is a seeking proceeding of the property explain. Since 15 FT Side 15 FT Signature of New York is seeking of the content of the property explain is a seeking proceeding the property explains in the property explains	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval within 500 ft. of any state or county highway, permission to: Addition to front & side of 15.5 FT 11 FT uly sworn, deposes and says that (he) (she) has read the forest the says that the county has read the forest the says that the county sworn, deposes and says that (he) (she) has read the forest the says that the county sworn, deposes and says that the county sworn sworn sword sworn sword sw	perty and any other materials that will assist the Board to tions town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED 9.5 FT 4.0 FT egoing petition and knows the content thereof, and that the same is true to
liagrams, neighborhood land inderstand the request. List a sany portion of the property explain: , the applicant, am seeking proceedings of the content of the property explain: CODE REQUIRES / A content of the property explain is a seeking proceeding to the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property explain is a seeking proceeding the property explain in the property e	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval within 500 ft. of any state or county highway, permission to: Addition to front & side of the side of the state	perty and any other materials that will assist the Board to tions town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED 9.5 FT 4.0 FT egoing petition and knows the content thereof, and that the same is true to
liagrams, neighborhood land inderstand the request. List a sany portion of the property explain: , the applicant, am seeking proceedings of the company of	d use maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval within 500 ft. of any state or county highway, permission to: Addition to front & side of 15.5 FT 11 FT uly sworn, deposes and says that (he) (she) has read the forest the says that the county has read the forest the says that the county sworn, deposes and says that (he) (she) has read the forest the says that the county sworn, deposes and says that the county sworn sworn sword sworn sword sw	perty and any other materials that will assist the Board to tions town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED 9.5 FT 4.0 FT egoing petition and knows the content thereof, and that the same is true to
diagrams, neighborhood land anderstand the request. List a landerstand the property explain: [State of New York] State of New York] State of New York] State of New York] The undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as to the undersigned petitioner, being delisis (her) knowledge except as the undersigned petitioner (her) knowledge except as t	duse maps, property survey, photographs of pro attachments here: Survey, Plans & Eleval within 500 ft. of any state or county highway, permission to: Addition to front & side of the side of the state of the survey of the state of the survey. ALLOWS PROVIDED 15.5 FT 11 FT 12 CLARA COUNTY OF THE STATE	perty and any other materials that will assist the Board to tions town boundary, parkway or public lands? YES NO f house VARIANCE REQUIRED 9.5 FT 4.0 FT egoing petition and knows the content thereof, and that the same is true to

AUTHORIZATION FORM

RE: Property of: Miachel McGough	
Located at: 15 Muscoot Road West	, Mahopac, NY 10541
(Address)	(City, Town, Village)
Tax Map #: 75.73-1-5	Account of America Commission Com
In the matter of: Front & Side Variances	S
	ariance Request)
To whom it may concern:	
This letter is to authorize Joel Greenberg , AIA,	NCARB .
a/an (check one) Attorney Engineer Arc	chitect Other (
to apply for the required variance(s) on the above note	ed property and to sign all necessary papers and make all
necessary representations on my behalf in connection	with the above-mentioned matter.
Countersigned. The Market Mark	Signed: Owner of Property)
Joel Greenberg (Print Name)	Miachel McGough (Print Name)
Mailing Address: 2 Muscoot Road North	Mailing Address: 15 Muscoot Road West
Mahopac	Mahopac
State: NY Zip: 10541	State: NY Zip: 10541
Telephone #845-628-6613	Telephone #
Date: 9/1/2021	
E-mail: ioel.greenberg@arch-visions.com	





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

IN THE MATTE	OF THE APPEA	LL I		
Sal	tembrini	}		
TO THE ZONING	BOARD OF APP WN OF CARMEL	EALS	Application Date:	August 31 , 20 21
Application For (circle	applicable): Are	a Variance (156-15) Use Vari	ance Interpre	tation 280A
Name of Property Own		elle Settembrini Address: 219 Ove	erland Road,	Mahopac, NY 10541
Mailing Address: 219			Number(s):	(Car) (state)
	Address)	(State)		***************************************
Zoning District: R-12	Commercial, C.BP, or Comer.	Tax Map: 72	1.34 -	2 - 37
Applicant is: (circle o	ne) (Owner) (Lessee) (Contract Vendee) [Attach deed, cont	ract of sale or lease agreement)
E-Mail Address				
	alliand a North			
Previous Appeals rega	rding the subject pr	emises:none		
DATE		REQUEST		RESULTS
1980	Road Fro	ontage		Granted
08/2004	Construc	t 1 story addition; retain deck		Granted
09/2012	Construc	at front porch		Granted
08/2012	Constru	ct above ground pool		Granted
Explain:		t. of any state or county highway, town b		
CODE REQUIRE	ES / ALLOWS	PROVIDED	1	VARIANCE REQUIRED
0:1 11		la o e e		
louse Side Yard Wes	st 10 FT	7.3 FT	2.7 FT	
	~			
State of New York)				
County of Pulnam)				
the undersigned petitioner, b (his) ther) knowledge except	seing duly swom, depose as to the matters therein	es and says that (be) (she) has read the foregoing po stated to be on information and belief, and as to th	etition and knows the er ose matters (he) (she) (ontent thereof, and that the same is true to
Swom to before methis 21	nd day of Septem			100
Apal	fr-			
ALPA PAND' Notary Public, State of Reg. No. 01PA63 Qualified in Westches	of New York		101	8 //

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

AUTHORIZATION FORM

RE: Property of: John & Michelle Settembrini	
	vner)
Located at: 219 Overland Rd	, Mahopac, NY 10541
(Address) Tax Map #: 74.34-2-37	(City, Town, Village)
1 ax (viap #14.54-2-51	
In the matter of: Area Variance	
	riance Request)
To whom it may concern:	
This letter is to authorize Joel Greenberg, AIA, NC	ARB
a/an (check one) Attorney Engineer Arcl	ritari 🔽 orban
a/an (check one) Attorney L Engineer Arci	nnect_V_Other
to apply for the required variance(s) on the above noted	d property and to sign all necessary papers and make all
necessary representations on my behalf in connection v	with the above-mentioned matter.
100 11 11/00 1	
Countersigned:	Signed:
(Representative)	(Owner of Property)
Joe/Greenberg	John Settembrini (Print Name)
Mailing Address: 2 Muscoot Road North	Mailing Address: 219 Overland Rd
Mahopac	Mahopac
State: NY Zip: 10541	State: NY Zip: 10541
Telephone # 845-628-6613	Telephone #
Date: 8/31/2021	
E-mail: joel.greenberg@arch-visions.com	



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopec, N.Y. 10541 (\$45)628-1500

IN THE MATTER OF							
Binns Far							
TO THE ZONING BO	DARD OF APPE	ALS	j	Applic	ation Date: _	August 31	. 2021
			7	~	1.400.000.000.000.0000.0000.000		
Application For (circle ap			1 11- 18-	Use Variance	Interpreta		
Name of Property Owner:	Binns Family 1	rust		5 Veschi Lane	South	Mahopac,	NY 10541
Mailing Address: 5 Vesch		nopac,	NY 10541	Phone Numbe	er(s)		
Zoning District: C	mercial, C BP, or Conservata	·913	Tax Map:	75.20	(19	2 -	2
Applicant is: (circle one)	The state of the s		(Contract Vendee)	Attach	deed, contra	act of sale or le	ease agreement]
E-Mail Address:						-	
Previous Appeals regardin	g the subject pres	nises:					
DATE			REQUEST			RE	SULTS
June 2005	amend exis	ting varia	nce below to allo	w multi use ir	building 2	approved	
June 1998	restrcted to	1 Busine	ss + 1 sign to er	itire site		approved	
List all improvements (1 fi	amily dwelling, p	ool. etc.) 2	family house with	office, 2 stor	y office build	ling & 2 sheds	
Is any portion of the prope Explain: Rt. 6 & a state h	nighway			y, town bounda	ry, parkway c	or public lands!	YES NO
					γ		
CODE REQUIRES /	ALLOWS		PROVIDED		V.	ARIANCE REC	OUIRED
Rear Yard- 30 FT		5 FT			25 FT		
Lot Depth - 200 FT		149 FT			51 FT		
2 Family House- Not po	ermitted	2 Family	/ House Exists		Use Variar	nce	
		-					
	-						
		 					
		1			<u> </u>		
State of New York) ss:							
County of Putnam) The undersigned petitioner, being (bis) (her) knowledge except as to	duly sworn, deposes the matters therein st	and says that ated to be on	(he) (she) has read the fe information and belief, a	oregoing petition ar	nd knows the con	itent thereof, and th	at the same is true to
Sworn to before me this	day of Lug 2	121					
Vetan Poblac							
CATHERINE SHA	att in artists	:	-6	1/	1		.//
No. 01SH63B2			etitioner 57	- 11		Date_	8/3//21

NOTARY PUBLIC-STATE OF NEW YORK No. 01SH6382107

Qualified in Putnam County

My Commission Expires 10-15-2022

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

AUTHORIZATION FORM

(Owner)
, Mahopac, NY 10541
(City, Town, Village)
MIC p. Late A (MIC a) MIC A MI
(Variance Request)
(variance Request)
, AIA, NCARB
, , , , , , , , , , , , , , , , , , , ,
Architect V Other (
above noted property and to sign all necessary papers and make all
connection with the above-mentioned matter
Oal - //
Signed: Elin
(Owner of Property)
Binns Family Trust (Print Name)
Mailing Address: 5 Veschi Lane South
Mahopac
State: NY Zip: 10541
Telephone #



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

	IN THE MATTER OF T		}		9/9	
	TO THE ZONING BOAR OF THE TOWN OF		J	Application Date:	7/9,202/	
		1	LOSOA	Jse Variance Interpretati	on (280A)	
	Application For (circle applic	OIL	CODE SICTEM Address:	786 variance interpretat	011 (2007)	
	Name of Property Owner:	= 2/ AA	((Address)	(City) (State)	
	Mailing Address: (Address)	0x 736 110	anopac, My	Phone Number(s):	0.1	
	Zoning District: Kes (R-120, Commercial	al, C.BP, or Conservation)	Tax Map:	53.15 - 1	- 31 (Lot)	
	Applicant is: (circle one)	(Lesse	ee) (Contract Vendee)	[Attach deed, contra	ct of sale or lease agreement]	
	E-Mail Address:	-	y - U	~		
	Previous Appeals regarding the	he subject premis	~			
-	DATE		REQUEST		RESULTS .	
		NIT	1			
		1011				
	List all improvements (1 fam	ily dwelling, poo	1, etc.) racant			
	diagrams, neighborhood land understand the request. List a applicant me	l use maps, proper attachments here: hus rûnder	rty survey, photographs of p SUBAWISWW N ~ Of Law	property and any other materi Nap, Survey,	ing diagrams, traffic circulation als that will assist the Board to AFFICACUL OF	
	Is any portion of the property Explain:	within 500 ft. of	any state or county highwa	y, town boundary, parkway o	or public lands? YES/NO	
	I the annlinent any coaline r	parmission to: 0	stain DENA	variance and	Relui to	
	Original Lo	I line	o CLots 12	6,177, 1178	as Parce	
	CODE REQUIRES / A	LLOWS	PROVIDED	V	ARIANCE REQUIRED	
	Frantage	50'		50		1 1
	J					7
					<u> </u>	12
	2 00,50		1 20 Anna s	17	Propie	
	CO		130 acres	22	201	- \
	10.000		54,776	1 M	,209	-
			(//)			
	State of New York)		V			
					ntent thereof, and that the same is true to	
	Sth	he matters therein stat day of Septemble	ed to be on information and belief	, and as to those matters (he) (she) b	clieves to be true.	
	May 1 7	2				
8/00	Motary Public	ren pen	Chil			
Nota	RGARET FERRERI BUE	CHEL				
Ou	ary Public, State of Nev No. 4919619	v YORK	\wedge	~/		
Commis	No. 4919619 Ialified in Dutchess Cou Ission Expires February	unty 8, 20 <u>2</u> 2	Petitioner /		Date	

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

AUTHORIZATION FORM

RE:	Property of:	Paul	Dulberg	er			
	Located at:		(Owner)				
	Tax Map #: 53.	15 - 1 - 31			(City, Tow	n, Village)	and the second s
	In the matter of:	Hen + Paul	Sulberger (Variance Request	rique	st for	280A	variance
To wl	hom it may concern:				9		
This 1	etter is to authorize _	Shilling +	Smith	P.C.			
	check one) Attorney	1		i)
to app	oly for the required var	riance(s) on the above	noted property	and to sign a	ll necessary	papers and	make all
neces	sary representations of	n my behalf in connec	tion with the ab	ove-mention	ed matter.		
Count	tersigned:		Signe	ed:			
	William	A. Shilling 3	Jr. Esq	Paul	Du ber	roperty)	
Mailin	ng Address: 122 O	ld Route 6		ing Address: l	P.O. B 0	736	
State:	Ny Zip: hone # 845 - 26	10512	State	: Ny ohone #	Zip:	10541	
Date: E-mai	1 1 10 6	hillinglegal.	Cum				
		() ()					