

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
JOHN STARACE
JULIE MCKEON
WILLIAM SANTINI

LEGAL NOTICE

By the Zoning Board of Appeals of the Town of Carmel pursuant to Section 267 Town Law, notice is hereby given that a hearing will be held on:

FEBRUARY 22, 2024 – 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of **NORBERT LATAWIEC** for a Variation of Section 156-45.2B(1) & 156-20 seeking an Area Variance for permission to retain accessory apartment & fence. The property is located at 1350 Route 6, Carmel NY and is known as Tax Map #54.15-1-17.

Code Requires/Allows	Provided	Variance Required
Structure to be existing 1/21/98	Structure (garage) built after 1/21/98	To allow accessory apartment in garage built after 1/21/98
4' high fence in front	96 inches (8') high	48 inches (4')

2. Application of **ROBERT ALTERO** for a Variation of Section 156-15 seeking a Variance for permission to retain gazebo and legalize room above garage. The property is located at 3 Curry Spur, Mahopac NY and is known as Tax Map #53.12-1-17

Code Requires/Allows	Provided	Variance Required
10' rear (gazebo)	2'	8'
25' front (garage)	0' (over property line. Easement agreement needed.)	25'

3. Application of **MICHAEL J FESTO** for a Variation of Section 156-101 & 156-47A(1) seeking a Use Variance for permission to encroach upon front & rear setbacks with garage, and expand non-conforming Use (two-family). The property is located at 247 Buckshollow Road, Mahopac NY and is known as Tax Map #75.16-2-1.

Code Requires/Allows	Provided	Variance Required
Accessory front setback of 25'	23.75'	1.25'
Accessory front setback of 25'	8.83'	16.17'

4. Application of **DRANA VUKAJ** for a Variation of Section 156-47A(1) seeking a Use Variance for permission to put up a pergola near the pool on lot with: two 1-family dwellings and one 1-family dwelling. The property is located at 515 Route 6N, Mahopac NY and is known as Tax Map #75.10-1-18.

NEW APPLICATIONS:

5. Application of **728 ROUTE 6, LLC** for a Variation of Section 156-41C(4) seeking an Area Variance for permission to add 17.5 square foot sign to side of commercial building. The property is located at 728 Route 6, Mahopac NY and is known as Tax Map #76.22-1-54.

Code Requires/Allows	Provided	Variance Required
1 sign/establishment	2 signs	1 sign on side

6. Application of **WENDY GUTHRO** for a Variation of Section 156-45.2 seeking to amend D&O dtd 2/21/90 to eliminate condition "no residential use of structure"; to add accessory apartment above garage built before 1998. The property is located at 73 Myrtle Avenue, Mahopac NY and is known as Tax Map #75.14-1-16.

Code Requires/Allows	Provided	Variance Required
Code requires Accessory Apartment no more than 35% of size of the Main House	Accessory Apt. is 76% of the size of the Main House; Main House = 1,011 s.f.; Accessory Apt. = 772 s.f.	41% variance or 418 s.f.

7. Application of **ACHILLES DOUPIS** for a Variation of Section 156-15 seeking an Area Variance for permission to add cover over front sidewalk. The property is located at 441 Route 6, Mahopac NY and is known as Tax Map #75.16-1-18.

Code Requires/Allows	Provided	Variance Required
40' front	4.5'	35.5'

8. Application of **THOMAS SIMONE** for a Variation of Section 156.15 & 156.47A(1) seeking a Use Variance for permission to retain deck. The property is located at 9 Battista Dr., Mahopac NY and is known as Tax Map #75.16-1-30.

Code Requires/Allows	Provided	Variance Required
25' Front	23' (to steps)	2'
10' Side	.5'	9.5'

9. Application of **CHRISTOPHER MARINO** for a Variation of Section 156-15 seeking an Area Variance for permission to build a detached garage on the side of my 1 family dwelling. The property is located at 75 Kia Ora Blvd., Mahopac NY and is known as Tax Map #87.5-2-46.

Code Requires/Allows	Provided	Variance Required
10' from accessory building to side property line	7'0"	3'0"

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

MA

Revised

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

156-45.2 B(1)

Application Date: 12/15/2023

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
 Name of Property Owner: NORBERT LATAWIEC Address: 1350 ROUTE 6, CARMEL, NY
 Mailing Address: 1350 Rte 6, Carmel, NY Phone Number(s): 914 557 4905
 Zoning District: R Tax Map: 54.15 1 17
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
 E-Mail Address: MARK.LATAWIEC75@YAHOO.COM

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<u>none</u>	

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:

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, NYC DEP WESTBRANCH RESERVOIR

I, the applicant, am seeking permission to:

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Structure to Be Existing 1/21/98</u>	<u>Structure (Gar) Built after 1/21/98</u>	<u>To allow Accessory Dept for garage built after 1/21/98</u>
<u>4' high fence - front</u>	<u>96" High</u>	<u>4' Varied</u>

MC
1/29/24

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 24th day of Jan. 20 24

Shannon B. Thompson
Notary Public

SHANNON B THOMPSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TH6216601
Qualified in Dutchess County
My Commission Expires March 8, 2026

Petitioner Norbert Latawiec Date 08 01 2024
01 08 2024



AUTHORIZATION FORM

RE: Property of: NORBERT LATAWIEC
Located at: 1350 ROUTE 6 ^(Owner) CARMEL (T)
Tax Map #: 54.15-1-17 ^(Address) ^(City, Town, Village)

In the matter of: VARIANCE ALLOWING ACCESSORY APARTMENT
INDETACHED ^(Variance Request) STRUCTURE NOT BUILT BEFORE
1998

To whom it may concern:

This letter is to authorize John Kavell, Jr. P.E.

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

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

Countersigned: _____
(Representation)
JOHN KAVELL, JR.
(Print Name)

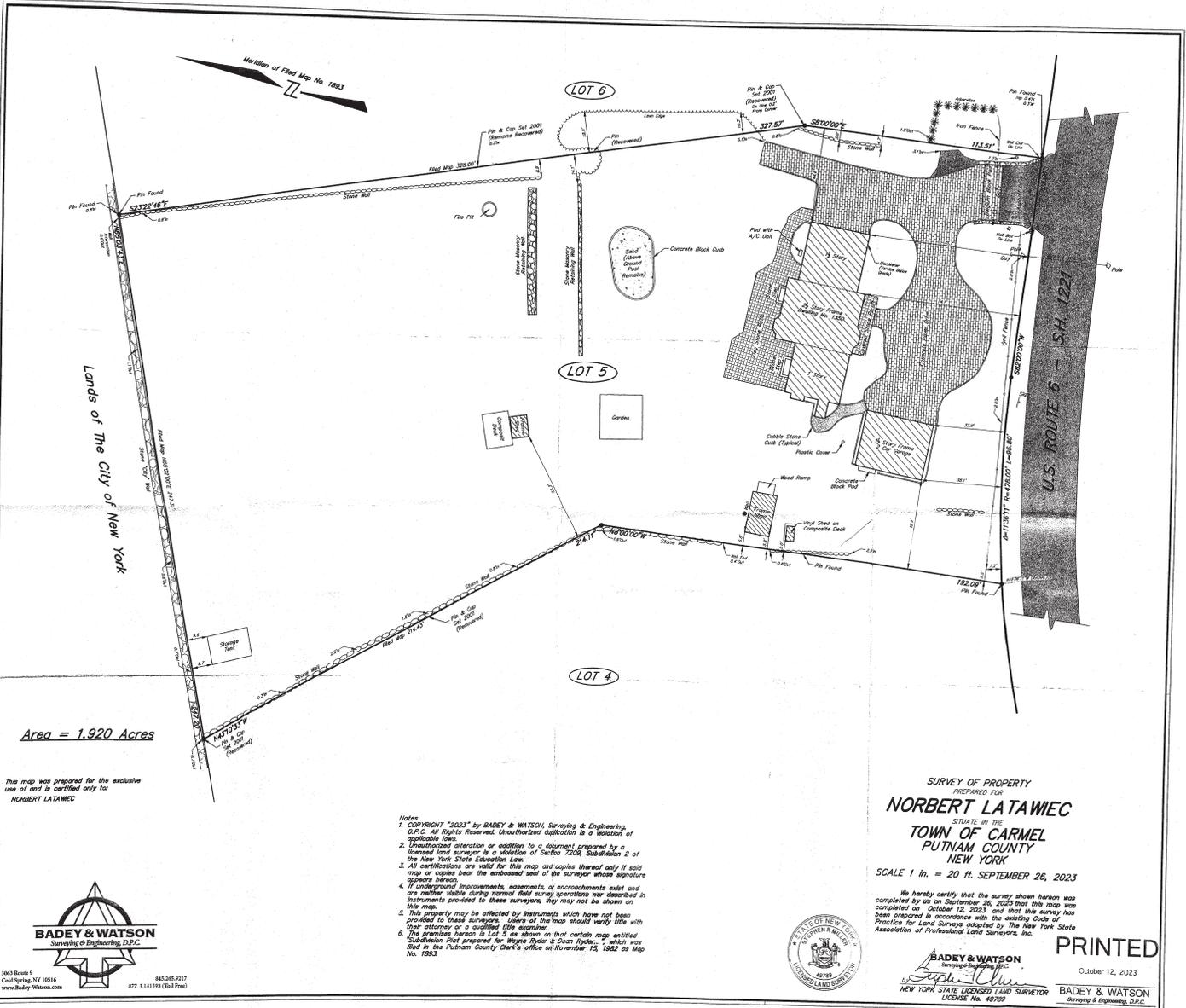
Signed: Norbert Latawiec
(Owner of Property)
NORBERT LATAWIEC
(Print Name)

Mailing Address: 126 CUSHMAN ROAD
PATERSON
State: NY Zip: 12563
Telephone # 845-721 0455
Date: 10/13/23
E-mail: JACK4911@YAHOO.COM

Mailing Address: 1350 ROUTE 6
CARMEL, NY, 10512-1600
State: NY Zip: 12562
Telephone # _____

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

Drawing Name: LS_1000_001_022.DWG
 Date: 10/12/2023
 Project: SURVEY
 No. 27044
 Checked by: SNW
 Spall checked by: JFT
 Drawn by: JFT
 Closed by: SNW
 On: 2023-10-12
 T.A. : 54.15-1-17



Area = 1.920 Acres

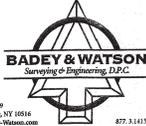
This map was prepared for the exclusive use of and is certified only for:
NORBERT LATAWIEC

- Notes**
1. COPYRIGHT "2023" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 2205, Subdivision 2 of the New York State Education Law.
 3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described by instruments provided to these surveyors, they may not be shown on this map.
 5. This property may be affected by instruments which have not been recorded to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
 6. The premises hereon in Lot 5 are shown on that certain map entitled "Subdivision Plot prepared for Wayne Rieder & Dean Rieder," which was filed in the Putnam County Clerk's office on November 15, 1982 as Map No. 1983.

SURVEY OF PROPERTY
 PREPARED FOR
NORBERT LATAWIEC
 SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK

SCALE 1 in. = 20 ft. SEPTEMBER 26, 2023

We hereby certify that the survey shown hereon was completed by us on September 26, 2023 that this map was prepared in accordance with the ability Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc.



3463 Route 9
 Cold Spring, NY 10516
 www.badey-watson.com
 916.368.2017
 877.314.1593 (Toll Free)



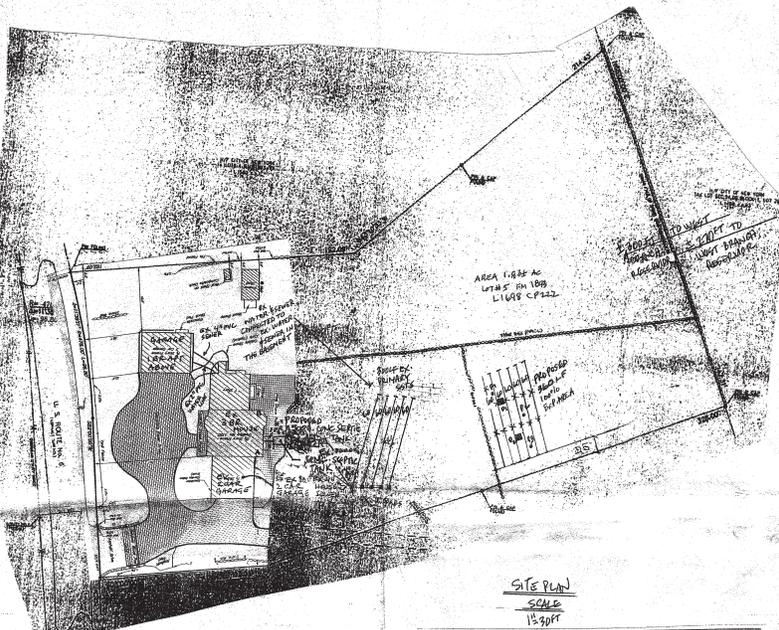
BADEY & WATSON
 Surveying & Engineering, D.P.C.
 NEW YORK STATE LICENSED LAND SURVEYOR
 LICENSE No. 49789

PRINTED

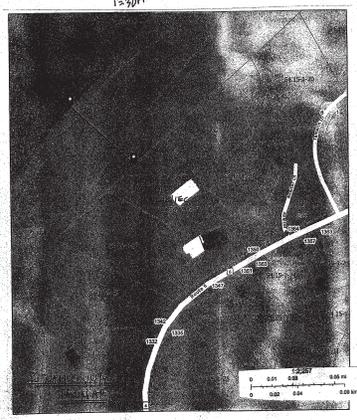
October 12, 2023

BADEY & WATSON
 Surveying & Engineering, D.P.C.

FILE No. 07-7002



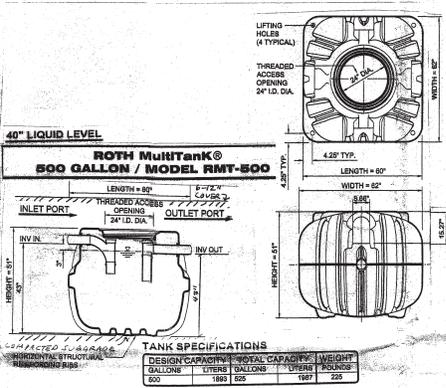
SITE PLAN
SCALE
1"=30 FT



ZONING SCHEDULE

NORBERT LATAWIC	REQUIRED	EXISTING		
		HOUSE	GARAGE	
MIN LOT AREA (SF)	40,000	84,070		
MIN LOT WIDTH (FT)	200	180**		
MIN LOT DEPTH (FT)	200	400		
MIN YARD DIMENSIONS (FT)	PRINCIPAL / ACCESSORY	FRONT	40 / 40	68 / 33' 9" **
		SIDE	25 / 20	45 / 42' 9"
		REAR	30 / 20	282 / 320
		MAX BUILDING HEIGHT (FT)	35	< 35 / < 35
MIN FRONTAGE (FT)	100	200		
MAX LOT COVERAGE (%)	30	12		

** unless previously granted



NOTES:-

- OWNER: Norbert Latawicz
- STY ADDRESS: 1350 State Route 6, Carmel (T)
- WATERSEWER: New York City, West Branch Reservoir
- All pipe connecting to all inlets and bases shall be cast with the tanks with the tanks or base.
- Prior to any excavation all underground utilities must be located. Call 1-800-963-7962.
- not used
- Construction Start Date: August 1, 2023
Finish Date: August 15, 2023
- Soil characteristics see below
- Soil penetration rate: 5-7 minutes per inch existing primary from approved plan
18 minutes per inch expansion steel lined May 24, 2023
- Design based upon 4 bedrooms, 600 gal. flow in existing house and one in garage apartment
- Proposed Septic Tank Size: 500 gallon concrete
- Existing Septic Tank Size: 1000 gallon concrete
- Proposed absorption trenches: none
- Existing absorption trenches: 300 L.P. (at perc 6-7 min)
- Proposed expansion trenches: 300 L.P. (at perc 10 min)
- not used
- Soils - Charlton - Chertford complex (C-C) 0-15%, rocky, Hydrologic Soil Group B
- Area of disturbance: 450 square feet.
- Map datum - same as top
- Property 1.20 acres
- No topographic survey
- No existing or proposed wells within 100 feet of the proposed SSTS area, 300 feet if in direct line of drainage.

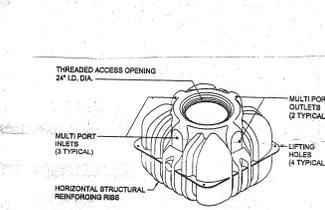
SOIL TESTING
DEEP HOLES EXPANSION AREA
D1 0" depth, 0.7" shows sandy loam, no water or rock to 7 ft
D2 0" depth, 0.7" shows to D1
DEEPS INSPECTED 5/12/23

HOLES
P1 7.23 minutes per inch
P2
P3 10 minutes per inch

FREDDAY 5/12/23
PERC 5/12/23

SEPTIC SYSTEM DESIGN
4 bedrooms, 150 GPD/BEREVOGA DAILY FLOW 600 GALLONS
Peru Rate 18 minutes per inch, Application Rate 9.9 GPD/SP
REQUIRED AREA 400 DIVIDED BY 1.9=207 SQUARE FEET
REQUIRED TRENCH LENGTH: REQUIRED AREA (667) DIVIDED BY TRENCH WIDTH (FT)=333 LINEAL FEET

- ### CONSTRUCTION NOTES FOR SSTS
- All trees within 10 feet of the proposed subsurface sewage treatment system (SSTS) shall be removed.
 - SSTS to be installed by the Licensed Design Professional and the Putnam County Health Department after construction and prior to backfill.
 - The SSTS area shall be staked and roped off so that no trucks, machinery, building materials, etc. are allowed within the SSTS area.
 - All erosion control measures shall be installed prior to the start of any construction and must be maintained until construction is complete and stabilization has occurred.
 - Construction of SSTS to be in accordance with these plans, any revisions thereto, and the rules and regulations of the permit issuing governmental agency.
 - The SSTS design allows however does not provide for installation of a garbage grinder. Such installation requires additional design and the approval of the Putnam County Department of Health.
 - Putnam County Health Department approval is based on the location of the proposed septic tank shown on the approved drawings. Modifications are to be done prior to Putnam County Health Department approval. Unannounced modifications made to this drawing after the date of Putnam County Health Department approval voids and approval.
 - All steelwalls in and within 10 feet of the SSTS area shall be removed to their entire depth and the remaining void replaced with similar on site soil.
 - A cut or fill is not permitted to the SSTS area, except if so specified on this plan.
 - Occupancy of this structure will not be permitted until the Construction Compliance Application has been received and approved by the Putnam County Health Department and forwarded to the Building Inspector of the respective municipality as part of the Certificate of Occupancy application.
 - This plan is approved for septic tank only, and all other required permits and approvals are the responsibility of the permittee.
 - The Putnam County Health Department approval expires two (2) years from the date on the approval stamp and is required to be renewed on or before the expiration date. The approval is revocable for cause or may be amended or modified when considered necessary by the Department.
 - A copy of the house plans submitted to the building inspector of the local municipality, when filing for a building permit, must be submitted to the Putnam County Health Department to verify the bedroom count.
 - For all SSTS which are subject to Joint Review and approval with NYCDEP the Design Professional is to notify NYCDEP and NYCDEP is to issue 24 hours prior to the commencement of the SSTS construction.



TANK NOTES

- Access at or above grade level must be secured against unauthorized access.
- Tank is not rated for vehicular traffic loading.
- All weirs used is compliant with ASTM D 1248 as required by CSA B96 and IAPMO / ANSI Z1000-2007.
- Tank material of construction is HMW-HDPE.
- Primary dimensions are in inches.
- Minimum tank wall thickness is 1/4".
- Labeling will include: manufacturer name, liquid capacity, date, maximum burial depth, and model number.
- Riser cover contains the following: 8" x 3" warning: "Danger - Do not enter - Poison Gas" - written in English, French & Spanish.
- Maximum burial depth from manufacturer is 30' unless specifically instructed otherwise by the factory.
- Models RMT-750, RMT-1080, RMT-1250 and RMT-1500 are all certified to CSA and IAPMO standards.
- Models RMT-500, RMT-900 and RMT-1000E are compliant with CSA and IAPMO standards.

UPDATED SURVEY BY BASH & WATSON DATED SEPTEMBER 26, 2023

THERE ARE NO WATERBOROUGH, POND, LAKE AND WETLANDS WITHIN 200 FEET OF THE PROPERTY LINE EXCEPT AS SHOWN ON THESE PLANS

Boundary and Easement survey by Steven Shaver L.S., February 9, 2007
As Built SSTS by Thomas Dwyer, approved by PCRD September 12, 1983

ALLOCATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL AND ACTIVATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SIGN, SIGNATURE AND DATE OF ACTIVATION.

C:\CLIENTS\SURVEY\1350

JOHN KARELL, JR. P.E.

421 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

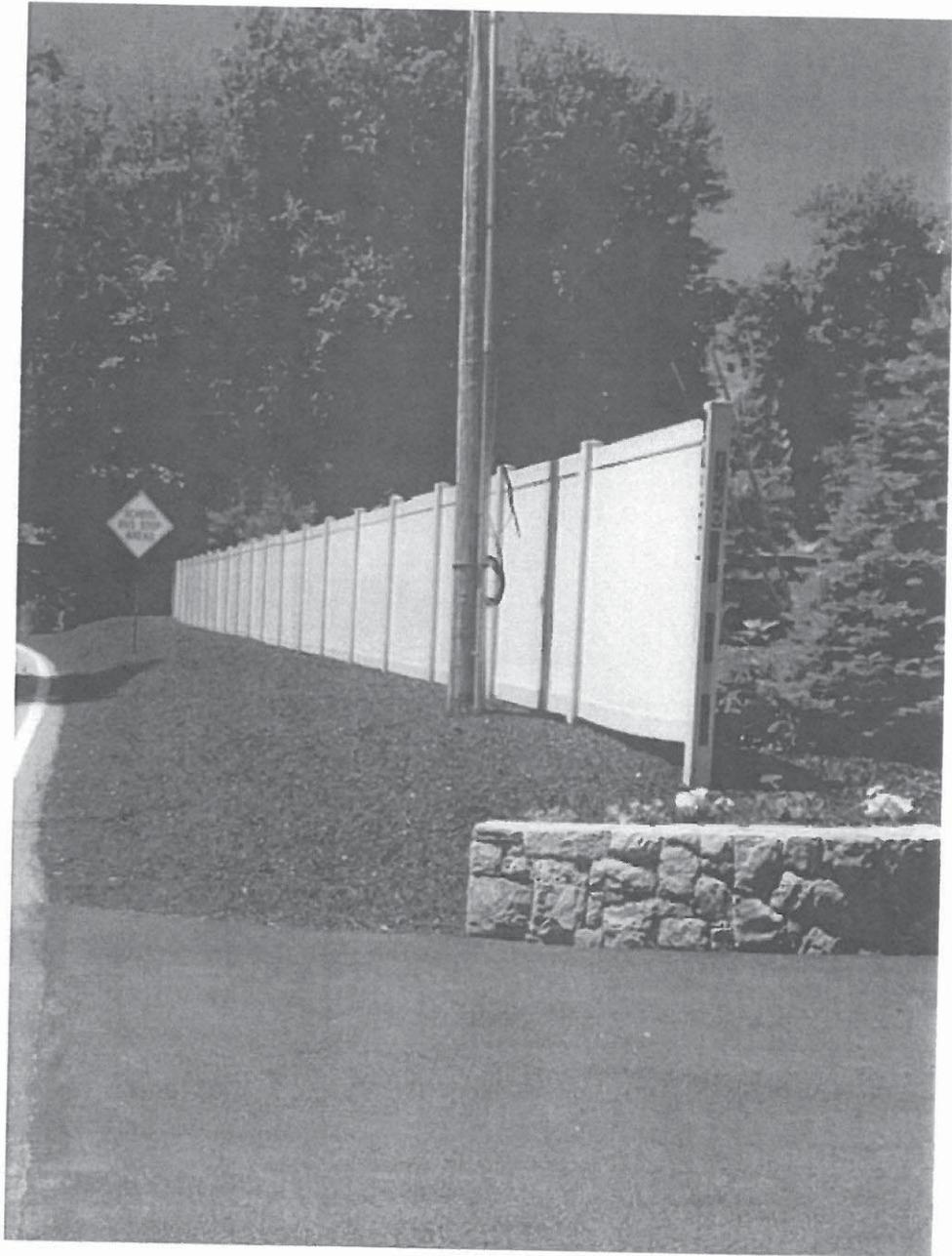
OWNER:	SCALE:	LATEST REVISION:
NORBERT LATAWIC 1350 ROUTE 6 CARMEL (T)	1"=30 FT	
SSTS ADDITION	DATED:	SHEET NO.
	JUNE 18, 2023	A-1
	TAX MAP:	
	9435-1-17	



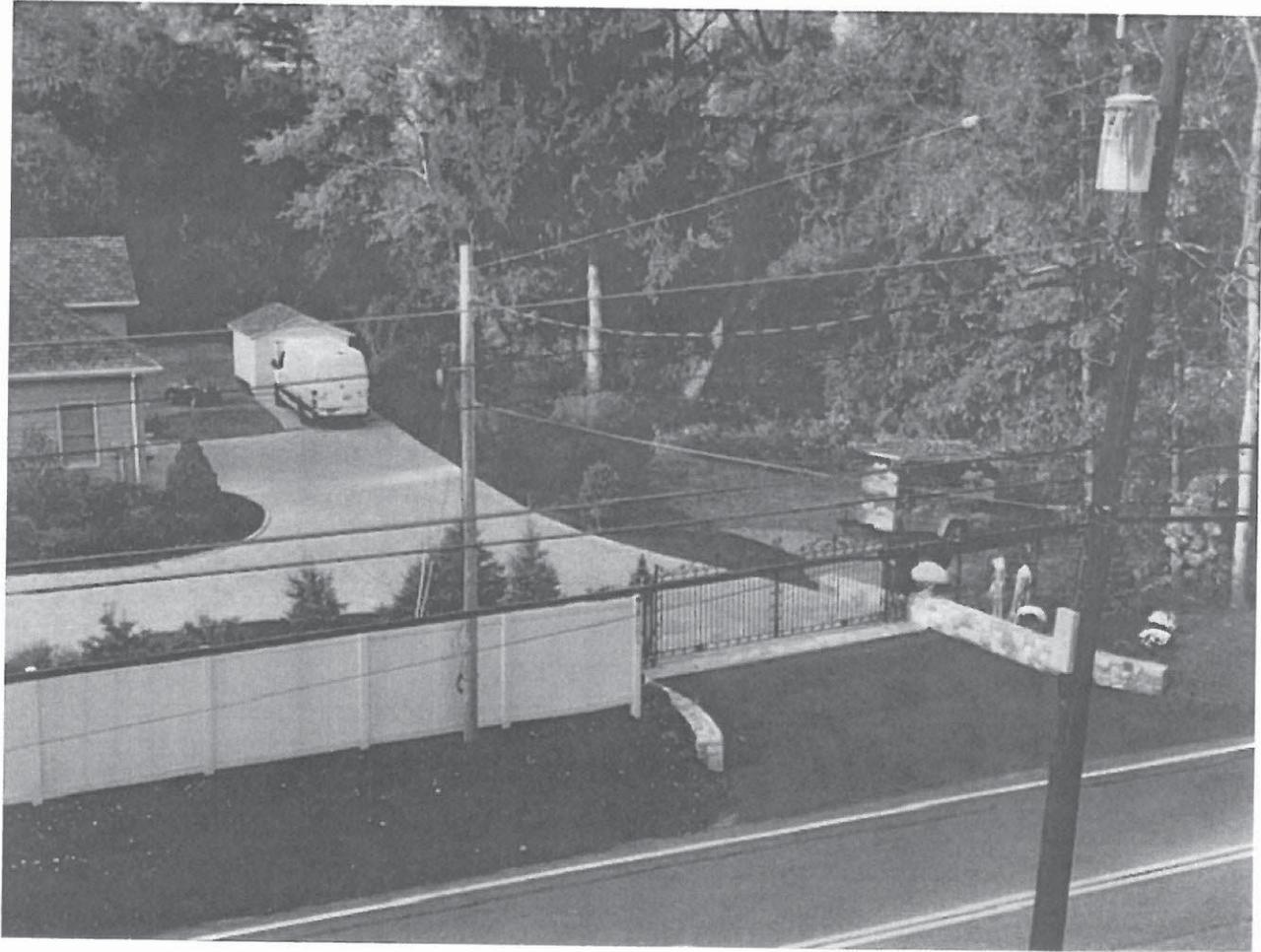


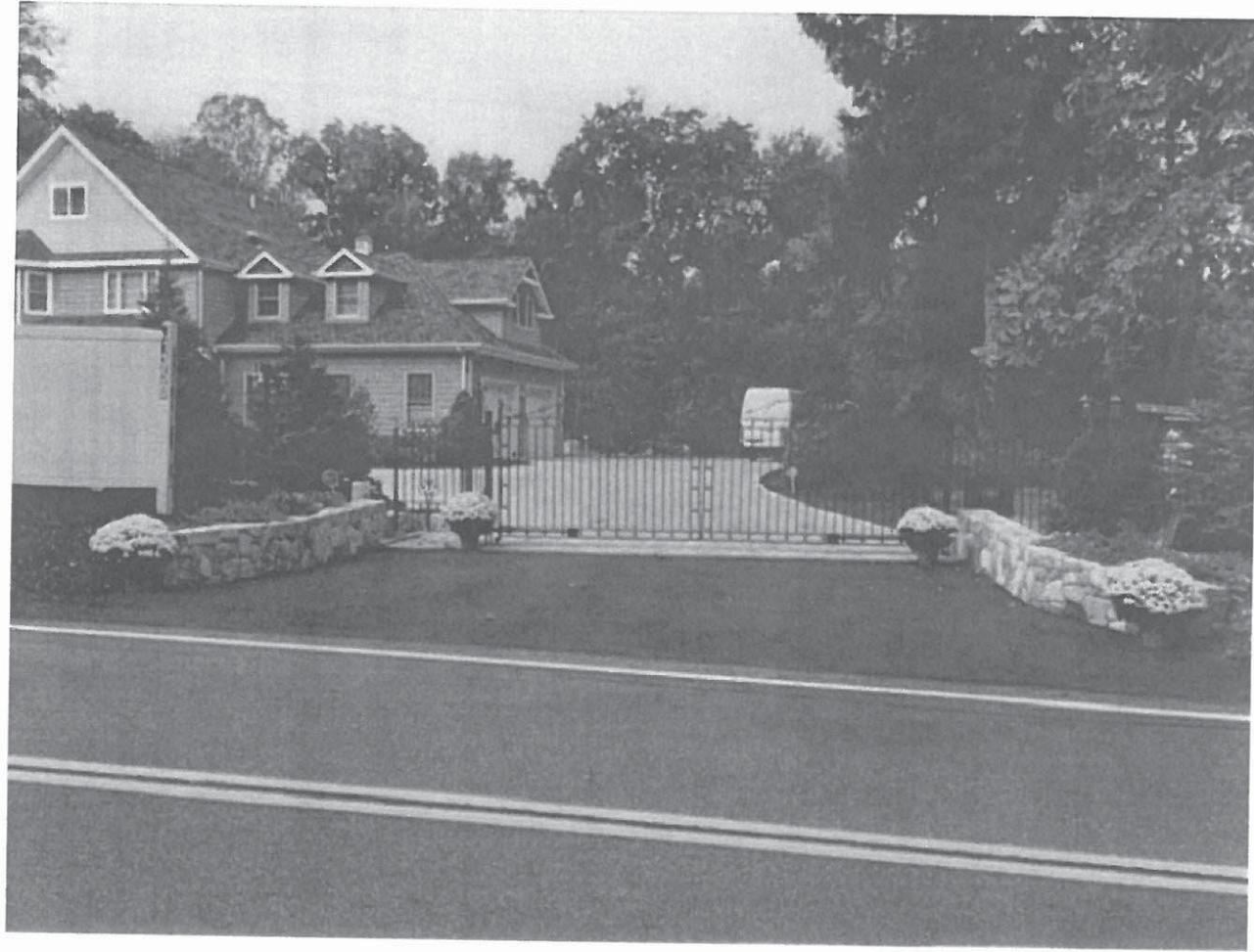














ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

me

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

Application Date: August 14, 2023

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: **Robert Altero** Address: **3 Curry Spur**
Mailing Address: **3 Curry Spur, Mahopac, NY** Phone Number(s):
Zoning District: **R-120** Tax Map: **53.12 - 1 - 7**
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: **rayexdesign@gmail.com**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
2014	retain existing deck	granted
2006	side and rear yards for enlarging BR	granted

List all improvements (1 family dwelling, pool, etc.) house remains, shed, garage, pool gazebo

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 pictures

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

I, the applicant, am seeking permission to: retain gazebo, legalize room above garage

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' rear (gazebo)	2' and 6'	8'
25' front (garage)	0'	25'
	<i>(Over Property Line, Easement agreement needed)</i>	

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 15 day of August 2023
Alice Daly
Notary Public

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

Petitioner William Besharat Date 8/15/23



AUTHORIZATION FORM

RE: Property of: Robert Altero
(Owner)
Located at: 3 Curry Spur, Mahopac, NY 10541
(Address) (City, Town, Village)
Tax Map #: 53.12-1-7
In the matter of: Altero front and rear yard variance
(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
(Representative)
William Besharat
(Print Name)

Signed: Robert Altero
(Owner of Property)
Robert Altero
(Print Name)

Mailing Address: 266 Shear Hill Rd
Mahopac
State: NY Zip: 10541
Telephone # 914-330-4999
Date: 8/14/2023
E-mail: Ravexdesign@gmail.com

Mailing Address: 3 Curry Spur
Mahopac
State: NY Zip: 10541
Telephone # _____

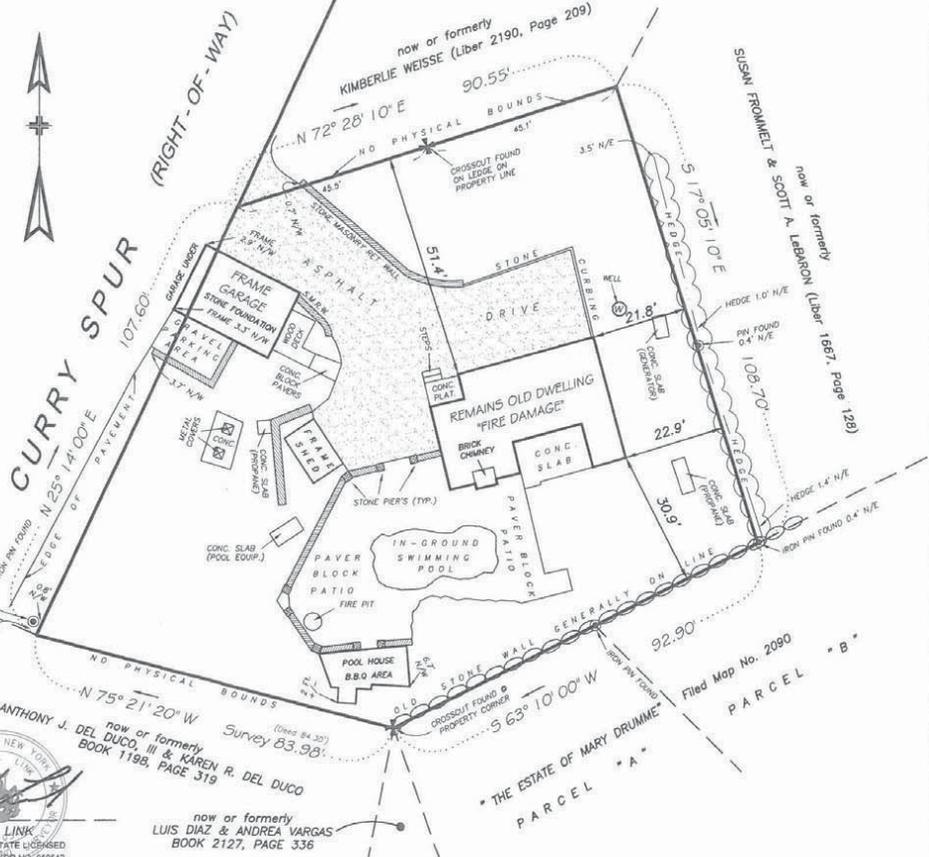
NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

SURVEY OF PROPERTY
SITUATE IN THE
TOWN of CARMEL
PUTNAM COUNTY
NEW YORK

SCALE: 1" = 20'
SURVEYED: AUGUST 7, 2023

- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN BOOK 1584 PAGE 283 ON OCTOBER 13, 2014, IN THE PUTNAM COUNTY CLERK'S OFFICE.
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL as:
SECTION: 53.12 BLOCK: 1 LOT: 7
STREET ADDRESS: 3 CURRY SPUR
PROPERTY AREA: 15,019 Sq. Ft. / 0.3448 Acre
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING * CODE OF PRACTICE FOR LAND SURVEYS * ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: ROBERT ALTERO



Link
Land Surveyors P.C.
 21 Clark Place, Suite 1-B Mahopac, N.Y. 10541
 Phone 845-828-5857

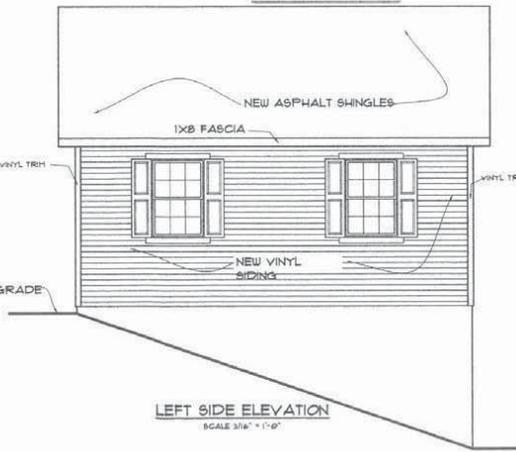
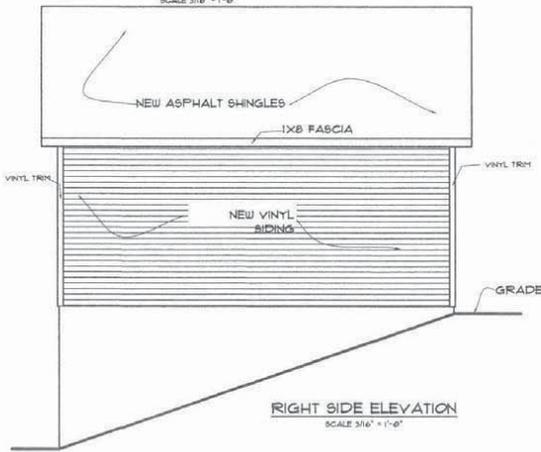
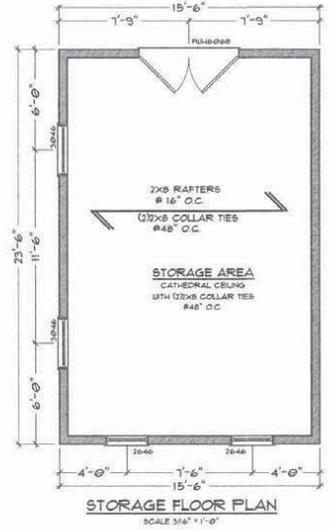
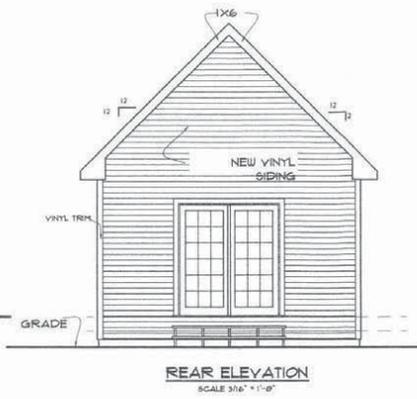
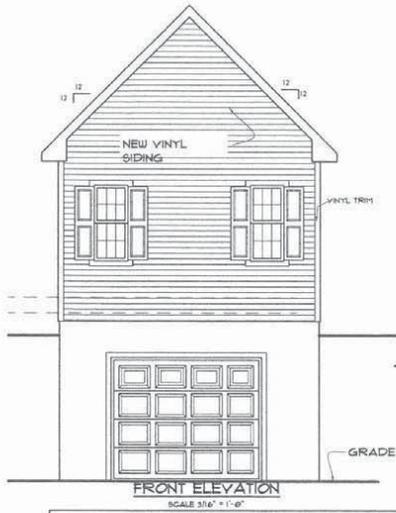


now or formerly
 LUIS DIAZ & ANDREA VARGAS
 BOOK 2127, PAGE 336

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 LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.

Filed Map No. 2090
 PARCEL * B *

* THE ESTATE OF MARY DRUMME *
 PARCEL * A *



RAYEX
DESIGN PLANNING CONSTRUCTION

OWNER: ROBERT ALTERO	JOB #
	DRN BY:
	CHKD BY:
PROJECT: ADDITION TO EXISTING DETACHED GARAGE LOCATED AT 3 CURRY SPUR IN MAHOPAC, TOWN OF CARMEL, NY	TAX MAP #:

SHEET TITLE: FLOOR PLANS & ELEVATIONS
1 OF 1

REVISIONS: DATE: 8/11/2023





ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM (

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

MW

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

Application Date: 11/20, 2023

156.47A1

Application For (circle applicable): Area Variance (156-101) Use Variance Interpretation 280A
 Name of Property Owner: Michael J Festo Address: 247 Buckshollow Rd Mahopac NY
 Mailing Address: 2 Elizabeth CT Katonah NY Phone Number(s):
 Zoning District: R Tax Map: 75.16 - 2 - 1
 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.) Garage & Pool Storage 2 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: Site plan, proposed elevation plan, proposed section & floor plan

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
 Explain: Within 500' of US-Highway 6 & Empire State Trail

I, the applicant, am seeking permission to: Encroach upon front & rear setbacks w/ Garage + Expand Non Company Use (2 family)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Accessory front setback of 25'	23.75'	1.25'
Accessory rear setback of 25'	8.83'	16.17'
<u>Front</u>		

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

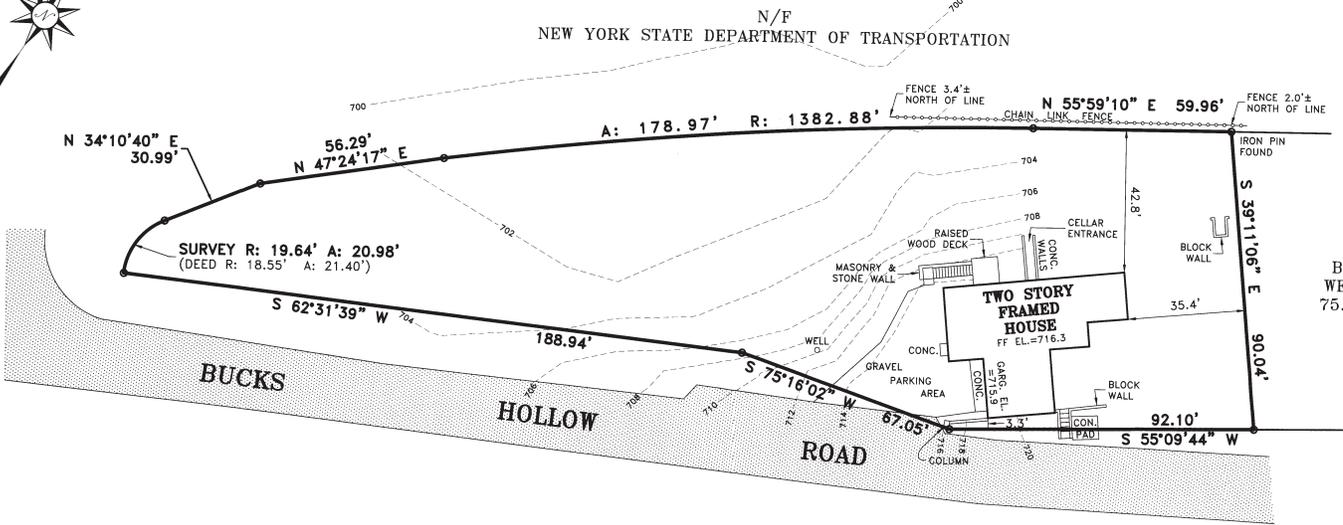
Sworn to before me this 20 day of November 2023

Virginia Montemagno
 VIRGINIA MONTEMAGNO
 NOTARY PUBLIC, STATE OF NEW YORK
 No. 01M06021289
 QUALIFIED IN WESTCHESTER COUNTY
 COMMISSION EXPIRES MARCH 08, 2027

Petitioner Michael Festo Date 11/20/23



LOT AREA
 21,174.83 S.F.
 OR
 0.49 ACRES



N/F
 BERNIS &
 WEISSBERG
 75.12-2-32

REVISED: SEPT. 20, 2023 (TOPOGRAPHY ADDED)

GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-1684 PAGE-468 RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
8. TOPOGRAPHICAL DATUM BASED UPON APPROXIMATE USGS.

W.E. James
 Engineering
 and
 Land Surveying, PLLC
 8 CHEANDA LANE
 WALLKILL, NEW YORK 12589
 PHONE: (845) 686-6622 FAX: (845) 686-6625
 EMAIL: WEJames@optonline.net
 www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 28, 2022 (TOPO: SEPT. 19, 2023)

CERTIFIED ONLY TO:
 1. MICHAEL J. FESTO
 2. STEWART TITLE INSURANCE COMPANY
 3. BENCHMARK TITLE AGENCY, LLC

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
 SURVEY PREPARED FOR
Michael J. Festo
 TAX MAP SECTION 75.16, BLOCK 2, LOT 1
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK

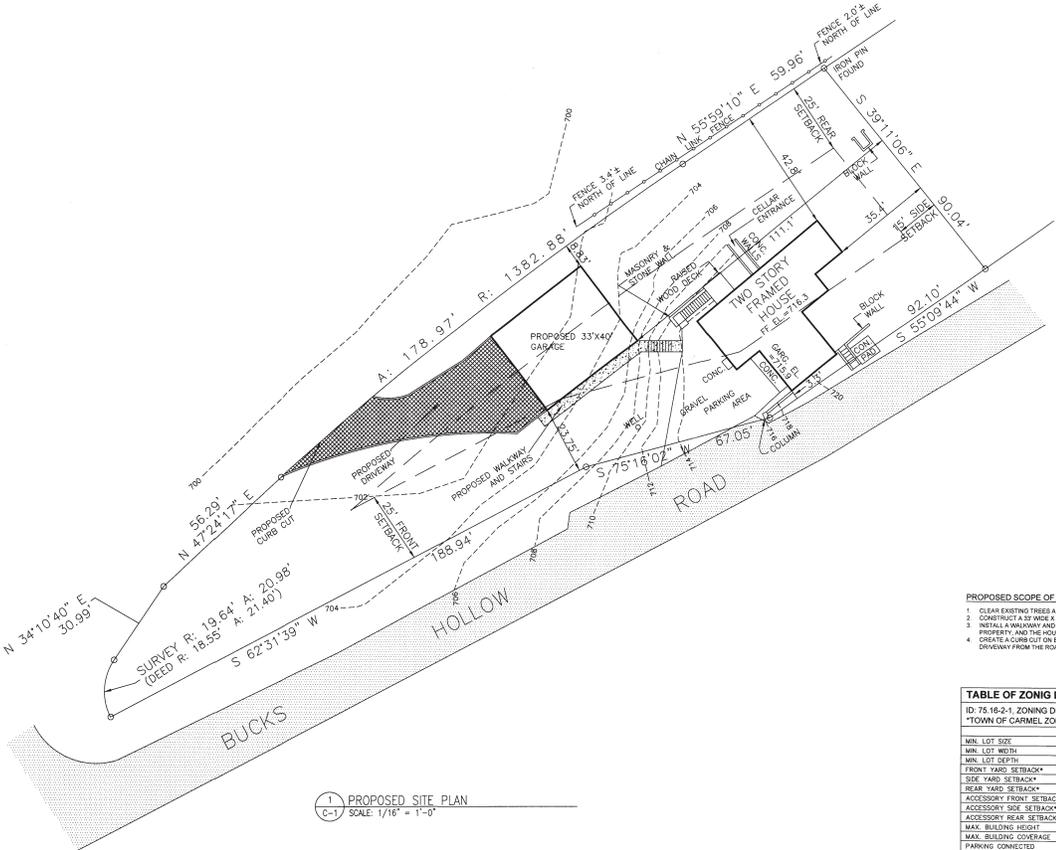
SCALE: 1" = 30'
DATE: JANUARY 1, 2023
SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:
 PUTNAM COUNTY/TOWN OF CARMEL/BUCKSHOLLOW ROAD/FESTO.DWG

JMER ENGINEERING, P.C.
 55 PARK AVE
 OSSING NY 10562
 PHONE: 914-355-5180

Client
 Michael J. Fozzi
 2 Elizabeth Court
 Katonah, NY 10536

PROJECT
PROPOSED 3 CAR GARAGE
247 BUCKSHOLLOW ROAD
MAHOPAC, NY 10541



1 PROPOSED SITE PLAN
 C-1 SCALE 1/16" = 1'-0"

- PROPOSED SCOPE OF WORK:**
1. CLEAR EXISTING TREES AND VEGETATION WITHIN PROPOSED WORK AREA.
 2. CONSTRUCT A 30' WIDE X 40' DEEP GARAGE TO BE USED FOR PARKING (3 SPACES) AND DRY STORAGE.
 3. INSTALL A DRIVEWAY AND STAIRS CONNECTING THE GARAGE, LOCATED AT THE LOWER ELEVATION OF THE PROPERTY, AND THE HOUSE, LOCATED AT THE UPPER ELEVATION OF THE PROPERTY.
 4. GRADE & CURB OUT ON BUCKSHOLLOW ROAD ON THE WESTERN PART OF THE PROPERTY AND INSTALL A DRIVEWAY FROM THE ROAD UP TO THE ENTRANCE OF THE GARAGE.

TABLE OF ZONING DATA:			
ID: 75-16-2-1, ZONING DISTRICT: R			
TOWN OF CARMEL ZONING CODE SECTION §156-101			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	120,000 S.F.	21,175 S.F.	NO CHANGE
MIN. LOT WIDTH	200 FT.	348.29 FT.	NO CHANGE
MIN. LOT DEPTH	200 FT.	200.04 FT.	NO CHANGE
FRONT YARD SETBACK*	25 FT.	5.3 FT.	NO CHANGE
SIDE YARD SETBACK*	15 FT.	15.4 FT.	NO CHANGE
REAR YARD SETBACK*	25 FT.	42.8 FT.	NO CHANGE
ACCESSORY FRONT SETBACK*	25 FT.	N/A	23.75 FT. (VARIANCE REQUIRED)
ACCESSORY SIDE SETBACK*	10 FT.	N/A	11.1 FT.
ACCESSORY REAR SETBACK*	25 FT.	N/A	8.63 FT. (VARIANCE REQUIRED)
MAX. BUILDING HEIGHT	25 FT.	N/A	24.58 FT.
MAX. BUILDING COVERAGE	15%	6.98%	13.21%
PARKING CONNECTED	1	2	NO CHANGE
TOTAL PARKING SPACES	4	4	7

NO.	DATE	REVISION

DATE PLOTTED: 11/15/2023
 SITE PLAN, ZONING & NOTES

SCALE: AS NOTED

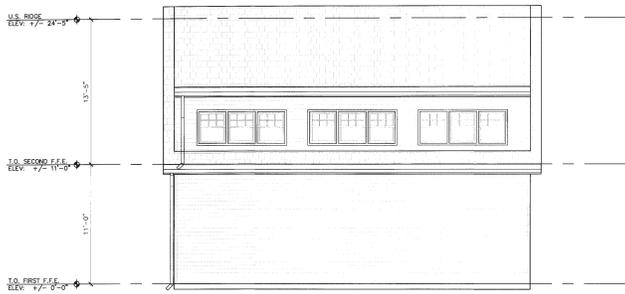
DATE: 11/15/2023
 SCALE: AS NOTED

JMER ENGINEERING, P.C.
 55 PARK AVE
 COSSING, NY 10562
 PHONE: 518-256-5780

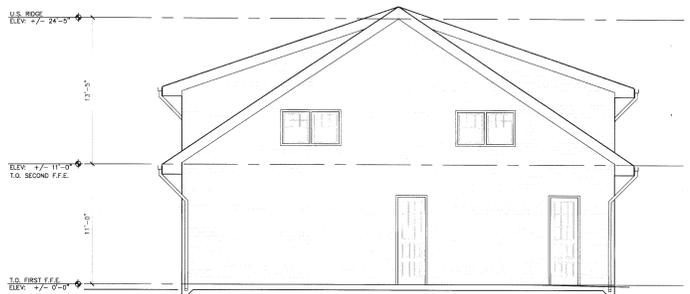
DATE:
 Michael J. Festo
 2 Elizabeth Court
 Katonah, NY 10536

PROJECT:

PROPOSED 3 CAR GARAGE
 247 BUCKSHOLLOW ROAD
 MAHOPAC, NY 10541



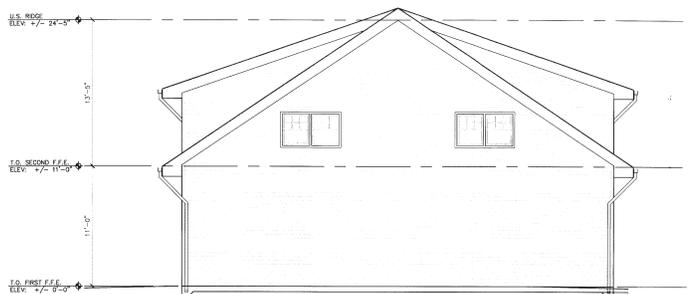
1 NORTH ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
 A-2 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
 A-2 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

PROPOSED ELEVATIONS

A-1
 11/15/2023

SCALE: 1/4" = 1'-0"

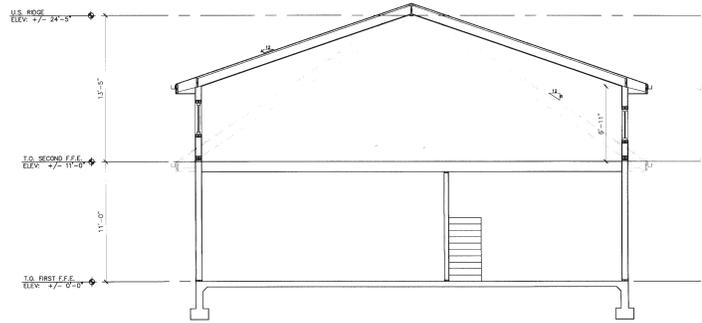
THIS DRAWING IS THE PROPERTY OF JMER ENGINEERING, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DRAWING. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF JMER ENGINEERING, P.C. IS STRICTLY PROHIBITED.

JMER ENGINEERING, P.C.

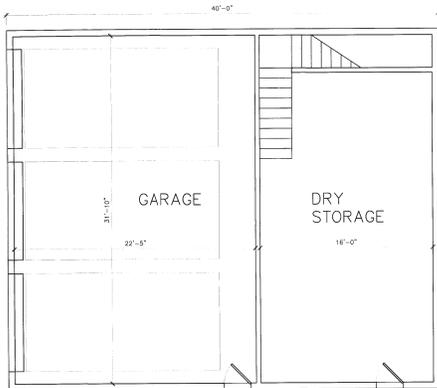
55 PARK AVE
OSWING, NY 10562
PHONE: 518-355-5190

DATE:
Michael J. Festo
2 Elizabeth Court
Katonah, NY 10536

PROPOSED 3 CAR GARAGE
247 BUCKSHOLLOW ROAD
MAHOPAC, NY 10541



1 SECTION
A-2 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR LAYOUT PLAN
A-2 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LAYOUT PLAN
A-2 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

PROPOSED SECTION & FLOOR PLANS

DATE: 11/15/2023
SCALE: 1/4" = 1'-0"

THIS DRAWING IS THE PROPERTY OF JMER ENGINEERING, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.



Address Identifier



Building Front View



Building Right Side View #1



Building Back View



Building Left Side View



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

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

Application Date: 11/29/2023

156.47 A1

Application For (circle applicable): Area Variance (Use V) Use Variance Interpretation 280A
Name of Property Owner: DRANA VUKAJ Address: 515 Route 6N Mahopac NY 10541

Mailing Address: SOME Phone Number(s): _____

Zoning District: R-120 Tax Map: 75-10 - 1 - 18

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>10/2005</u>	<u>Construct Addition</u>	<u>GRANTED</u>

List all improvements (1 family dwelling, pool, etc.) ~~2-1 family, 1-2 family, garage + Pond + Pergola~~

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: Rt 6N

I, the applicant, am seeking permission to: put up a pergola near the pool on Lot w/ 2-1 family dwelling + 1-1 family dwelling

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

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 28 day of Nov 20 23

Patricia R. Genna
Notary Public

PATRICIA R. GENNA
Notary Public, State of New York
No. 05GE6162305
Qualified in Putnam County
Commission Expires 3-12-2027

Petitioner [Signature] Date 11/23/23

SURVEY OF PROPERTY
 PREPARED FOR
DORIS A. EDES
 PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

SCALE: 1" = 40'

DATE: JULY 8, 1996

The premises shown hereon being lands described in Liber 612, Page 78 of deeds; the description recited therein lacks property dimensions and "calls" for physical monumentation. The lines shown hereon were derived as follows:

1. Line of lands of the City of New York was held in accordance with cross cuts found, as referenced hereon.
2. Line along Ballard-Barrett Cemetery, Inc. held as being on or near stone wall; westerly terminus of said line established by holding distance given on Filed Map No. 196-C.
3. Lines along Red Mills Baptist Church are in accordance with a survey by R.H. Gorr, and in accordance with existing physical bounds.
4. The highway boundary along N.Y. Route 6N as shown is an assumed road line, derived by holding the road face of wall as evidence of the extent of lands in public use.

AREA = 1.805 ACRES
 (78,637 SQ. FT.)

Certified, as noted and limited below, only to:
 - DORIS A. EDES

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

Prepared by:
Baxter Land Surveying, P.C.
 P. O. Box 147
 Mahopac, New York 10541

[Signature]
ROBERT E. BAXTER, P.L.S.
 N.Y.S. Lic. No. 48434

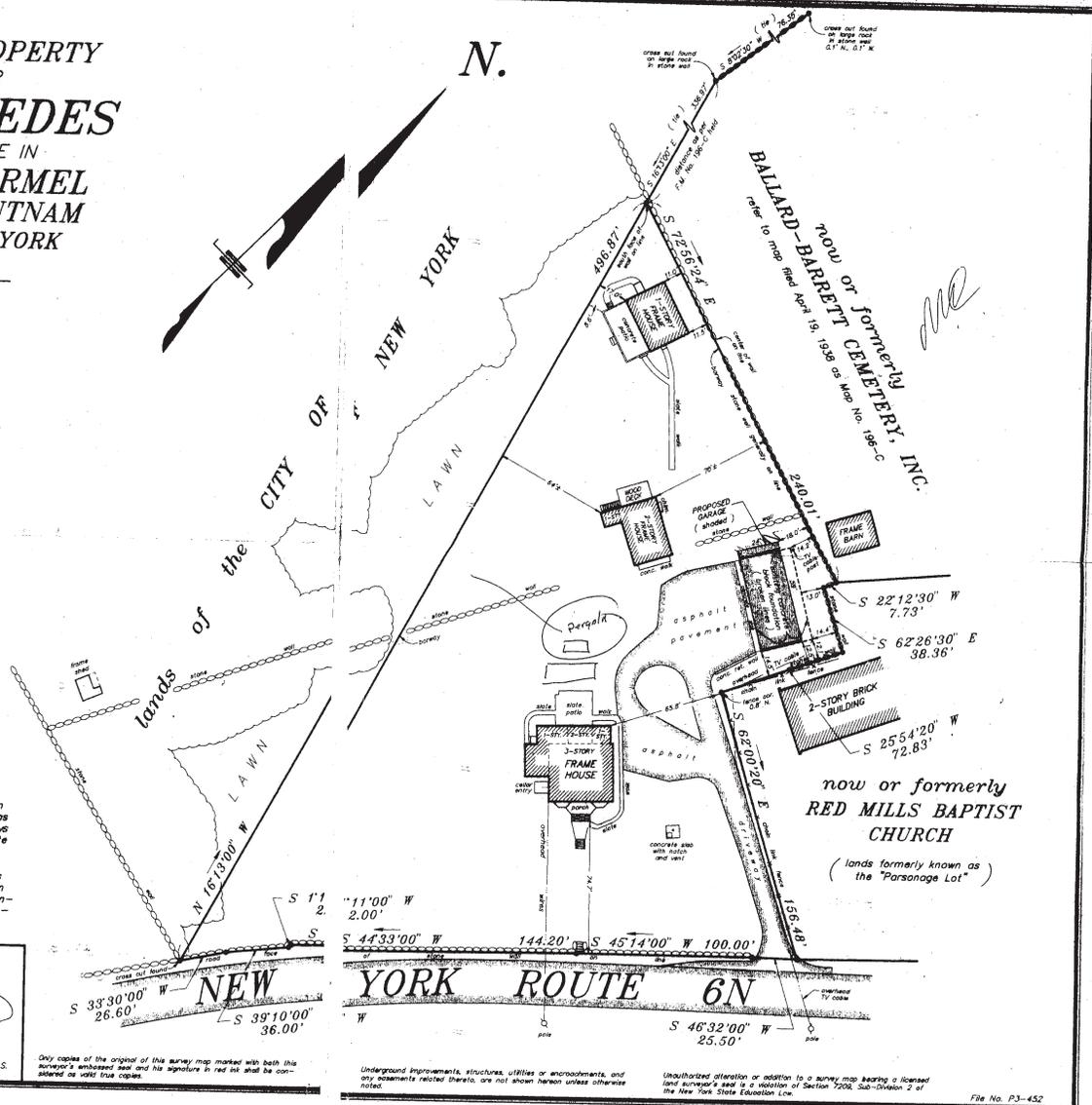
Phone: (914) 621-8562

Only copies of the original of this survey map marked with both this surveyor's endorsed seal and the signature in red ink shall be considered as valid true copies.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7206, Sub-Division 2 of the New York State Education Law.

File No. P3-452













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
778 RT6, LLC
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 1/29, 2024

Application For (circle applicable): Area Variance (B6.41 C4) Use Variance Interpretation 280A
Name of Property Owner: 778 RT6, LLC Address: 778 RT6 Malone NY
Mailing Address: Same Phone Number(s):
Zoning District: A Tax Map: 76-22 - 1 - 54
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
10/91	2 small additions	granted <u>One</u>
12/84	Front setback & 271 variance	granted <u>One</u>
6/83	New setbacks, pre-standing sign	granted <u>One</u>

List all improvements (1 family dwelling, pool, etc.) Food Service Establishments (Four)

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: Photos

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES
Explain: RT 6

I, the applicant, am seeking permission to: Add Sign to Side of Commercial Bldg (17,575 sq. ft.)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
1 sign / Establishment	2 Signs	1 Sign on Side

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 29th day of Jan, 2024

GARY KIERNAN
Notary Public for the State of New York
Qualified in Putnam County
My Commission Expires 05-24-2026

Petitioner: [Signature] Date 1/29/24



PROPOSED ADDITION 125 S.F.

LED ILLUMINATED CHANNEL LETTERS



2025 CROPPING RD HARTFORD CT 06105
64 722 9878 WWW.SIGNSANDMORE.COM

LED ILLUMINATED CHANNEL LETTERS



17.5 SQ FT





ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

1716

IN THE MATTER OF THE APPEAL
OF
Wendy Guthro

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
73 Myrtle Ave., Mahopac, NY

Name of Property Owner: _____ Address: _____ (Address) (City) (State)

Mailing Address: 17 Tree Top Ct., Burlington, MA 01803 Phone Number(s) _____
(Address) (City) (State)

Zoning District: R Tax Map: 75.14 - 1 - 16
(R-120, Commercial, C.B.P. or Combination) (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
12/21/1989	Raise roof of garage	Approved
2/22/1990	— Raise roof of garage	Approved

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling & Accessory Apt. in separate structure

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, plans, septic approval

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 Myrtle Avenue

I, the applicant, seeking permission to: Amend D&O dated 2/21/1990 to eliminate condition "no residential use of structure"
To add Accessory Apt. above garage Built before 1998

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
	See attached	

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.

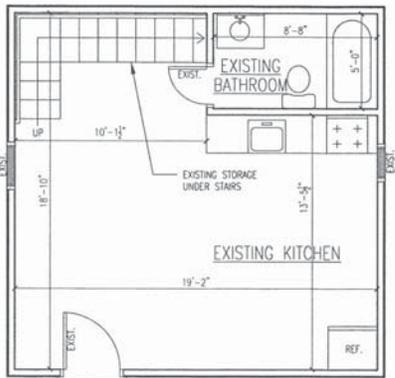
Sworn to before me this 10th day of January 20 2014
Margaret Ferreri Buechel
Notary Public

MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4515019
Qualified in Dutchess County
Commission Expires February 8, 2016

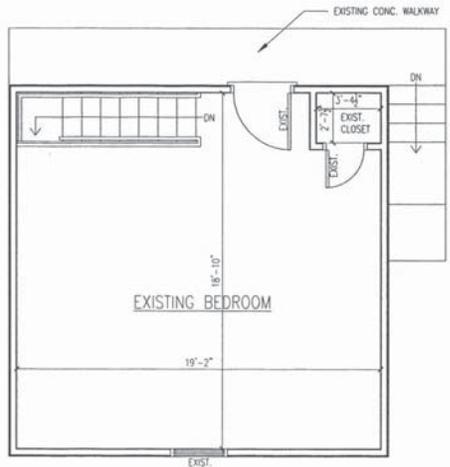
Petitioner _____ Date _____

ATTACHMENT TO ZBA APPLICATION

CODE REQUIRES/ALLOWS	PROVIDED	VARIANCE REQUIRED
Code requires accessory Apartment no more than 35% of size of the main House	Accessory apartment is 76% of the size of the main house Main house 1011 ft. Acc. Apt. 772 ft.	41% variance or 418 ft.



1 EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



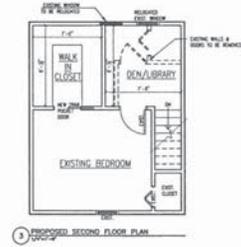
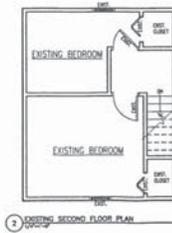
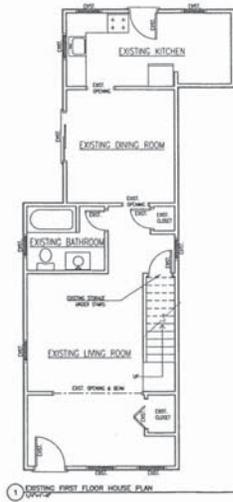
2 EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

ARCHITECTURAL
VISIONS

PROJECT: WENDY GUTHRO

EXISTING APARTMENT PLANS

A-100



ARCHITECTURAL
VISIONS

8 WILCOX ROAD NORTH P. 914-426-8811
 SUITE 100 F. 914-426-8812
 400 WILCOX ROAD NORTH

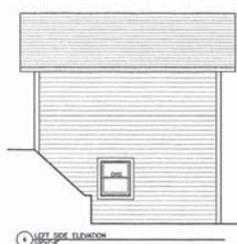
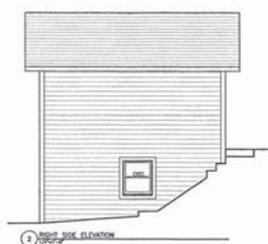
PROJECT:
 WENDY GUTHRO

PROJECT NUMBER DRAWING NUMBER
 DRAWING DATE DATE AND SHEET APPROVAL

HOUSE PLANS

DATE	BY

A-101



ARCHITECTURAL
DESIGN

2000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202
 303.733.1111

PROJECT
 WENDY GUTHRO
 1000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202
 303.733.1111

APARTMENT ELEVATIONS

NO. OF SHEETS	
SHEET NO.	
DATE	
SCALE	
PROJECT NO.	
DATE	

A-200



RECEIVED
FEB 07 2024
Alice Daly

Google



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
Achilles Doupio
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

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

Name of Property Owner: Achilles Doupio Address: 441 Route 6 Mahopac NY 10541

Mailing Address: 441 Route 6 Mahopac NY 10541 Phone Number(s): _____

Zoning District: C-Commercial Tax Map: 75.16 - 1 - 18

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.) Commercial Strip Mall

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

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 Rte 6

I, the applicant, am seeking permission to: Add Curb over Front ~~Front~~ Sidewalk

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' front</u>	<u>4.5'</u>	<u>35.5'</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 1 day of Feb 2024
Kelly Puccio
Notary Public

KELLY PUCCIO
Notary Public, State of New York
No. 01PU6088070
Qualified in Putnam County
Commission Expires March 03, 2027

Petitioner Achilles Doupio Date 2/1/2024



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: Achilles Doupis
(Owner)
Located at: 441 Route 6, Carmel
(Address) (City, Town, Village)
Tax Map #: 75.16-1-18
In the matter of: Achilles Doupis
(Variance Request)

To whom it may concern:

This letter is to authorize Dimitrios Doupis
a/an (check one) Attorney Engineer Architect Other (Son)

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

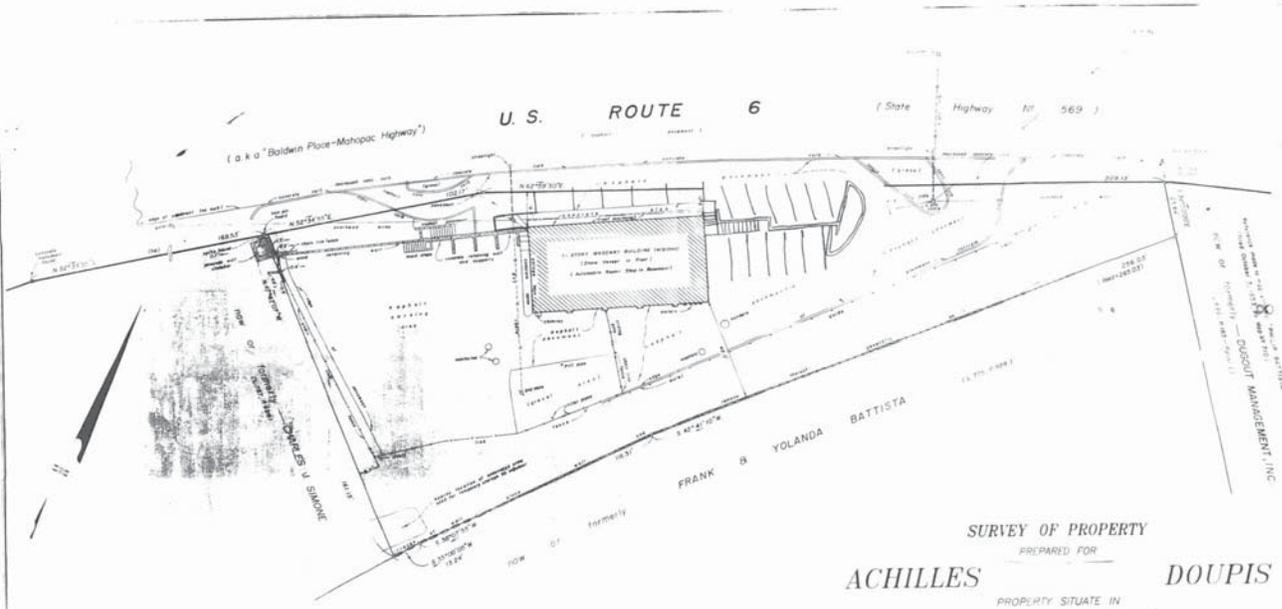
Countersigned: [Signature]
(Representative)
Dimitrios Doupis
(Print Name)

Signed: [Signature]
(Owner of Property)
Achilles Doupis
(Print Name)

Mailing Address: 14 HARTFIELD Rd.
Mahopac
State: N.Y. Zip: 10541
Telephone # 914-403-0391
Date: 1/29/2024
E-mail: Douglas.Dimitrios@GMAIL.COM

Mailing Address: 441 Route 6
Mahopac
State: N.Y. Zip: 10541
Telephone # _____

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



AREA = 0.864111 ACRE

SURVEY OF PROPERTY
 PREPARED FOR
ACHILLES DOUPIS

PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

SCALE: 1"=15'
 DATE: NOVEMBER 27, 1991

The enclosed survey has been prepared in accordance with the provisions of the State Survey Law, Chapter 100, Section 100-1, of the State Education Law.

Professional description of sections to be surveyed shall include the location of the corners, the location of the center of the section, the location of the center of the section, and the location of the center of the section.

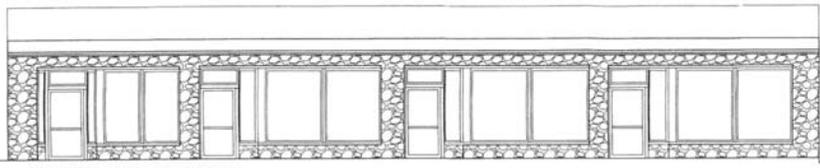
ROBERT E. BAILEY
 Surveyor
 No. 1000

REVISION

The surveyor's professional seal and any certification, including the date of the survey, shall be on the drawing and shall be signed by the surveyor and shall be a condition of the drawing. The drawing shall be a true and correct copy of the original drawing.

Professional description of boundaries, including the location of the corners, the location of the center of the section, and the location of the center of the section.

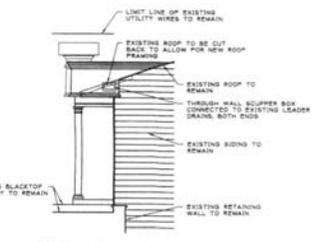
Survey prepared by
 Survey Management, Inc.
 1000
 1000
 1000



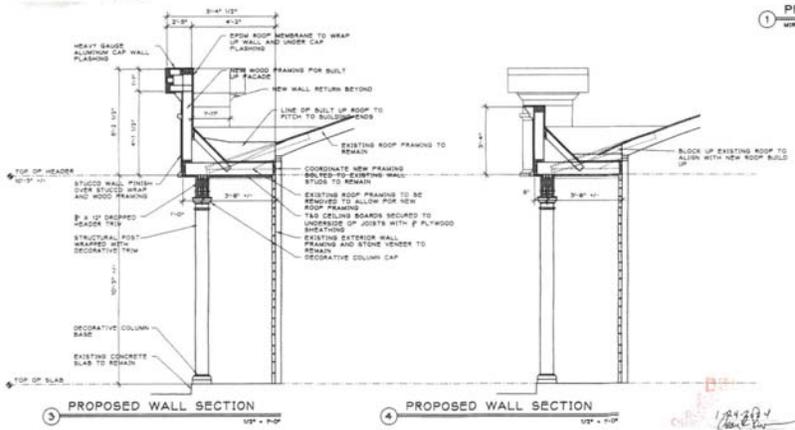
1 EXISTING FRONT ELEVATION
VP - P-OP



2 PROPOSED FRONT ELEVATION
VP - P-OP



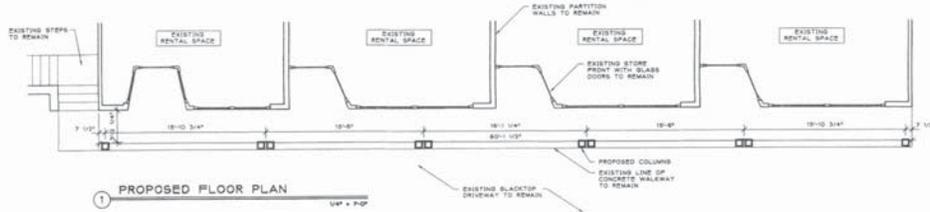
1 PROPOSED SIDE ELEVATIONS
VP - P-OP
MIRROR HANDED OTHER SIDE



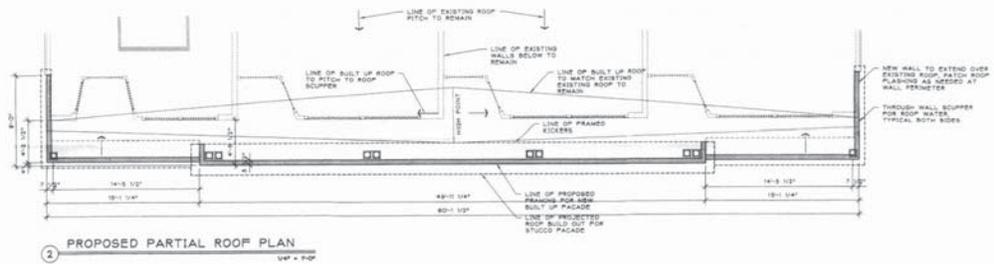
3 PROPOSED WALL SECTION
VP - P-OP

4 PROPOSED WALL SECTION
VP - P-OP

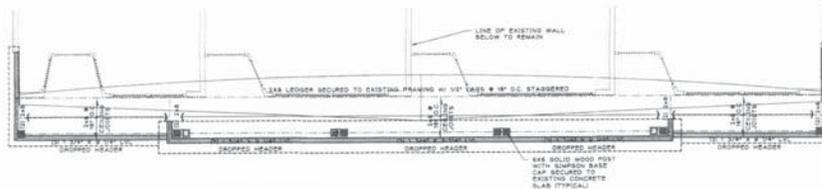
DATE	REVISION	BY	CHKD BY
12/15/13	BUILDING PERMIT		
PROPOSED ELEVATIONS & DETAILS			
PROJECT	DATE	SCALE	PROJECT NUMBER
FRONT FACADE RENOVATION	08/15/13	1/8" = 1'-0"	A X
ACHILLES DOUPIS	08/15/13		201
641 ROUTE 6	08/15/13		
MANHATTAN, NY 10541	08/15/13		



1 PROPOSED FLOOR PLAN
VP + P/P



2 PROPOSED PARTIAL ROOF PLAN
VP + P/P



3 PROPOSED PARTIAL STRUCTURAL PLAN
VP + P/P

DATE	10/20/11	ISSUE	ISSUING PERMIT
DESIGN	10/20/11	SCALE	AS SHOWN
PROJECT	FRONT FACADE RENOVATION ACHILLES DOUPIS 441 ROUTE 6 MAROPAC, NY 10541		
PROJECT NO.	101	SCALE	AS SHOWN



EXISTING LEFT SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION

PROJECT:
FRONT FACADE RENOVATION:
ACHILLES DOUPIS
441 ROUTE 6
MAHOPAC, NY 10541



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

11 cov
ME

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

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

Application Date: 1/10, 2024

Application For (circle applicable): Area Variance (156.15) ^{156.47A1} Use Variance Interpretation 280A
 Name of Property Owner: Thomas Simone Address: 9 Ballatah Dr, Mahopac
 Mailing Address: 155 Buckshollow Rd Mahopac Phone Number(s): -
 Zoning District: R-120 Tax Map: 75.16 - 1 - 30
 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>28A</u>	<u>Deny</u>
	<u>NO previous appearances</u>	

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

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

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES
 Explain: Rt 6

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

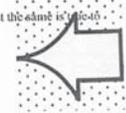
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' Front</u>	<u>23' (+ steps)</u>	<u>2'</u>
<u>10' Side</u>	<u>.5'</u>	<u>9.5'</u>

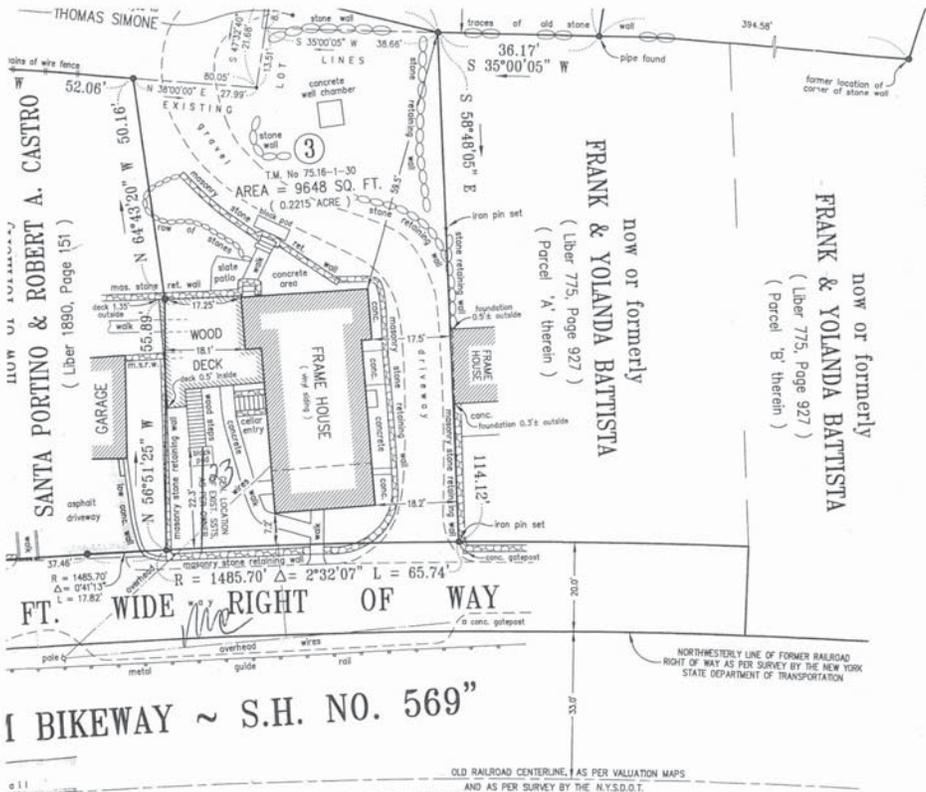
State of New York)
 County of Putnam)
 The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.
 Sworn to before me this 10th day of Jan 2024

 Notary Public

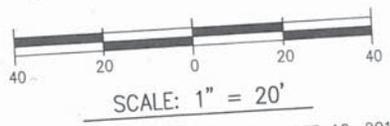
ALICE DALY
 Notary Public, State of New York
 No. 01DA6345218
 Qualified in Putnam County
 Commission Expires July 25, 2024

Petitioner: Thomas Simone Date: 1/10/2024





SKETCH SUBDIVISION PLAT
 SHOWING
 PROPOSED LOT LINE REALIGNMEN
 PREPARED FOR
THOMAS SIMONE
 &
GENE SIMONE
 PROPERTY SITUATE IN
 TOWN OF CARMEL
 COUNTY OF PUTNAM
 STATE OF NEW YORK



FIELD SURVEY COMPLETED: SEPTEMBER 10, 2012
 SKETCH PLAT PREPARED: SEPTEMBER 19, 2012

1 BIKEWAY ~ S.H. NO. 569"

of the PEOPLE OF THE STATE OF NEW YORK
 NEW YORK CENTRAL RAILROAD, PUTNAM DIVISION

OLD RAILROAD CENTERLINE, AS PER VALUATION MAPS
 AND AS PER SURVEY BY THE N.Y.S.D.O.T.





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

Application Date: February 1, 2024

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Christopher Marino Address: 75 Kia Ora Blvd, Mahopac NY
Mailing Address: 75 Kia Ora Blvd, Mahopac NY Phone Number(s):
Zoning District: R-120 Tax Map: 87.5 - 2 - 46
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
N/A	N/A	N/A

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: Photos, Property Survey, Building plans

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

I, the applicant, am seeking permission to: build a detached garage on the side of my 1 family dwelling

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' from accessory building to side property line	7'-0"	3'-0"

State of New York)

County of Putnam)

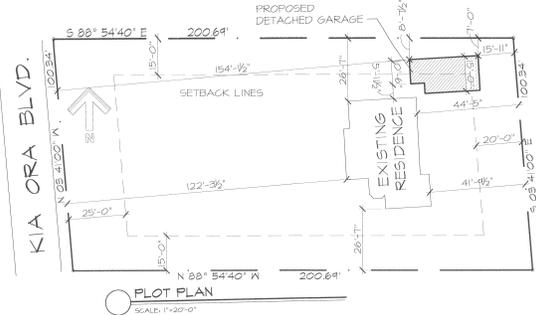
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she)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

Sworn to before me this 1st day of Feb, 2024

Kathleen Jordan
Notary Public

KATHLEEN JORDAN
Notary Public, State of New York
No. 01JO6208267
Qualified In Queens County
Commission Expires June 29, 2025

Petitioner *[Signature]* Date 2/2/24



TOWN OF CARMEL ZONING REQUIREMENTS:		
	RESIDENTIAL ZONING DISTRICT (R)	PROPOSED PROJECT (ACCESSORY BUILDING)
	REQUIRED	EXISTING / PROPOSED
LOT AREA (MIN.)	120,000 S.F.	20,067.47 S.F. (0.460 ac.)
LOT WIDTH	300'	100'-4"
LOT DEPTH	300'	207'-8.5"
FRONT YD. SETBACK	25'-0"	15'-1.5"
SIDE YD. SETBACK (EA. S)	15'-0"	7'-0"
REAR YD. SETBACK *	20'-0"	15'-0.9"
BLDG. HEIGHT (MAX.)	35 FT.	15'-0.9"
MAX. LOT COVERAGE - BLDGS	15%	6.90% / 9.08%

* PER TOWN CODE 156-10 LOTS 25-50 ACRES
 ** PER TOWN CODE 156-10 LOTS 25-50 ACRES ACCESSORY STRUCTURES

SHALLOW FOOTINGS
 R403.1.4 Minimum depth:
 Exterior footings shall be placed not less than 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Section R403.1.4.1

R403.1.4.1 Frost protection:
 Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2 (1).
2. Constructed in accordance with Section R403.3.
3. Constructed in accordance with ASCE 4.2.
4. Encased in solid rock.

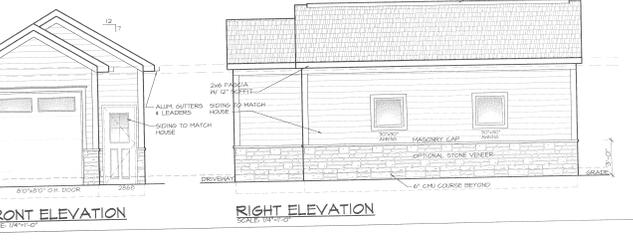
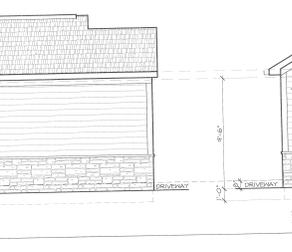
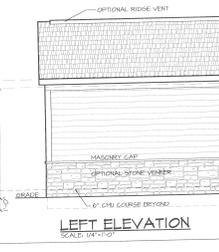
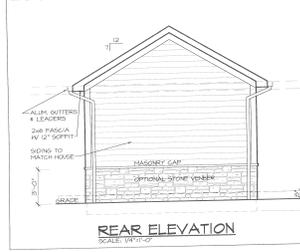
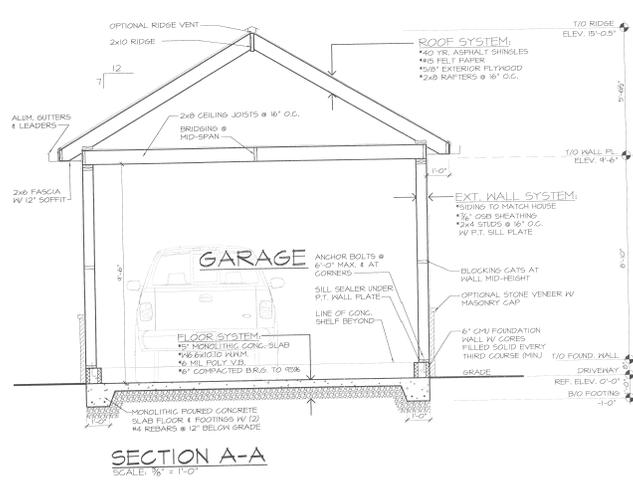
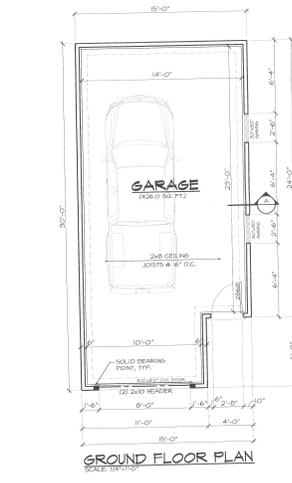
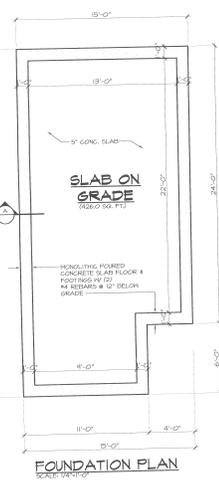
Footings shall not bear on frozen soil unless the frozen condition is permanent.

Exceptions:

1. Protection of free-standing accessory structures with an area of 600 square feet (56 m²) or less, of light frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of free-standing accessory structures with an area of 400 square feet (37 m²) or less, of other than light frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

CLIMATIC & GEOGRAPHIC DESIGN DATA					
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	HEAVY RAIN FLOOD RISK (6)	ICE SHIELD UNDERLAYMENT REQ.	FLOOD HAZARD
40 PSF	105 MPH	B	SEVERE	42"	YES
				HSD TO LEAVY	MAY 2, 2012

- GENERAL NOTES:**
1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, NFPA 12 AND ALL LOCAL / MUNICIPAL CODES.
 2. ALL WORK INCLUDING MATERIAL SPECIFICATIONS AND METHODS OF CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE CODES.
 3. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE PROPOSED NEW CONSTRUCTION IN THE FIELD BEFORE STARTING WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.
 4. OWNER SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING DEPARTMENT PERMITS PRIOR TO THE START OF WORK.
 5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS: A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.
 6. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED DURING THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS THAT REMAIN DAMAGED DURING THE PERFORMANCE OF THE WORK.
 7. ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE OWNER'S PROPERTY AND MUST BE CALLED FOR BY ONE (1) SET OF BINDS AS IF CALLED FOR BY ALL ANY WORK SIGN OR REFERRED TO ON ANY DOCUMENT SHALL BE PROVIDED AS INDICATED ON ALL DOCUMENTS.
 8. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS, TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION OR INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE ARCHITECT AND IT IS TO BE FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS WORKING PART DRAWINGS, SKETCHES AND/OR SPECIFICATIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT BY THE OWNER/CONTRACTOR DIRECTLY FOLLOWING THE SUBMISSION TO THE OWNER BY THE ARCHITECT.
 9. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND CONTRACT DOCUMENTS ISSUED TO OWNERS PRIOR TO THE START OF THE WORK.
 10. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.
 11. PENETRATION IN GREENINGS OF WALL, PARTITIONS OR FLOORS FOR FIRE SMOKE OR ELECTRICAL DEVICES, ETC. SHALL BE PACKED AND SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED FIRE STOPPING AND SOUND TRANSMISSION CLASSIFICATION RATING.
 12. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. ELECTRICAL SHALL PROVIDE AN OVER-HEAD WALK-THROUGH WITH BUILDING OWNER PRIOR TO STARTING ELECTRICAL WORK.
 13. IN THE INTERPRETATION OF CONTRACT DOCUMENTS, REQUIREMENTS WITHIN THE DRAWINGS AND SPECIFICATIONS CONFLICT OR IT APPEARS THAT THE DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE REQUIREMENT TO BE FOLLOWED SHALL BE DECIDED BY THE ARCHITECT. WHERE THERE IS A DISCREPANCY IN THE QUANTITY, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY WHERE THERE IS A DISCREPANCY IN THE QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.



DONALD L. ZELLER,
 137 VAN WYCK LAKE RD.
 FISHKILL, N.Y.
 (845) 897-0001

PROJECT TITLE
 PROPOSED DETACHED GARAGE FOR
 THE MARINO FAMILY
 75 KIA ORA BOULEVARD
 MAHOPAC, N.Y.

DRAWING TITLE
 PLOT PLAN
 PLANS, ELEVATIONS
 CROSS SECTION

DATE
 2 FEB 2024

SCALE
 AS NOTED

AI











