

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 190
www.ci.carmel.ny.us

MICHAEL
CARNAZZA
*Director of Code
Enforcement*

BOARD MEMBERS

ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO
MICHAEL SCHWARZ

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:

APRIL 28th, 2016 – 7:30 P.M.

To hear the following applications:

HELDOVER APPLICATIONS

1. Application of **Michael Freiman** for a Use Variance, seeking permission to permit dairy goats on property. The property is located at 55 Vista Terrace, Mahopac and is known by Tax Map # 75.7-2-18.

NEW APPLICATIONS

2. Application of **New York SMSA Limited Partnership D/B/A Verizon Wireless** for a Variation of Section 156-37 (D), seeking permission to install public utility wireless telecommunication facility on the roof of existing building, a variance for parking is required. The property is located at 361 Route 6 Mahopac, NY 10541 and is known by Tax Map #75.19-1-12.

Code Requires	Provided	Variance Required
2 parking spaces for unmanned public utility installations	0	2 parking spaces for unmanned public utility installations

3. Application of **Paul Scaccianoce** for a Variation of Section 156-15, seeking permission to retain two preexisting sheds. The property is located at 234 West Lovell Street, Mahopac, NY 10541 and is known by Tax Map #87.6-2-66.

Code Requires	Provided	Variance Required
20' Side(12x16shed)	11'	9'
10' Side (10x14shed)	5'	5'

4. Application of **Gary Attanasio** for a Variation of Section 156-15, seeking permission to retain existing pool decks. The property is located at 282 West Lovell Street, Mahopac, NY 10541 and is known by Tax Map #87.6-2-53.

Code Requires	Provided	Variance Required
25 feet	Upper deck 23 ½ feet	1 ½ feet
25 feet	Lower deck 21.7 feet	3.5 feet
25 feet pool	20'	5'

5. Application of **Hudson Valley Realty Corp. (Gateway Summit Senior Housing)** for a Variation of Section 156-39B(8) and 156-42A(1), seeking permission to construct three story multi-family buildings and to provide 9 feet wide parking spaces for a portion of the required parking. The property is located at Gateway Drive, Carmel NY 10512 and is known by Tax Map # 55.-2-24.6 & 24.7.

Code Requires	Provided	Variance Required
40 feet maximum height/two stories	40 feet maximum height/three stories	1 story height for multi-family buildings
10 feet wide minimum parking stalls	9 feet wide minimum parking stalls	1 foot width of parking stalls

6. Application of **Par Four Realty Company, LLC (Fairways Senior Housing)** for a Variation of Section 156-39B(8) and 156-42A(1), seeking permission to construct three story multi-family buildings and to provide 9 feet wide parking spaces for a portion of the required parking. The property is located at Gateway Drive, Carmel NY 10512 and is known by Tax Map # 55.-2-24.8.

Code Requires	Provided	Variance Required
40 feet maximum height/two stories	40 feet maximum height/three stories	1 story height for multi-family buildings
10 feet wide minimum parking stalls	9 feet wide minimum parking stalls	1 foot width of parking stalls

7. Application of **Craig Keogh** for a Variation of Section 156-15, seeking permission to place pool 10 feet from property line. The property is located at 36 Secor Road, Mahopac, NY 10541 and is known by Tax Map #74.42-1-3.

Code Requires	Provided	Variance Required
40' Front (West Way)	10'	30'
10' Rear	5'	5'

MISCELLANEOUS

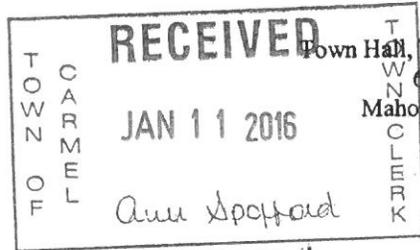
8. Minutes – 3/24/2016

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

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

Application Date: 12/8, 2015

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

Name of Property Owner: Michael Freiman Address: 55 Vista Terrace Mahopac NY

Mailing Address: 55 Vista Terrace Mahopac NY Phone Number(s):

Zoning District: Residential Tax Map: 75.7 - 2 - 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>No previous board appearances</u>	<u>(AT)</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 (NO)
Explain: NO

I, the applicant, am seeking permission to: Be granted a temporary variance, permitting dairy goats on property. Please see detailed explanation attached.

CODE REQUIRES	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 8th day of December 2015

[Signature]
Notary Public

Petitioner: [Signature] Date 12/8/15

Jessica Londin
01L06331511
Notary Public, State of New York
Qualified in Putnam County
My commission expires OCTOBER 13th, 2019



**ZONING BOARD OF APPEALS
TOWN OF CARMEL
PITTNAM COUNTY**

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

me

IN THE MATTER OF THE APPEAL
OF
New York SMSA Limited Partnership
d/b/a Verizon Wireless
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/17, 2016

Application For: (circle applicable): Area Variance (156-37(1)) ~~Use Variance XXXXXXXXXXXXXXXXXX~~
 Name of Property Owner: Barfile Property Management, LLC Address: 361 Route 6 Mahopac NY
 (Address) (City) (State)
 Mailing Address: 361 Route 6 Mahopac NY Phone Number(s): _____
 (Address) (City) (State)
 Zoning District: C (commercial) Tax Map: 75.19 - 1 - 12
 (R-120, Commercial, C&D.P. or Conservation) (Section) (Block) (Lot)
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
 E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
1999	Area, Lot Depth, Front Yard, Side Yard, Rear Yard, Floor Area, Lot Coverage	Granted
2010	Parking	Granted

List all improvements (1 family dwelling, pool, etc.) Installation of a public utility wireless telecommunication facility on the roof of existing building.
 The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Plans with elevations and property survey, and narrative statement with attachments thereto.

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
 Explain: NYS Route 6

I, the applicant, am seeking permission to: Install a public utility wireless telecommunication facility on the roof of existing building.
A variance for parking pursuant to Zoning Code Section 156-37(1) is required.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Two (2) parking spaces for unmanned public utility installations	0 (16 total)	2 parking spaces for unmanned public utility installation

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 5th day of February 20 16
Edward P. Teyber
 Notary Public

New York SMSA Limited Partnership d/b/a Verizon Wireless
 By: Petitioner [Signature] Date 2/5 2016
EDWARD P. TEYBER
 Notary Public, State of New York
 Registration #02TE6319109
 Qualified In New York County
 Commission Expires Feb. 9, 20 19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MS

IN THE MATTER OF THE APPEAL
OF
SCACCIANOCE, PAUL
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/28, 20 16

Application For: (circle applicable): Area Variance (15615) Use Variance Interpretation 280A
Name of Property Owner: PAUL SCACCIANOCE Address: 234 WEST LOVELL STREET MAHOPAC NY
Mailing Address: 234 WEST LOVELL ST MAHOPAC NY Phone Number(s):
Zoning District: R Tax Map: 87.6 - 2 - 66

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

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling 2 Sheds
The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Survey & Photographs

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: Retain two sheds

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>20' side (12x16 Shed)</u>	<u>11'</u>	<u>9'</u>
<u>10' side (10x14 Shed)</u>	<u>5'</u>	<u>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 29 day of March 20 16
Patricia R Genna
Notary Public

PATRICIA R. GENNA
Notary Public, State of New York
No. 05GE6162305
Qualified in Putnam County
Commission Expires 3-12-2019

Petitioner Paul Scaccianoce Date 3/29/16



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

142

IN THE MATTER OF THE APPEAL
OF

Attanasio

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 4-11, 20 16

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

Name of Property Owner: Gary Attanasio Address: 282 W. Lovell St Mahopac NY 10541

Mailing Address: 282 W. Lovell St Mahopac NY 10541 Phone Number(s): _____

Zoning District: R-120 Tax Map: 87.6 - 2 - 53

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

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	<u>No previous board appearances</u>	

List all improvements (1 family dwelling, pool, etc.) One Family Dwelling, Sheds (2) Pool + Pool Deck + Hot tub

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: see attach survey

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

I, the applicant, am seeking permission to: Variance for existing 'pool' Deck

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>25 FT</u>	<u>upper deck 23 1/2 ft</u>	<u>1 1/2 ft</u>
<u>25 FT</u>	<u>lower deck 21.7 FT</u>	<u>3.5 ft</u>
<u>25' FT Pool</u>	<u>20</u>	<u>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 11 day of April 20 16

Joanne M Martin
Notary Public

JOANNE M. MARTIN
Notary Public, State of New York
No. 01MA6088331
Qualified in Putnam County
Commission Expires March 3, 2019

Petitioner Gary Attanasio Date 4-11-16



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
Hudson Valley Realty Corp.

Application Date: April 14, 2016

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL 156-39B.(8)
156-42A.(1)

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

Name of Property Owner: Hudson Valley Realty Corp. Address: Gateway Drive, Carmel, New York
(Address) (City) (State)

Mailing Address: 1699 Route 6, Suite 1, Carmel, NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: C/BP Tax Map: 55. - 2 - 24.6 & 24.7
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

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

E-Mail Address _____@_____.net

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	None	

List all improvements (1 family dwelling, pool, etc.) 150 units of senior housing with required access driveway, parking and recreation facilities.

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: Multi-family Building Floor Plans, Multi-family Building Elevations, Overall Site Plans, Overall Landscape Plan and Overall Grading 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: Project has frontage on US Route 6; property is within 500 feet of the boundary of the Town of Southeast

I, the applicant, am seeking permission to: Construct three story multi-family buildings and to provide 9 feet wide parking spaces for a portion of required parking.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
40 feet maximum height/2 stories	40 feet maximum height/3 stories	1 story height for multi-family buildings
10 feet wide minimum parking stalls	9 feet wide minimum parking stalls	1 foot width of parking stalls

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 14th day of April, 2016

Alicia Hansen
Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01H46086490
Qualified in Dutchess County
Commission Expires 03/31/2019

Petitioner [Signature] Date 4-14-16



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
Par Four Realty Company LLC

Application Date: April 14, 2016

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL 156-39B.(8)
156-42A.(1)

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

Name of Property Owner: Par Four Realty Company LLC Address: Gateway Drive, Carmel, New York
(Address) (City) (State)

Mailing Address: 1699 Route 6, Suite 1, Carmel, NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: C/BP, R Tax Map: 55 - 2 - 24.8
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

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

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
	None	

List all improvements (1 family dwelling, pool, etc.) 150 units of senior housing with required access driveway, parking and recreation facilities.

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: Multi-family Building Floor Plans, Multi-family Building Elevations, Overall Site Plans, Overall Landscape Plan and Overall Grading 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: Project has frontage on US Route 6; property is within 500 feet of the boundary of the Town of Southeast

I, the applicant, am seeking permission to: Construct three story multi-family buildings and to provide 9 feet wide parking spaces for a portion of required parking.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
40 feet maximum height/2 stories	40 feet maximum height/3 stories	1 story height for multi-family buildings
10 feet wide minimum parking stalls	9 feet wide minimum parking stalls	1 foot width of parking stalls

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 14th day of April 2016

Alicia Hansen
Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 0146086470
Qualified In Dutchess County
Commission Expires January 27, 2019

Petitioner Paul Bonar Date 4-14-16



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

Keogh

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: April 7, 2016

Application For: (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: Craig Keogh Address: 36 Secor Rd Mahopac NY
Mailing Address: 36 Secor Rd Mahopac NY Phone Number(s): _____
Zoning District: C-Commercial Tax Map: 74.42 - 1 - 3
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)

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

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
2007	Variance for pool	Approved

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

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: MAP

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

I, the applicant, am seeking permission to: Place pool 10 ft from property line

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
40' Front (west way)	10'	30'
10' Side Rear	5'	5'

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 7 day of Apr. 1 20 16

[Signature]
Notary Public

EVAN TANTALOS
Notary Public - State of New York
NO. 01TA6196119
Qualified in Putnam County
My Commission Expires 11-3-2016

Petitioner Craig Keogh Date 4/18/16