JOHN MAXWELL

PHILIP AGLIETTI Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

TO MEZ

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:

February 22, 2018 - 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS

- 1. Application of **LONG GUO & LI CHI** seeking an Interpretation that a 3 family dwelling has existed prior to 1955, contrary to Town of Carmel records. Applicant requests an interpretation pursuant to §156-28 of the Carmel Town Code that the applicant has, as a matter of right, the ability to convert to a multi-family (3 family) dwelling in that all the conditions set forth in that section are applicable. The property is located at 133 Route 6N, Mahopac NY 10541 and is known by Tax Map 85.12-1-20.
- 2. Application of **JARAL PUTNAM LLC** for an Interpretation of Section 156 -15 as to whether a Senior Assisted Living & Memory Center is permitted as a commercial establishment. Alternatively, if the use is not consistent with commercial establishment, a use variance to permit such use. The property is located at 2054 Route 6, Carmel NY 10512 and is known by Tax Map 55.-2-24.1.

Code Permits	Provided	Interpretation Required
C/BP = permitted use of commercial establishments	Senior Assisted Living & Memory Center	proposed use is a permitted use in a C/BP zone.

OR

Code Requires	Provided	Variance Required
code 156 C/BP does not specifically approve Senior Assisted Living & Memory Center	Senior Assisted Living & Memory Center	Use Variance

3. Application of **888 ROUTE SIX, LLC (NYS SMSA LP d/b/a/Verizon Wireless)** for a Variation of Section 156 -37D seeking an area variance to install a public utility wireless telecommunication facility on the roof of an existing building. The property is located at 954 Route 6, Mahopac NY 10541 and is known by Tax Map 65.9-1-24.

	Code Requires	Existing	Variance Required
Min. Lot Area (SF)	40,000	11,761 +/-	28,239 +/- *
Min Lot Width (FT)	200	100 +/-	100 +/-*
Min Lot Depth (FT)	200	120 +/-	80 +/-*
Front Yard (FT)	40	15.9 +/-	Variance Previously Granted**
Side Yard (FT)	25	3.39 +/-	Variance Previously Granted**
Rear Yard (FT)	30	32 +/-	Not Required
Floor Area (Min) (SF)	5,000	5,000 +/-	Not Required
Height (Max) (FT)	35	30 +/-	Not Required
Building Coverage (Max)	30%	21.1 +/-%	Not Required
Parking Spaces	Two (2) parking spaces for public utility installation	0 (14 total**)	Two (2) parking*** spaces for public utility installation

^{*}Area variance required by Town as per Town policy to "clean up" all applications by getting variances for existing non-conformities prior to Planning Board approval

In addition to the minimum lot area, minimum lot width, and minimum lot depth area variances, the applicant seeks a variance from Section 156-37(B) of the Town Zoning Code in connection with the placement of a public utility installation on a pre-existing non-conforming lot/building.

NEW APPLICATIONS

4. Application of **MICHAEL CURLEY** for a Variation of Section 156-15, seeking an area variance to retain 2 existing sheds. The property is located at 42 Colton Road, Mahopac NY 10541 and is known by Tax Map 85.8-1-36.

Code Requires	Provided	Variance Required
Shed 1: 10 ft side	1 ft.	9 ft.
Shed 1: 10 ft. – rear	1 ft.	9 ft.
Shed 2: 10 ft - side	1 ft	Q ft

^{**}No additional variance required as area variance granted by ZBA resolution dated August 28, 2002 or ZBA Resolution dated June 20, 2007

^{***}Area variance required in connection with parking for proposed facility

5. Application of **GERARDA RELLA** for a Variation of Section 156-15, seeking a Use Variance in order to obtain a Certificate of Occupancy for an existing detached garage with finished loft (recreation room & ½ bathroom). The property is located at 37 Hillside Trail, Mahopac NY 10541 and is known by Tax Map 76.11-1-86.2.

Code Requires	Provided	Variance Required
Garages for the storage of vehicles used by the residents on the premises per schedule of District Regulation 156.15	Upstairs of garage used for recreation room and ½ bath	To allow recreation room and ½ bath

6. Application of **BALDWIN HILLS REALTY, LLC (Hudson Valley Federal Credit Union)** for a Variation of Section 156-15 & 156-42, seeking an Area Variance in order to reduce the minimum required floor area by approximately 1,200 square feet and reduce the parking stall dimensions. The property is located at 150 Route 6, Mahopac NY 10541 and is known by Tax Map 86.11-1-1 (subdivision lot 2).

Code Requires	Provided	Variance Required
5,000 sf min floor area of buildings	3,800 sf	1,200 sf
10' wide x 20' long min for parking spaces	9' wide x 18' long	1' wide x 2' long

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	IE APPEAL				
TO THE ZONING BOARD OF THE TOWN OF	OF APPEA	LS	A	Application Date:	11/27,2017
Application For: (circle applica	able): Area V	Variance() Use Varia	ince Interpretat	zion 280A
			iress: 133	Route 6N	
Name of Property Owner: LON Mailing Address: 168 Eas (Address)	+ Lake F	3Hd Makne	(Address)	Jumber(s):	(Citv)
(Address)	(Cit	ty) (State)	2 co	(C)	20
Zoning District: R-120, Commercial,	C/BP, or Conservation	Tax	Map: Section	- J	rck) - (Lot)
Applicant is: (circle one) Ow	(Les	(Contract Ve	ndee) [A	kttach deed, contra	ct of sale or lease agreement]
E-Mail Address:			_		
Previous Appeals regarding the	subject prem	ises			
DATE	1 01.	REQU	EST		RESULTS
	No pre	vious boar	d affer	rance (RT)	
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List all improvements (1 family The owner shall submit with th diagrams, neighborhood land us understand the request. List atta	is application se maps, prop	supporting materials in	ncluding plans, e	elevations, landscap	ing diagrams, traffic circulation als that will assist the Board to
Is any portion of the property w			ighway, town bo	oundary, parkway o	r public lands? VE3/NO
I, the applicant, am seeking per	mission to: A	N INTERPRE		that the	e 3 family dwells
CODE REQUIRES	3	PROV	TDED	` VA	ARIANCE REQUIRED
	-				
State of New York) ss: County of Putnam) The undersigned petitioner, being duly (his) (her) knowledge except as to the n Sworn to before me this	natters therein sta	ted to be on information and	ad the foregoing per I belief, and as to the	tition and knows the conose matters (he) (she) bel	tent thereof, and that the same is true to lieves to be true.
Notary Public					
PHYLLIS HUI	NT ROUDO-		115	7	Na se

PHYLLIS HUNT BOURGES
Notary Public, State of New York
No. 01BO4798459
Qualified in Putnam County
Certificate Filed in New York County
Commission Expires July 31, 2021

Petitioner

Date 11/27/17





NTHE MATTER OF THE APPEAL OF JOYAN PURPALS OF THE ZONNO BOARD OF APPEALS OF THE TOWN OF CARD Polication For: (circle applicable): Area Variance polication For: (circle applicable): Area Variance Maine of Property Owner Taral Mathematical Contract of Mathematical Contract Office Contract of Mathematical Contract of Mathem	National State of the State of	NAMES OF TAXABLE PARTY OF TAXABLE PARTY.	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE	Berling Control Control	and the state of t
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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.

MARGABET FERRERI BUECHEL Notary Public, State of New York No. 4919619 Qualified in Dutchess County Commission Expires February 8, 20



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

ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY



New York SMS Limited Partnership d/b/a Verizon Wireless TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable):	IN THE MATTER OF		1 7 1				
Application Date: December 29 , 20 17 TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable): Area Variance	OF			1111111	4		
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For: (circle applicable): Area Variance 156-37D Use Variance Interpretation 280A Name of Property Owner: 888 Route Six, LLC Address: 954 Route 6 Mahopac NY 1054 Mailing Address: 888 Route 6 Mahopac NY 10541 Phone Number(s) Zoning District: C (Commercial) Tax Map: 65.9 - 1 24 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement E-Mail Addres: Previous Appeals regarding the subject premises DATE REQUEST RESULTS See ZBA Resolutions, dated August 28, 2002 and June 20, 2007, submitted herewith List all improvements (1 family dwelling, pool, etc.) Restaurant (existing); Public utility wireless telecommunications facility on the roof (proposed). The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulatid 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 site plans as well as narrative statement with attachments thereto. As the proposed installation is on the roof of the existing building, application materials related to landscaping and traffic circulation are not applicable. Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands (ES)NO Explain: NYS Route 6 NADAMEN Existing building predates the zoning code, and therefore the Director of Code Enforcement has indicated that for the Planning to grant approval for Verizon Wireless installation on the roof of the existing building are required. A variance for park pursuant to Zoning Code Section 156-37(D) is also required. CODE REQUIRES NARIANCE REQUIRED*	New York SMSA Lin		ip >	V. AV	4111311		
Application For: (circle applicable): Area Variance				Applica	ation Date: _	December 29	_, 2017_
Name of Property Owner: 888 Route Six, LLC Address: 954 Route 6 Mahopac NY 1054 (Address) (Challenge)							
Mailing Address: 888 Route 6 Mahopac NY 10541 Phone Number(s) Zoning District: C (Commercial) (R) ISC Commercial (IR) or Conservation) Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement of the subject premises Previous Appeals regarding the subject premises DATE REQUEST RESULTS See ZBA Resolutions, dated August 28, 2002 and June 20, 2007, submitted herewith List all improvements (I family dwelling, pool, etc.) or the roof (proposed). 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 site plans as well as narrative statement with attachments thereto. As the proposed installation is on the roof of the existing building, application materials related to landscaping and traffic circulation are not applicable. In the applicant, an seeking permission to. Install a public utility wireless telecommunication facility on the roof of an existing building required. A variance for park pursuant to Zoning Code Section 156-37(D) is also required. RECOMMENDER Existing VARIANCE REQUIRED*	Application For: (circle appl	icable): Area Var	iance 156-37D)	Use Variance	Interpreta	ation 280A	
Mailing Address: 888 Route 6 Mahopac NY 10541 Phone Number(s) Zoning District: C (Commercial) Resolution is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement of the proposed in stallation is on the roof of the existing building, application atterials related to landscaping and traffic circulation are not applicable. Is any portion of the property within 500 ft. of any state or country highway, town boundary, parkway or public lands (YESNO Explain: NYS Route 6 I, the applicant, am seeking permission to: Install a public utility wireless telecommunication facility on the roof of an existing building predates the zoning code, and therefore the Director of Code Enforcement has indicated that for the Planning to grant approval for Vertizon Wireless last last last all pursuant to Zoning Code Section 156-37(D) is also required. RECOUNDED 18 Phone Number(s) Phone Number(s) Page Phone Number(s) Page	Name of Property Owner:	888 Route Six, LJ	LC Address:	954 Route 6		Mahopac	NY 1054
Zoning District: C (Commercial) Zoning District: C (Commercial) Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement of the contract of	• •					(City)	(State)
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement E-Mail Addres: Previous Appeals regarding the subject premises DATE REQUEST RESULTS See ZBA Resolutions, dated August 28, 2002 and June 20, 2007, submitted herewith List all improvements (1 family dwelling, pool, etc.) Restaurant (existing); Public utility wireless telecommunications facility on the roof (proposed). The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulatid 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 site plans as well as narrative statement with attachements thereto. As the proposed installation is on the roof of the existing building, application materials related to landscaping and traffic circulation are not applicable. Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands (ESNO Explain: NYS Route 6 I, the applicant, am seeking permission to: Install a public utility wireless telecommunication facility on the roof of an existing building the existing building predates the zoning code, and therefore the Director of Code Enforcement has indicated that for the Planning to grant approval for Verizon Wireless' installation on the roof, variances to "clean up" the building are required. A variance for park pursuant to Zoning Code Section 156-37(D) is also required. REQUEST REQUEST RESULTS RESULTS	Mailing Address: 888 Rout	e 6 Manopa		Phone Number	r(s)		
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	Code Requires	Existing	Variance Required
Min. Lot Area (SF)	40,000	11,761 +/-	28,239 +/- *
Min Lot Width (FT)	200	100 +/-	100 +/-*
Min Lot Depth (FT)	200	120 +/-	80 +/-*
Front Yard (FT)	40	15.9 +/-	Variance Previously Granted**
Side Yard (FT)	25	3.39 +/-	Variance Previously Granted**
Rear Yard (FT)	30	32 +/-	Not Required
Floor Area (Min) (SF)	5,000	5,000 +/-	Not Required
Height (Max) (FT)	35	30 +/-	Not Required
Building Coverage (Max)	30%	21.1 +/-%	Not Required
Parking Spaces	Two (2) parking spaces for public utility installation	0 (14 total**)	Two (2) parking*** spaces for public utility installation

^{*}Area variance required by Town as per Town policy to "clean up" all applications by getting variances for existing non-conformities prior to Planning Board approval

In addition to the minimum lot area, minimum lot width, and minimum lot depth area variances, the applicant seeks a variance from Section 156-37(B) of the Town Zoning Code in connection with the placement of a public utility installation on a pre-existing non-conforming lot/building.

^{**}No additional variance required as area variance granted by ZBA resolution dated August 28, 2002 or ZBA Resolution dated June 20, 2007

^{***}Area variance required in connection with parking for proposed facility



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 T	THE APPEAL			/
Calas		}		12/22,20 17
TO THE ZONING BOAR			Application Date: _	78 78 ,20 11
OF THE TOWN OF		_		
Application For: (circle appli	cable): Area Varia	nce Use	e Variance Interpreta	tion 280A
Name of Property Owner:/	MICHARL CUI	21RY Address:	42 COLTON RD	MAHOPAC DY (City) (State)
				(City) (State)
Mailing Address: (Address)	(City)	(State)	none Number(s):	_
Zoning District: 2 12 12	ial, C/BP, or Conservation)	Tax Map:	95.8 - /(section) - (Bl	- <u>36</u> (Lot)
Applicant is: (circle one)	Owner (Lessee)	(Contract Vendee)	[Attach deed, contra	act of sale or lease agreement]
E-Mail Address:				
Previous Appeals regarding the	he subject premises			
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The owner shall submit with	this application suppo	orting materials including r	olans elevations landscar	oing diagrams, traffic circulation
diagrams, neighborhood land	use maps, property s	urvey, photographs of prop	erty and any other materi	ials that will assist the Board to
understand the request. List a	ttachments here:	SURVRY PHOTOC	RAPHS	
Is any portion of the property	within 500 ft. of any	state or county highway, t	own boundary, parkway o	or public lands? YES/10
Explain: NO				
I, the applicant, am seeking p	ermission to: P.C.	TATAL 2 SHEAS		
i, the apprount, and seeking p		71430 & 077-003		
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County of Putnam)	dy cworn denoces and say	s that (he) (she) has read the fores	roing petition and knows the co	ntent thereof, and that the same is true to
(his) (her) knowledge except as to the	e matters therein stated to	be on information and belief, and	as to those matters (he) (she) be	elieves to be true.
Sworn to before me this 19 de	ay of <u>Dec.</u> 20 17		OF DALV	
	٨	ALI	CE DALY c, State of New York	
Uliny &	Ofen	No. 01	IDA6345218	
Notary Public			n Putnam County Expires July 25, 2020	
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TOWN OF CARMEL PUTNAM COUNTY

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

IN THE MATTER OF THE APPEAL		(8	345)628-1500
OF OF			(VIC
Po Ma	}		
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL	Ap	plication Date: 129	20 18
	156.19	5	
Application For: (circle applicable): Area Variance(_	Use Variance	e Interpretation 280A	
Name of Property Owner: Garaula Kella	Address: 3717	Fillside Trail Mechan	
Mailing Address: 16 Nau Brundiwa. Sie py Hull (Car), WY 1	(Address)	- 10-11.	Richy
Sleep House Way	Phone Num	aber(s):	thing.
Zoning District: STEE PY 10 CCCO, WY 1	Tax Map: 76.11	1 0	-
Applicant is: (circle and (c)	(coitos)	(Block) (Let)	2
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E-Mail Address:		The state of the state of	greement
Previous Appeals regarding the subject premises			
DATE	P. P. A. T. O. D. D.		
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The owner shall submit with this application supporting m diagrams, neighborhood land use maps, property survey, p understand the request. List attachments here:	hotographs of property and an	tions, landscaping diagrams, traffic c	circulation
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Is any portion of the property within 500 ft. of any state or Explain:	county highway, town bounda	TV. Darkway or public loads a second	(a)
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State of New York)	The state of the s		
County of Buttern 1			
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(his) (her) knowledge except as to the mattern therein stated to be on information to before the this 29 day of 20 %	tion and belief, and as to those maner	knows the content thereof, and that the same a (be) (she) believes to be true	is true to
Swom to before me this of day of Jan 20 16	RAPAL ANKII		
	NOTARY PUBLIC, STATE	OF NEW YORK	
	QUALIFIED) N WESTCHES COMMISSION EXPIRES	STER COUNTY	
	NO. 02AN6352	564	
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Petition	Y.		
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ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

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

	APPEAL			
		Applic	ation Date: Decemb	er 14 , 2017
TO THE ZONING BOARD OF THE TOWN OF CA			Hopac	
Application For: (circle applicab	le): (Area Variance	156-15 156-42) Use Variance	n Interpretation	280A
Name of Property Owner: Baldwi	n Hills Realty, LLC	Address: 150 Route 6, Ca	armel, NY 10541	ny) (State)
Mailing Address: 1699 Route 6	Suite 1, Carmel,			
Zoning District: C/BP (R-129, Commercial, C-1	1, 4,000,400	Tax Map: 86.11	_ 1	- 1 (Lon)
Applicant is: (circle one) (Own		(Contract Vendee) [Attack	deed, contract of sal	(Subdivision Lot 2
E-Mail Address				
Previous Appeals regarding the s	subject premises			
DATE		REQUEST		RESULTS
12/26/2016 1	2 acre red	uction in Minimum la	ot size A	PProved
Is any portion of the property with Explain: Yes, US Route 6 and 1, the applicant, am seeking permital parking stall dimensions.	thin 500 ft. of any s NYS Route 118	tate or county highway, town bounds	ary, parkway or public proximately 1,200 SF a	lands? YES/NO
CODE REQUIRES		PROVIDED	VARIANCE REQUIRED	
5,000 SF Minimum Required Floor Area of Buildings		3,800 SF 9' wide x 18' long	1,200 SF 1' wide x 2' long	
Parking spaces shall be min. 10' wid		9 wide x 16 long	1' wid	e x 2' long
Parking spaces shall be min. 10' wie		5 WIGEX TO TOTING	1' wid	e x 2' long