

JOHN MAXWELL
Chairman

PHILIP AGLIETTI
Vice-Chair

TOWN OF CARMEL
ZONING BOARD OF APPEALS



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext 187
www.ci.carmel.ny.us

MICHAEL
CARNAZZA
Director of Code
Enforcement

BOARD MEMBERS

ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO
JOHN STARACE

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:

December 27, 2018 – 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of **IMPERIAL VAPE & SMOKE SHOP, INC.** seeking an Interpretation that applicant's rights to open and conduct a vape/smoke shop have vested due to substantial expenditures made, or, in the alternative, a Use Variance to conduct a vape/smoke shop notwithstanding the moratorium enacted which forbids the opening of the same. The property is located at 441 Route 6, Mahopac NY 10541 and is known by Tax Map 75.16-1-18.

NEW APPLICATIONS:

2. Application of **ROSEMARY SPEIRS** for a Variation of Section 156.15 & 156.39.5, seeking permission to retain existing shed & existing chicken coop. The property is located at 23 Collier Drive W, Carmel NY 10512 and is known by Tax Map 44.13-1-26.

Code Requires	Provided	Variance Required
10' sides – shed	1'	9'
10' rear – shed	3' 2"	6' 10"
1 acre for Chicken Coop	.348	.652

3. Application of **RICK ROMASH** for a variation of Section 156-15 and a Use Variance seeking permission to convert existing 1 residential & 2 commercial building to a 2 residential & 1 commercial building. The property is located at 19 Fair Street, Carmel NY 10512 and is known by Tax Map 44.14-1-47.

Code Requires	Provided	Variance Required
1 apt. & 2 commercial	2 apts. & 1 commercial	Use Variance
Lot width – 200 ft.	52 ft.	148 ft.
Lot area – 40,000 sf.	16,809 sf.	23,191 sf.
Front yard – 40 ft.	23.5 ft.	16.5 ft.
West side yard – 25 ft.	20.3 ft.	4.7 ft.
East side yard – 25 ft.	5.6 ft.	19.4 ft.
Driveway width – 24 ft.	20.3 ft.	3.3 ft.

MISCELLANEOUS:

MINUTES:

- November 29, 2018

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
Imperial Vape and Smoke Shop Inc.
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20____

Application For: (circle applicable): Area Variance(_____) Use Variance Interpretation 280A
Name of Property ^{Lessee} Imperial Vape and Smoke Shop, Inc. Address: 441 Route 6, Mahopac, NY
Mailing Address: 441 Route 6, Mahopac, NY Phone Number(s): _____
Zoning District: 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
1977	Improper installation of sign	Denied
1985	Place two 4' x 8' signs on bldg. ends	Approved
1991	Erect two 4' x 4' free standing signs	Approved
2008	Build a gabion wall for parking	Approved

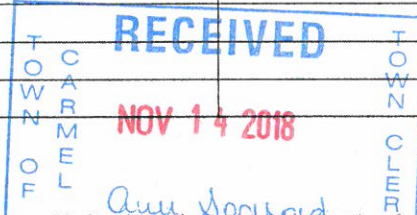
List all improvements (1 family dwelling, pool, etc.) Commercial strip mall

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: Use, affidavit of (A), Floor plan menu & law

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 - Route 6

I, the applicant, am seeking permission to: see 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 7th day of November 18

Margaret Ferreri Buechel
Notary Public

MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 2022

Petitioner [Signature] Date _____



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MR

IN THE MATTER OF THE APPEAL

OF
SPEIRS

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 11/1, 20 18

Application For: (circle applicable): Area Variance ^{156.15 + 156.39.5} Use Variance Interpretation 280A
 Name of Property Owner: Rosemary SPEIRS Address: 23 Collier Drive W Carmel NY
 Mailing Address: 23 Collier Dr W Carmel NY Phone Number(s): _____
 Zoning District: R-120 Tax Map: 44.13 - 1 - 26
(R-120, Commercial, C/BP, or Conservation) (Address) (City) (State) (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
	<u>NO previous ZBA appearances</u>	<u>(Dma)</u>

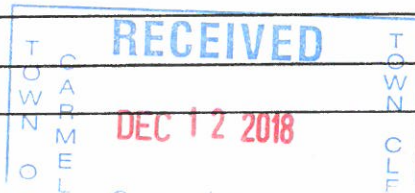
List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, shed, coop

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 (NO)
 Explain: _____

I, the applicant, am seeking permission to: retain existing shed ; existing chicken coop

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
<u>10' Sides</u>	<u>1</u>	<u>9'</u>
<u>10' Rear</u>	<u>3'2"</u>	<u>6'10"</u>
<u>1 acre for Chickens</u>	<u>.348 Acres</u>	<u>.652 acres</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 7th day of Nov 20 2018

Randy S. D'lorio
 Notary Public

Randy S. D'lorio
 Notary Public, State of New York -
 Registration #01DI5036747
 Qualified in Putnam County
 My Commission Expires Dec. 5, 2018

Petitioner Rosemary Speirs Date 11/7/18



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

we

IN THE MATTER OF THE APPEAL
OF
Rick Romash
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: November 13, 2018

Application For: (circle applicable): Area Variance 56-15 Use Variance Interpretation 280A
Name of Property Owner: Rick Romash Address: 19 Fair Street, Carmel, NY 10512
Mailing Address: SAME Phone Number(s): _____
Zoning District: C Tax Map: 44.14 - 1 - 47
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
	<i>No previous board appearances</i>	

RECEIVED
TOWN OF CARMEL
DEC 18 2018
Ann Spofford
TOWN CLERK

List all improvements (1 family dwelling, pool, etc.) 2 Offices and 1 Apartment

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, Floor Plans and 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: Fair Street, a county road

I, the applicant, am seeking permission to: Use Variance to convert 1 Residential and 2 Commercial to 2 Residential and 1 Commercial + Necessary Area Variances

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
1 apt. & 2 Comm. Exists.	2 apts. & 1 Comm. Proposed	Use Variance
Lot width - 200 ft	52ft (exist.)	148 ft
Lot Area - 40,000 sf	16,809 (exist.)	23,191 sf
Front yard - 40 ft	23.5 ft	16.5 ft
West side yard - 25 ft	20.3 ft (exist.)	4.7 ft
East side yard - 25 ft	5.6 ft (exist.)	19.4 ft
Driveway width - 24 ft	20.3 ft (Exist)	3.3 ft

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 13 day of Nov 2018
Susan Musumeci
Notary Public

Susan Musumeci
Notary Public, State of New York
Registration no. 01MU 0072775
Qualified in Putnam County
Commission Expires April 15, 2022

Petitioner Joe Greenberg Date 11/13/18