JOHN MAXWELL Chairman

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

RD 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"
l 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	OT				
Imperial Vap	Shop, Inc.		Applicatio	n Date:	, 20
	BOARD OF APPEALS VN OF CARMEL				
Application For (circle	e applicable): Area Var	iance() (Use Variance	Interpretatio	n 280A
Less	er Imperial Vap	a Cod Secret	1141 Route	/ //	Tobooce NI
	Smoke Shop	o, (ne.			(City) (State)
Mailing Address:	Route 6 Mg	chopac Ny	Phone Number(s)		
Zoning District: COW	Mercial Capper of Conservation	Тах Мар	: 75 1	b	18
(11.40)	ne) (Owner) (Lessee	_	0.000		of sale or lease agreem
	ic) (Owner) / (Lessee) (Comace voluce)	i i i i i i i i i i i i i i i i i i i	,	vi sait si ionst ugi tom
E-Mail Address:					
	ding the subject premise				DECHTC
1077	100-045	nstallation o	Pein		results renud
1985	Pigestiv		s on blug er	ds	Approved
1991	Fronttino		anders Sign		Amorid
2008	12.000	abion wall fi	or parking		Approved
			7 ()		
List all improvements	(I family dwelling, pool,	etc.) (mmerri	al strip n	nall	
diagrams, neighborhoo understand the request. Memu Is any portion of the pi	d land use maps, propert List attachments here:	y survey, photographs of	f property and any of	her material	g diagrams, traffic circul s that will assist the Boar Floor pla public lands? YES/NO
Is any portion of the pr	d land use maps, propert List attachments here: c + 16 w eperty within 500 ft. of a	y survey, photographs of	f property and any of	her material	s that will assist the Boar Floor pla
Is any portion of the pr	d land use maps, propert List attachments here:	y survey, photographs of	f property and any of	her material	s that will assist the Boar Floor pla
Is any portion of the pr	d land use maps, propert List attachments here: c + 16 w eperty within 500 ft. of a	y survey, photographs of	property and any of the description of the descript	parkway or	s that will assist the Boar Floor pla
I, the applicant, am see	d land use maps, propert List attachments here: c + 16 w eperty within 500 ft. of a	y survey, photographs of LOSe) at 1	property and any of the description of the descript	parkway or	s that will assist the Boar Floor pla public lands? YES/NO
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Is any portion of the pr Explain: U25 - I, the applicant, am see CODE RE State of New York) SS: County of Putnam) The undersigned petitioner,	d land use maps, propert List attachments here:	y survey, photographs of the county highway state or county highway says that (he) (she) has read the	PECEL NOV 14	parkway or VAI	public lands? YES/NO RIANCE REQUIRED
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Is any portion of the pr Explain: USS- I, the applicant, am sec CODE RE State of New York) Ss: County of Putnam The undersigned petitioner, (his) (her) knowledge excep Sworn to before me this Margaret Novary Public	d land use maps, propert List attachments here: G F 1600 apperty within 500 ft. of a COLUTE cking permission to: QUIRES Decing duly swom, deposes and Las to the matters therein state day of COUNTY AND COUNTY BUECHEL of New York 119	y survey, photographs of the county highway state or county highway says that (he) (she) has read the	PECEL NOV 14	parkway or VAI	public lands? YES/NO RIANCE REQUIRED



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		
	SDE IRS	Applica	tion Date:
	TO THE ZONING BOARD OF APPEALS		
	OF THE TOWN OF CARMEL Application For: (circle applicable): Area Va	Use Variance	Interpretation 280A
	Application For: (circle applicable). Area va	is itemoor	
	Name of Property Owner: Rosen arcy Mailing Address: A3 Collier De W (Address) (City)	(Address) Phone Number	(City) (State)
R	Mailing Address: A3 Collier De W (City)	(State)	1 - 26
	Zoning District: (R-120, Commercial, C/BP, or Conservation)	Tax Map: (section)	(Block) (Lot)
	Applicant is: (circle one) (Owner) (Lesse	ee) (Contract Vendee) [Attach	deed, contract of sale or lease agreement]
10	E-Mail Address:		
	Previous Appeals regarding the subject premis		DECLII TO
	DATE	REQUEST	RESULTS
	-		
DA	NO previous	ZBA Eppearance	s (Bma)
	. /	' '	
	List all improvements (1 family dwelling, poo	alora) I family duction	Shed COOD
	diagrams, neighborhood land use maps, prope	erty survey, photographs of property and an	ions, landscaping diagrams, traffic circulation y other materials that will assist the Board to
	understand the request. List attachments here:	: Jurvey, Photos.	
	Is any portion of the property within 500 ft. o	f any state or county highway, town bounda	ary, parkway or public lands? YES/NO
	Explain:		
	I, the applicant, am seeking permission to:	retain existing shed;	existing Chicken Coop
		PROVIDED	VADIANCE DEGLIDED
	CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
	10' Rom	32"	6'90"
14.129			
ME	I acre for Chickens	1348 Acres	, 652 acres.
	V		RECEIVED T
			A W
			N M DEC 1 2 2018
	State of New York) ss:		O E F
	County of Putnam) The undersigned petitioner being duly sworn denoses a	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 str		atters (ne) (sne) believes to be true.
	Description of the dissection	<u> </u>	
	Notary Public)	
	Randy S. D'Iorio	/	
	Notary Public, State of New York Registration #01DI5036747	Petitioner Lasersan B	pu Date 11/7/10
	Qualified in Putnam County My Commission Expires Dec. 5, 20/8	reutioner /	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



		(845)628-1500 V		
IN THE MATTER OF THE AP	PEAL			
OF	}			
	Rick Romash TO THE ZONING BOARD OF APPEALS Application Date: November 13 2018			
OF THE TOWN OF CARM				
Application For: (circle applicable):	Area Variance 56-15) Use Varian	ce Interpretation 280A		
Name of Property Owner: Rick Roma	COMPANIE SECTIONS	eet, Carmel, NY 10512		
Mailing Address: SAME		(code C)		
(Address)	(City) Phone Nur	mber(s):		
Zoning District: C (R-120, Commercial, C/BP, or Co	Tax Map: 44.14 (section)	- 1 (Block) ((a))		
Applicant is: (circle one) (Owner)	(Lessee) (Contract Vendee) [Att	ach deed, contract of sale or lease agreement]		
E-Mail Address:	-			
Previous Appeals regarding the subject	premises	RECEIVED		
DATE	REQUEST	RESULTS		
No	flerious hoard ax	flarances WA		
	. 77	N M DEC 18 2018		
		O E		
		F ann sported		
List all improvements (1 family dwellin	g, pool, etc.) 2 Offices and 1 Apartment			
The owner shall submit with this application diagrams, neighborhood land use maps,	ation supporting materials including plans, eleve property survey, photographs of property and a here: Site Plan, Floor Plans and S	ations, landscaping diagrams, traffic circulation my other materials that will assist the Board to		
understand the request. List attachments	here: Site Plan, Floor Plans and Si	urvey		
Is any portion of the property within 500	ft. of any state or county highway, town bound	dary, parkway or public lands? VES/MO		
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t, the applicant, am seeking permission to	o: Uzz Variance to come	if I Residential and I Comuned		
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CODE REQUIRES	PROVIDED	VARIANCE PEOLUPED		
apt. & 2 Comm.	2 apts. & 1 Comm.	VARIANCE REQUIRED		
Exists.	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 (F			
te of New York) ss:		Exist) 3.3 ft		
anty of Putnam) c undersigned petitioner, being duly swom, depose c) (her) knowledge except as to the matters therein	is and says that (he) (she) has read the foregoing petition an stated to be on information and belief, and as to those mate	id knows the content thereof, and that the same is true to		
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Notary Public				
Musumeci , State of New York	\cap Λ	/		
no. 01MU 6072775	Jan har	0.1.100 111210		

Susan Musumeci
Notary Public, State of New York
Registration no. 01MU 0072775
Qualified in Putnam County
Commission Expires April 15, 20 22

Petitioner

Date 11 13 18