

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
JOHN STARACE
JULIE MCKEON

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 25, 2021 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **CRM PROPERTIES MGMT.** seeking a Use Variance (§156-48A) to allow construction of a two (2) car garage on lot w/multi-family use in R-120 zone. The property is located at 686-690 Route 6N, Mahopac NY and is known as Tax Map #75.11-1-10.

Code Requires/Allows	Provided	Variance Required
No Additions Allowed	Addition to Garage	Use Variance as per section 156-48A

IMPORTANT NOTE:

All persons in attendance of the ZBA Meetings MUST adhere to the CDC guidelines for social distancing while in the meeting rooms. The wearing of face coverings are required if maintaining the 6 ft. social distancing cannot be achieved; no exceptions!!

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

VNC.

IN THE MATTER OF THE APPEAL
OF SECT. 156-48A
CRM Properties Maint.
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 12/1, 2020

Application For (circle applicable): Area Variance (156-48A) Use Variance Interpretation 280A
 Name of Property Owner: CRM Properties Maint Address: 17 Bowie Wood 686-690 Rt. 6N Mahopac
 Mailing Address: 17 Bowie Wood DR. Mahopac NY Phone Number(s): 914-290-9693
 Zoning District: R-120 Tax Map: 75.11 - 1 - 10
 (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: ANDREWKOCCO@GMAIL.COM

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
1969	2nd floor - denied	<u>Dma</u>
1983	deck - denied	<u>Dma</u>

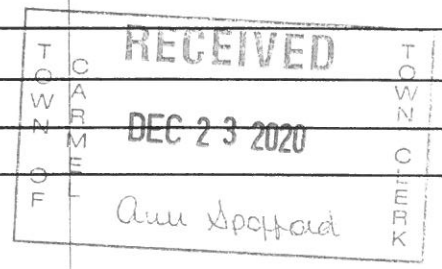
List all improvements (1 family dwelling, pool, etc.) 3 - Multi family dwellings + Garage

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.

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 Rt 6N

I, the applicant, am seeking permission to: Construct a two(2) car garage on lot w/ multi family use in R-120 zone.

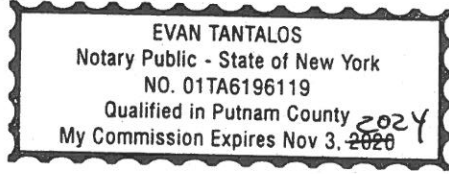
CODE REQUIRES / ALLOWS	USE VARIANCE PROVIDED	VARIANCE REQUIRED
<u>No Additions Allowed</u>	<u>Addition to Garage</u>	<u>Use Variance AS per Section 156-48A</u>



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 10 day of December, 2020

[Signature]
 Notary Public



Petitioner [Signature] Date 12/10/20