

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:

MARCH 24, 2022 – 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS:

1. Application of **NICOLAS E SANCHEZ** for a Variation of Section 156-15 seeking an Area Variance for permission to rebuild existing damaged deck with stairs. The property is located at 221 Elm Road, Mahopac NY and is known as Tax Map #63.82-1-46.

Code Requires/Allows	Provided	Variance Required
Front Yard: 25'	4.58' to deck stairs	20.42'
Rear: 15'	4.98'	10.02'
Rear: 15'	14'	1'

2. Application of **MEHRA REAL ESTATE LLC** for an Interpretation, or in lieu, a Use Variance seeking permission to retain solar panels on the ground. The property is located at 10 Veschi Lane South, Mahopac NY and is known as Tax Map #75.16-1-27.

Code Requires/Allows	Provided	Variance Required
Solar Panels are not a permitted use on the ground in a C-zone	Solar Panels on the ground	Interpretation, or in lieu, a Use Variance

3. Application of **JOHN REGAN** for a Variation of Section 156-15 seeking a Use Variance for permission to legalize existing third apartment. The property is located at 1751 Route 6, Carmel NY and is known as Tax Map #55.6-1-24.

Code Requires/Allows	Provided	Variance Required
No Mixed Use – Variance granted to allow 2 families w/office below 6/19/98	2 apts. approved; request permission to expand non-conforming use to a 3rd apartment.	Applicant seeks to expand existing 2 family w/office, approved by ZBA in 1998, by adding a 3 rd studio apt from existing empty space which has been residentially occupied for over 10 years. Applicant will, in turn, waive the previous ZBA approval to add a garage.

4. Application of **BRIAN JELENEK** for a Variation of Section 156-15 seeking an Area Variance for permission to add a 14' x 32' storage shed in the back of the property. The property is located at 5 Tamarack Road, Mahopac NY and is known as Tax Map #75.8-2-5.

Code Requires/Allows	Provided	Variance Required
20' from property line	5' (East)	15'
20' from property line	10' (North)	10'
20' from property line	12' (South)	8'

5. Application of **PRISCILLA ESFANDIARY** for a Variation of Section 156-15 seeking an Area Variance for permission to add front porch. The property is located at 150 Topland Avenue, Mahopac NY and is known as Tax Map #74.26-1-3.

Code Requires/Allows	Provided	Variance Required
Front: 25'	19'	6'

6. Application of **DUSTIN TOMEO** for a Variation of Section 156-15 seeking an Area Variance for permission to install pool. The property is located at 38 North Ridge Road, Mahopac NY and is known as Tax Map #76.13-2-83.

Code Requires/Allows	Provided	Variance Required
Front: 25'	12'	13'

7. Application of **ORRIN FEINGOLD** for a Variation of Section 156-15 seeking an Area Variance for permission to install a ground mounted solar system; 12.08kW Solar System using a dual access tracker. The property is located at 15 Tennis Court Road, Mahopac NY and is known as Tax Map #64.15-1-23.

Code Requires/Allows	Provided	Variance Required
Allows Roof Top Solar (on Principal)	Ground Mounted Solar	To allow Ground Mounted Solar (accessory)

8. Application of **PUTNAM SERVICE DOGS** for an Interpretation seeking permission to use a single-family home as a Training Center for dogs & clients in a single-family setting.

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

MC

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

Application Date: 2-2, 2022

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: NICOLAS E SANCHEZ Address: 221 ELM ROAD MAHOPAC NY 10541
Mailing Address: 221 ELM ROAD MAHOPAC NY 10541 Phone Number(s):
Zoning District: R 120 Tax Map: 63.82 - 1 - 46
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>1982</u>	<u>return to original lot lines on 2 pieces that had been merged</u>	<u>granted</u> <i>(Dma)</i>

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: PLANS / ELEVATIONS / PROPERTY SURVEY / PHOTOGRAPHS OF PROPERTY (EXT'G DECK)

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 TOWN OF PUTNAM VALLEY

I, the applicant, am seeking permission to: REBUILD EXISTING DAMAGE DECK W/STAIRS

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>FRONT YARD 25.0'</u>	<u>4.58' TO DECK STAIRS</u>	<u>20.42</u>
<u>Rear 15'</u>	<u>4.98</u>	<u>10.02</u>
<u>Rear 15'</u>	<u>14'</u>	<u>1'</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 2nd day of March, 2022

GARY KIERNAN
Notary Public, State of New York
Registration #01K16222008
Qualified in Putnam County
Commission Expires May 24, 2022

Petitioner [Signature] Date 3/2/2022
574 241 201 NY5DC



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MA

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

Application Date: February 28, 2022

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
 Name of Property Owner: Mehra Real Estate LLC Address: 10 Veschi Lane South, Mahopac, NY 10541
 Mailing Address: 10 Veschi Lane South, Mahopac, NY 10541 Phone Number(s): _____
 Zoning District: R-120 C Tax Map: 75.16 - 1 - 27
 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
8/25/2011	Area Variances- Lot area, lot depth, 2 Way Traffic aisle Town Road Frontage, Garage Removed	All approved

List all improvements (1 family dwelling, pool, etc.) (1) Dwelling & Solar Panels

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

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

I, the applicant, am seeking permission to: Retain Solar Panels on ground

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
solar panels are not a permitted use on the ground in a C- zone	solar panels on the ground	Interpretation or in lieu a use variance

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 March 2022

[Signature]
 Notary Public

ALPA PANDYA
 Notary Public, State of New York
 Reg. No. 01PA6397542
 Qualified in Westchester County
 Commission Expires 09/09/2023

Petitioner Jelle Zrenber Date 3/7/2022



AUTHORIZATION FORM

RE: Property of: Mehra Real Estate LLC (Owner)
Located at: 10 Veschi Lane South, Mahopac (Address) (City, Town, Village)
Tax Map #: 75.16-1-27
In the matter of: Retain Solar Panels (Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg, AIA, NCARB

a/an (check one) Attorney Engineer Architect Other _____

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned:
Joel Greenberg
(Print Name)

Signed:
Sanjay Mehra
(Print Name)

Mailing Address: 2 Muscoot Road North
Mahopac
State: NY Zip: 10541
Telephone # 917-324-9097
Date: 2/28/2022
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 10 Veschi Lane South
Mahopac
State: NY Zip: 10541
Telephone # _____

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

NR



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
John Regan
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: March 8, 2022

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: John Regan Address: 1751 Route 6, Carmel, NY 10512
Mailing Address: P.O. Box 67, Carmel, NY 10512 Phone Number(s): 6
Zoning District: C Tax Map: 55.6 - 1 - 24
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>2/8/1964</u>	<u>Rear yard - Ex. Structure + side + rear yard new structure</u>	<u>Approved</u>
<u>6/18/1998</u>	<u>Use variance to add garage + expand exist. apt.</u>	<u>Approved</u>

List all improvements (1 family dwelling, pool, etc.) Building w/ office on ground floor w/ 3 apartments above.

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 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: State Route 6

I, the applicant, am seeking permission to: Legalize existing third apartment

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>No mixed use - variance granted to allow family w/ office below 6/19/1998</u>	<u>2 Apts. approved Request permission to expand non-conforming use to a 3rd apartment</u>	<u>See attached</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 2nd day of March, 2022
Margaret Ferreri Buechel
Notary Public

MARGARET FERRERI BUECHEL
Notary Public, State of New York
No. 4919619
Qualified in Dutchess County
Commission Expires February 8, 2026

Petitioner [Signature] Date _____

Regan
55.6-1-24

Variance Required:

Applicant seeks to expand existing 2 family with office approved by ZBA in 1998 by adding a third (studio) apartment from existing empty space which has been residentially occupied for over ten years. Applicant will in turn, waive the previous ZBA approval to add a garage.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: John Regan (Owner)
Located at: 1751 Route 6 (Address), Carmel, NY (City, Town, Village)
Tax Map #: 55.6-1-24
In the matter of: Legalize existing third apartment (Variance Request)

To whom it may concern:

This letter is to authorize _____

a/an (check one) Attorney Engineer Architect Other _____

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: [Signature]
William A. Shilling, Jr.
(Print Name)

Signed: [Signature]
John Regan
(Print Name)

Mailing Address: 122 Old Route 6
Carmel

Mailing Address: P.O. Box 67
Carmel

State: NY Zip: 10512
Telephone# 845-225-7500

State: NY Zip: 10512
Telephone# _____

Date: _____
E-mail: waslaw@shillinglegal.com

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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(845)628-1500

IN THE MATTER OF THE APPEAL
OF
Brian Jelenek
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/28, 2022

Application For (circle applicable): Area Variance (150-15) Use Variance Interpretation 280A
 Name of Property Owner: Brian Jelenek Address: 5 Tamarack Rd Mahopac NY
 Mailing Address: 5 Tamarack Rd Mahopac NY Phone Number(s): _____
 Zoning District: R-100 Tax Map: 75.8 - 2 - 5
 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>Prior to ownership, date unknown</u>	

List all improvements (1 family dwelling, pool, etc.) Permission to add storage 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: Property Survey, Architect 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: No

I, the applicant, am seeking permission to: Add a 14'x32' storage shed in the back of my property

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20' from prop line</u>	<u>5' (East)</u>	<u>15'</u>
<u>30' from prop line</u>	<u>10' (North)</u>	<u>10'</u>
<u>30' 10'</u>	<u>12' (South)</u>	<u>8'</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 28th day of February, 2022

 Notary Public

SELIKA E MURCHISON LISCHKE
 Notary Public - State of New York
 NO. 01MU6184897
 Qualified in Putnam County
 My Commission Expires Apr 7, 2024

Petitioner Brian Jelenek Date 2/28/22

me



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
S. Spaniani
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/2, 20 22

Application For (circle applicable): Area Variance (150-15) Use Variance Interpretation 280A

Name of Property Owner: Priscilla Spaniani Address: 150 Topland Ave. Mahopac NY

Mailing Address: _____ Phone Number(s): _____

Zoning District: R120 Tax Map: 74.26 - 1 - 3

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>Denial</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
Explain: TOWN of PUTNAM VALLEY

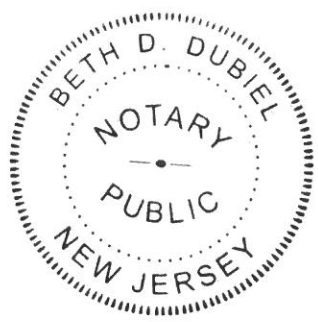
I, the applicant, am seeking permission to: Add front porch

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>PORCH; front: 25</u>	<u>19'</u>	<u>6'</u>
<u>XXXXXXXXXX</u>	<u>XXXX</u>	

State of NY (New York)
County of Bergen (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 4th day of March, 20 22

Beth D. Dubiel
Notary Public



Petitioner P. Spaniani Date 3/4/22



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AUTHORIZATION FORM

RE: Property of: PAREDES & ESTANOLARY (Owner)
 Located at: 150 TOPLAND RD, MAHOPAC, TOWN OF CARMEL (Address) (City, Town, Village)
 Tax Map #: 74:26 Block 2 LOT 36 To 39
 In the matter of: PAREDES & ESTANOLARY RESIDENCE (Variance Request)

To whom it may concern:

This letter is to authorize JACOB SOLOMON, AIA
 a/an (check one) Attorney Engineer Architect Other ()

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: [Signature] (Representative)
JACOB SOLOMON, AIA (Print Name)

Signed: [Signature] (Owner of Property)
PERCILLA ESTANOLARY (Print Name)

Mailing Address: 14-25 PLAZA RD SUITE 335
FAIR LAWN
 State: NEW JERSEY Zip: 07410
 Telephone # 201-797-0294
 Date: MARCH 4 2022
 E-mail: JSOLOMON@JSAWENT.COM

Mailing Address: 150 Topland Rd
MAHOPAC
 State: NY Zip: 10541
 Telephone # _____

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

dk

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

Application Date: 3/7/22

Application For (circle applicable): Area Variance Use Variance Interpretation 280A
 Name of Property Owner: Dustin Tomeo Address: 38 North Ridge Mahopac NY
 Mailing Address: 38 North Ridge Mahopac NY Phone Number(s):
 Zoning District: Residential Tax Map: 76.13 - 2 - 83
 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
10/28/21	Area Variance - Requested 9'	GRANTED

List all improvements (1 family dwelling, pool, etc.) Swyle Family

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: Photos 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:

I, the applicant, am seeking permission to: Crystal Pool

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Front 25'	12'	13'
Side 10'	5'	5' <i>NR</i>

State of New York)

County of Westchester

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 9 day of March 20 22

Notary Public

KRYSTAL COUNCIL
Notary Public, State of New York
Qualified in Westchester County
Reg. No. 01C06356347
My Commission Expires 3/27/2025

Petitioner

Date 3-8-22



AUTHORIZATION FORM

RE: Property of: Dustin Tomco (Owner)
Located at: 38 North Ridge (Address), Mahopac N.Y. 10524 (City, Town, Village)
Tax Map #: 76.13-2-83
In the matter of: Area Variance (Variance Request)

To whom it may concern:

This letter is to authorize Chris Munch

a/an (check one) Attorney Engineer Architect Other (Contractor)

to apply for the required variance(s) on the above noted property and to sign all necessary papers and make all necessary representations on my behalf in connection with the above-mentioned matter.

Countersigned: [Signature] (Representative)
Chris Munch (Print Name)

Signed: [Signature] (Owner of Property)
D. Tomco (Print Name)

Mailing Address: 490 Union Valley Rd

Mailing Address: D Tomco
38 North Ridge Mahopac

State: _____ Zip: _____

State: NY Zip: 10521

Telephone # 914 490-6150

Telephone # _____

Date: 3/6/22

E-mail: Chris @ Graylock nc.com

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

MC



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
Feingold
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 3/8, 2022

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Orrin Feingold Address: 15 Tennis Court, Mahopac, New York 10541
Mailing Address: 15 Tennis Court, Mahopac, New York 10541 Phone Number(s): _____
Zoning District: R - Residential Tax Map: 64.15-1-23
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: permitting@HudsonRiverSolar.com

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>1987</u>	<u>side yard variance of 13.10ft</u>	<u>granted</u>

List all improvements (1 family dwelling, pool, etc.) Proposing a Solar System (Ground Mounted)

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, Attachment Plan, Specsheets

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: Install a ground mounted solar system.
12.08kW Solar system using a dual access tracker

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Zoning approval for Ground-mounted Solar systems</u>	<u>Maps, Plans, Safety Standards</u>	<u>Approval to install a ground-mounted Solar System</u>
<u>Allows Roof Top Solar (see Principal)</u>	<u>Ground Mounted Solar</u>	<u>To allow Ground Mounted Solar (accessory)</u>

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) (that) (she) believes to be true:

Sworn to before me this 10th day of March, 2022
William R. Michael Jr
Notary Public

William R. Michael Jr
Notary Public - State of New York
No. 01MI6393983
Qualified in Columbia County
Commission Expires July 1st 2023

Petitioner J R Poff Date 3/10/2022

(see attached authorization form)



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
OF
Putnam Service Dogs
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL.

Application Date: **March 9**, 20**22**

Application For (circle applicable): Area Variance () Use Variance () Interpretation 280A
Name of Property Owner: **Putnam Service Dogs, Inc.** Address: **PO Box 573, Brewster, NY 10509**
Mailing Address: **PO Box 573, Brewster, NY 10509** Phone Number(s):
Zoning District: **R-120 in Mahopac** Tax Map: **Unknown Unknown Unknown**
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) **non profit 501(c)(3) corporation** [Attach deed, contract of sale or lease agreement]
E-Mail Address: **nteague@putnamservedogs.org**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
3/9/22	Zoning Interpretation	

List all improvements (1 family dwelling, pool, etc.) **Unknown at this point since we don't have a property yet** *N/A*

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: **Unknown at this point. Real estate market too competitive to tie up a property more than a day.**

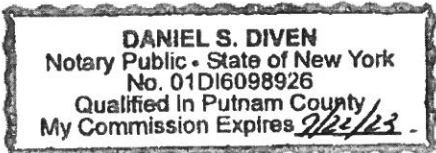
Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
Explain: **Unknown at this point. We will wait to look for a property until our use is approved.**

I, the applicant, am seeking permission to: **Use a single family home as outlined on our memo. Training center for Dogs + Clients in a single family setting.**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
		Zoning Interpretation

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 9 day of Mar., 2022
[Signature]
Notary Public



Petitioner **Nancy Tengler** Date **3/9/22**
CEO/Founder, Putnam Service Dogs, Inc.



March 8, 2022

To: Dawn Andren, Town of Carmel Zoning Board

From: Nancy Teague, CEO, Putnam Service Dogs, 917-449-5359, nteague@putnamservicedogs.org

Re: Putnam Service Dogs' Residential Center

We'd like to purchase a house in Mahopac, NY, which will be used as our Residential Center. We will look for a house on at least ½ acre, with 1 kitchen, which is laid out to accommodate how we will use it. We will be housing up to 4 dogs there; never more than 4. Here's how we'd use the house:

1. Quarters for our recipients with physical disabilities to stay a week or so while they're being trained by us to work with their service dog. Their quarters, and the house, will be renovated by us to be ADA compliant. Their training would be conducted in the house, and at public venues, stores, and restaurants.
2. There will be a caretaker living there to take care of the property, the recipient, if needed, and the up to 4 dogs that will be living there. The dogs will be in the last part of their training. They will be very obedient, well behaved dogs. These are valuable dogs (we've spent \$30K+ training each dog already at this point). They will not be left outside for extended periods of time. We will fence the backyard with a 6' fence.
3. We will hold occasional meetings there - Board Meetings, Meet & Greet for prospective recipients and our dogs, puppy raiser recruiting meetings, etc. There would be 15 people or less at these meetings.
4. We will hold 1 Board sponsored fundraising party there/year, geared to the capacity of the house.
5. We will use the basement for our group training classes for our pups in training - No more than once a week, and no more than 8 people and 6 dogs. The class would be an hour duration. All attendees would leave fairly quickly after class.

We're a 5 year old nonprofit 501(c)3 organization, based in Putnam County. We provide free service dogs to people with physical disabilities other than blindness. It doesn't work with our model if we warehouse kennel our dogs during the last part of their training. Our recipients are typically quite frail. Our dog placed need to be impeccably trained in their house manners when placed. This training would stop if the dogs were kenneled the last 6-9 months of their training. Happy dogs learn best and thrive. Kenneled dogs are miserable and depressed. We want our dogs, and their recipients, to succeed.

Thank you for your consideration.

Putnam Service Dogs | P.O. Box 573 | Brewster, NY 10509 |
917-449-5359

PUTNAMSERVICEDOGS.ORG
We are a 501(c)3 organization.