JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

MICHAEL CARNAZZA Director of Code Enforcement

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

 Application of <u>DUSTIN TOMEO</u> 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 seel single-family home as a Training Center for dogs & clients in a sin	king permission to use a gle-family setting.
By Order of the Chairman,	
John Maxwell	



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

Mailing Address: 221 E (Address) Zoning District: R 1 3 (R-120. Com Applicant is: (circle one)	Onmercial, C/BP, or Conservation)	Tax Map: 63.82	1 (Block eed, contract	. 46 (Loc) t of sale or lease agreen	ientj
E-Mail Address: Previous Appeals regarding	ng the subject premi	Ses:			
DATE		REQUEST		RESULTS	_/
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1982	Setur	n tooriginal lot les	180	granted!	
	ondp	iles that had been			_
Is any portion of the prop	land use maps, propiet attachments here	supporting materials including plans, elevation entry survey, photographs of property and any of PLANS / ELEVATIONS / PROPERTY SURVEY / PHOTOGRAPH PROPERTY SURVEY / PLANS	other material	s that will assist the Boa OF PROPERTY (EXT'G DE	rd to
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Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER O						
Meh			/	Application Date:	February 28	2022
TO THE ZONING B OF THE TOW		\LS				
Application For (circle ap	pplicable): Area	Variance () Use Varia	nce 🗸 Interpre	tation ✓ 280A	
Name of Property Owner			ddress: 10 Vesch		lahopac, NY 10	541
Mailing Address: 10 Ves		Mahopac, NY 1054		umber(s):	(City)	(Size)
Zoning District: R-120 (R-120, Cer	nmercial, C BP, or Conservation	Ta	x Map: 75.16	- 1	- <u>27</u>	(an)
Applicant is: (circle one)	(Owner) (Le	essee) (Contract V	'endee) [A	ttach deed, cont	ract of sale or le	ase agreement]
E-Mail Address			·			
Previous Appeals regardi	ng the subject pren	nises:				
DATE		REQ	UEST		RES	SULTS
8/25/2011		ces- Lot area, lot de		c aisle	All approve	∍d
	Town Road I	Frontage, Garage R	Removed			
The owner shall submit we diagrams, neighborhood I understand the request. Lite any portion of the property is any portion of the property is any portion.	and use maps, propist attachments here	oerty survey, photogra e: Site Plan of any state or county	highway, town bo	nd any other mate	rials that will assi	ist the Board to
CODE REQUIRES	/ ALLOWS	PRO	VIDED		VARIANCE REQ	UIRED
solar panels arer not a	•	solar panels on t	he ground	Interpreta	ation or in lieu a	use variance
on the ground in a C- a	LONE					
State of New York) SS: County of Putnam)						
the undersigned petitioner, bein, his) (her) knowledge except as to swom to before me this 7 the Notary to bis	g duly sworn, deposes a to the matters therein standard of Mourely, 20	ated to be on information a	read the foregoing peti nd belief, and as to tho	tion and knows the e- se matters (he) (she) l	ontent thereof, and the helieves to be frue.	it the same is true to
ALPA PANI Notary Public, State Reg. No. 01PA6 Qualified in Westche Commission Expires	of New York 3397542 ester County	Petitioner_	Jule Jo	enler	Date 3	1/1/2002



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



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	
	(Varian	ce Request)
	hom it may concern:	
This I	letter is to authorizeJoel Greenberg, AIA, NCARB	· · · · · · · · · · · · · · · · · · ·
a/an (check one) AttorneyEngineer Archite	ectOther()
neces	sary representations on my behalf in connection with tersigned: Joel Greenberg (Print Name)	n the above-mentioned matter. Signed: (Owner of Protents) Sanjay Mehra (Prot Name)
Maili	ng Address: 2 Muscoot Road North	Mailing Address: 10 Veschi Lane South
Maho	·	Mahopac
State:	NY Zip: 10541	State: NY 7in: 10541
Telep	hone # 917-324-9097	Telephone #
Date:	2/28/2022	
E-ma	il: joel greenberg@arch-visions.com	

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ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

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

Application For (circle applicable): Area Variance Name of Property Owner—John Regan Address: 1751 Route & Curnel NY 10512 Mailing Address O.B.O. & T. Curnel NY 10512 Town John John John John John John John Joh	IN THE MATTER OF THE APPEAL OF John Regan TO THE ZONING BOARD OF APPEA OF THE TOWN OF CARMEL		ation Date: /	Moral 8, 20 22	
Mailing Address: O BOY LT Carnel NY 10512 Phone Number(s). Zoning District: The Charles of Contract Vendoe) Tax Map: 55.6 I 1000 Indicate Phone Number(s). Applicant is: (circle one Counge) (Lossee) (Contract Vendoe) [Attach deed, coatract of sale or lease agreement] E-Mail Address: Previous Appeals regarding the subject premises: DATE REQUEST REQUEST RESULTS JEST 1944 Rear Yara - IX. Structural * side or rear Approved. Use Variance to Add garage expand Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update upd	Application For (circle applicable): Area	Variance () (Use Variance) Interpreta	ition 280A	
Mailing Address: O BOY LT Carnel NY 10512 Phone Number(s). Zoning District: The Charles of Contract Vendoe) Tax Map: 55.6 I 1000 Indicate Phone Number(s). Applicant is: (circle one Counge) (Lossee) (Contract Vendoe) [Attach deed, coatract of sale or lease agreement] E-Mail Address: Previous Appeals regarding the subject premises: DATE REQUEST REQUEST RESULTS JEST 1944 Rear Yara - IX. Structural * side or rear Approved. Use Variance to Add garage expand Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update on Approved. List all improvements (1 family dwelling, pool. etc.) Building update upd	Name of Property Owner: John Re	gan Address: 1751 Roi	ite 6,1	Carmel, NY 10512	
Zoning District (Contract Vendee) Tax Map: 55.6 1000	Mailing Address: P. O. BOX 67 Ca				
E-Mail Address: Previous Appeals regarding the subject premises: REQUEST RESULTS Previous Appeals regarding the subject premises: REQUEST RESULTS RES	Zoning District:	Tax Map: 55. 6			
Previous Appeals regarding the subject premises: DATE REQUEST RESULTS I 1964 Rear yard - (x. Structure * side & rear Approved List all improvements (I family dwelling, pool. etc.) Building up office on ground floor in 3 apparaturets List all improvements (I family dwelling, pool. etc.) Building up office on ground floor in 3 apparaturets The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property surjey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Stree Plan * Hour 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? ROUTLE Le I, the applicant, am seeking permission to: Ligalize Lusting third apartment CODE REQUIRES / ALLOWS PROVIDED VARIANCE REQUIRED No mixed use - variance Apartment CODE REQUIRES / ALLOWS PROVIDED VARIANCE REQUIRED No mixed use - variance Apartment State of New York) Construct Plannas The undersigned petitioner, being fully worm, depose and says that (he) toke) has read the foregoing petition and known the content thereof, and that the same is true to (this) (rep) tronsloge except as to the matters therein stated to be on information and belief, and as to those matters (the) (the) helieves to be true. Swom to before me thing and any of the properties. MARGARET FERRERI BUECHEL Notary Public, Strate of New York MARGARET FERRERI BUECHEL Notary Public, Strate of New York	Applicant is: (circle one (Owner) (Lo	essee) (Contract Vendee) [Attach	deed, contr	act of sale or lease agreement	
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No mixed use - variance 2 Apts. approved See attached granted to allow Request permission stand that the same is true to 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. Swom to before me this 2 hd day of March Duckell MARGARET FERRERI BUECHEL Notary Public, State of New York MARGARET FERRERI BUECHEL Notary Public, State of New York	Is any portion of the property within 500 ft. Explain: State Route is	of any state or county highway, town bounda	ry, parkway		
State of New York) Size Country of Putnam) The undersigned pertitioner, 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 2 hd day of March 2022 Margaret Ferreri Buechel MARGARET FERRERI BUECHEL Notary Public, State of New York	CODE REQUIRES / ALLOWS	PROVIDED	v	ARIANCE REQUIRED	7
State of New York) Size of New York) Size of New York) Size of New York () Size of New York () Size of New York () Size County of Putnam () The undersigned petitioner, being duly sworm, 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. Sworm to before me this Q had day of March 20Q Q MARGARET FERRERI BUECHEL Notary Public, State of New York Notary Public, State of New York	No mixed use - varian	a 2 Apts. approved	See	attached	
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Notary Public, State of New York	ss: County of Putnam) The undersigned petitioner, being duly sworn, deposes (his) (her) knowledge except as to the marker therein	anted to be on information and belief, and as to those mat	nd knows the co ters (he) (she) b	intent thereof, and that the same is true to elieves to be true.	
Qualified in Dutchies 2007	Notary Public, State of New York	Petitioner Petitioner		Datc	

Regen 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.



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

AUTHORIZATION FORM

RE:	Property of: John Kegan	
	Located at: 1751 Route & (Owner)	, Carmel NY
	Tax Map #: 55.6 - 1 - 24	(City, Town, Village)
	In the matter of: Legalize existus (Variance	is third apartment
To who	om it may concern:	
This le	etter is to authorize	
a/an (c	check one) Attorney Engineer Architec	tOther()
to appl	ly for the required variance(s) on the above noted pro	perty and to sign all necessary papers and make all
necessa	ary representations on my behalf in connection with	the above-mentioned matter.
Counte	ersigned:	Signed:
	William A. Shilling, Jr.	John Regan
	g Address: 122 Old Route 6	Mailing Address: P.O. BOX 67
	NU zip: 10512 none#845-225-7500	State: Ny Zip: 105 12 Telephone # _
Date: _ E-mail	: Waslaw & Shillinglegal. Con	



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

AUTHORIZATION FORM

RE: Property of: John Regan	
(Owner)	Correct NV 40542
Located at: 1751 Route 6	Carmel, NY 10512 (City, Town, Village)
Tax Map #: 55.6-1-12	(Cny, Town, Village)
	-
In the matter of: Use Variance for Existing 3rd Apartment	
(Variance Request	()
To whom it may source.	
To whom it may concern:	
This letter is to authorizeJoel 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 ab	ove-mentioned matter
100 Ch 111/2 0	
Countersigned: Signed Signed	ed: X-X-1
(Representative)	(Output of Property)
Joel Greenberg	John Regan
N/ 71 - 111 - 111 - 111	(Print Name)
	ing Address: P.O. Box 67
Co. I have	
T 1 TOOTT	: NY Zip: 10512
Date: 2/3/2022	mone # 3
E-mail: joel.greenberg@arch-visions.com	



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

IN THE MATTER OF THE APPEAL OF Application Date: 2/29 , 20 22 To the Zoning Board of Appeals OF THE TOWN OF CARMEL Application For (circle applicable): Area Variance (| De-1)5 Use Variance Interpretation Name of Property Owner: Brian Jelenet Address: 5 Tamarack Rd Mahapac NY Mailing Address: 5 Taggrack Rd Mahopus My Phone Number(s):_____ Zoning District: (Address) - 120 Tax Map: 75.8 - 2 - (Block) 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: REQUEST DATE RESULTS Prior to owners bip, date unknown List all improvements (I family dwelling, pool, etc.) Permission to add storage 5450 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: No I, the applicant, am seeking permission to: Add a 14 x 32' Storage shed in the back of my property CODE REQUIRES / ALLOWS PROVIDED VARIANCE REQUIRED 10' State of New York) , deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to therein stated to be on information and belief, and as to those matters (he) (she) believes to be true. o before me this $\frac{28^{+1}}{M}$ day of February 20 2 7 SELIKA E MURCHISON LISCHKE Notary Public - State of New York NO. 01MU6184897 Qualified in Putnam County

My Commission Expires Apr 7, 2024

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 TH	E APPEAL			Jan 1997
OF 0		}		
Ssfandi	ani		Application Date:	3/2 . 20 22
TO THE ZONING BOARD OF THE TOWN OF (OF APPEALS CARMEL			/
Application For (circle applicat	ole): Area Varia	nce (156-15) 1	Jse Variance Interpreta	ation 280A
Name of Property Owner:	sulla Espa	ND, ARM Address:	50 Topland A	12. Mahopac Ny (State)
Mailing Address:(Address)		J	Phone Number(s):	
Zoning District: (R-120, Commercial,	(City)	(State) Tax Map:	74.26 - (section)	多 <u>1</u> - 别 3
Applicant is: (circle one) (Ow		(Contract Vendee)	Attach deed, conti	ract of sale or lease agreement]
E-Mail Address:		~ ^ 1		
Previous Appeals regarding the	subject premises:			
DATE		REQUEST		RESULTS
100	Drenow	ZBA app	earances	(Dinee)
List all improvements (1 family	v dwelling pool (etc.)		
	se maps, property			aping diagrams, traffic circulation rials that will assist the Board to
Market 1 1 1 1 1 1 1 1 1 1 1 1				
Is any portion of the property v Explain: TOWN O	within 500 ft. of an	ny state or county highway	y, town boundary, parkway	
I, the applicant, am seeking per		ld hvort for	A	
i, the applicant, and seeking per	mission to. Occ	10000		
CODE DECLUDES 141	I ONIO	PROJURED.		
CODE REQUIRES / AL	LOWS	PROVIDED		VARIANCE REQUIRED
PORCH, Flonto	4.3		(2
2				
TACLEDA & ANDAR!		Anish		
de develop valeer		THE STATE OF THE S		
State of New York)				
County of Patnan) The undersigned petitioner, being duly	sworn, denoses and s	avs that (he) (she) has read the f	foregoing netition and knows the	content thereof, and that the same is true to
(his) (her) knowledge except as to the	matters therein stated t	to be on information and belief,	and as to those matters (he) (she)	believes to be true.
Sworn to before me this 44 day	of March 2022	2		
Betta D Dus	ul	-		
winding D. D.	'' ,			
WILLEL H. D. O.C.	The state of the s			
NOTAPL		Petitioner 6	Edwardeniel	Date 3 4/22
			0	



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

AUTHORIZATION FORM

RE: Property of: PANEDES & ESFANDIARY	
Located at: 150 TOPLAND 20 (Owner	, MAHOPAG, TOWN OF COMMEL
Tax Map #: 74:26 (Address) (Address)	(City, Town, Village)
In the matter of: PAREOS & ESPANDAN (Varian	nce Request)
To whom it may concern:	
This letter is to authorize ACR SA OMON,	NA-
a/an (check one) AttorneyEngineer Archit	ect_X_Other()
to apply for the required variance(s) on the above noted p	roperty and to sign all necessary papers and make all
necessary representations on my behalf in connection wit	h the above-mentioned matter.
Countersigned: (Representative)	Signed: To Jan Stone of Property)
JA-OB SOLOMON, SIA-	Pascilla Faransinal
Mailing Address: 14-25 PLATA RO SUITE 835	Mailing Address: 150 topland Rd
State: Alw Reary Zip: 07410	State: <u>NY</u> Zip: 1054
Telephone # 101-791-0294 Date: MXP24 4 2022	Telephone # _
E-mail: (ISOLOMON @ JSAWESSI , COM	



Hall, Town of Carmel

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

IN THE MATTER OF TO OF OF THE ZONING BOAR OF THE TOWN OF Application For (circle application for	DOF APPEALS CARMEL able): Area Variance (Doctro House A Event Along A Reg) when (Lessee)	Use Variance O Address: 38 Deal (Address) Phone Num Tax Map: 76.1	oth Rubyle ber(s): 3	tion 280A	3
DATE		NEALOCK .		nrer II	
10 28 21	A	REQUEST		RESUL	TS
10100121	Apriler Unzia	ce - Recuisão 9'		GRANTE	0
diagrams, neighborhood land understand the request. List at	this application supporting the support	ng materials including plans, elevely, photographs of property and in the second secon	any other materi	als that will assist the	ne Board to
Is any portion of the property	within 500 ft. of any sta	te or county highway, town boun	dary, parkway o	or public lands? YES	NO
Explain: 1. the applicant, am seeking po	ermission to: clia	tall Pool			
CARE DECIMARY 141		Bh At Innin	Τ	A DEALECT DEOLUG	-
CODE REQUIRES / Al	LLOWS	PROVIDED	- V	ARIANCE REQUIR	ED
trent de		10		3	- PA
dim the		31			16
(his) (her) knowledge except as to the Sworn to before me this 9 40) KRYSTAL (Notary Public, Str Qualified in West Reg. No. 016	council late of New York chester County 1005356347	(he) (she) has read the foregoing petition information and belief, and as to those a belief and a belief	n and knows the con uniters (he) (she) he	ntents thereof, and that the lieves to be true.	same is true to
Notary Public, Str	nte of New York chester County 106356347	Petitioner	>	Date 3-1	-22

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

AUTHORIZATION FORM

RE: Property of: DOStan 10MEO	
Located at: 38 Nanti Ruge	, Makepre N. 10524
Tax Map #: 76.13,-2-83	(City, Town, Village)
In the matter of: Anex Varietice (Variety	ance Request)
To whom it may concern:	
This letter is to authorize Chees much	
a/an (check one) AttorneyEngineer Archi	tect Other & (Contractors)
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 wi	th the above-mentioned matter.
Countersigned: (Representative) Chars Much	Signed: 10 of Property) (Print Name)
Mailing Address: 450 unon whitey RO	Mailing Address: D tombo
State: Zip:	State: Zip: 1/ Zip:
Telephone # 914 490 -6150	Telephone #
Date: 3622	_
E-mail: Chers & Graybeck inc.com	





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

TO THE ZONING BOARD OF ALL OF THE TOWN OF CARME Application For (circle applicable) Name of Property Owner: Orrin	PEALS L rea Variance (156, 15) Use Variance	Interpretation 280A Court, Mahopac, New York 10541
Mailing Address: 15 Tennis Court,	Mahopac, New York 10541 Phone Number	(S):
Zoning District: R - Residentia	(Size) (Size) Tax Map: 64,15-1-23	(filet)
Applicant is: (circle one) (Owner)		deed, contract of sale or lease agreement
E-Mail Address: permitting@Hi	dsonRiverSolar.com	
Previous Appeals regarding the subject	premises:	
DATE	REQUEST	RESULTS
	de yard variance of 13.1	10ft granks
The owner shall submit with this appl	ng, pool, etc.) Proposing a Solar Sys cation supporting materials including plans, elevatic s, property survey, photographs of property and any ts here: SitePlan, Attachment Plan, S	ons, landscaping diagrams, traffic circulation other materials that will assist the Board to
Explain: No	00 ft. of any state or county highway, town boundar n to: Install a ground mounted solar system W Solar system using a dual access tracke	1.
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Zoning approval for Ground mounted Golar o	ratume Mana, Plane, Sofety Standards	Approval to install a ground mounted Solar System
Allow Kind Top	cial) Solar	Mouled Solar
701141.4011.4		(Occessory)
State of New York)		
at the state of the second and the state of the second and the sec	eposes and says that (he) (she) has read the foregoing petition as seron stated to be on information and belief, and as to these ones	nd knows the content thereof, and that the same is true to true to the this take believes to be true.
Swam to before me this 10 77 day of	vch., 23 Willi	lam R. Michael Jr blic - State of New York
Swom to before me this 07th day of 10 th	Qualified Commission	on C1MI6393983 d in Columbia Count n Expires July 1st 2023
	Petitioner	Date 3/10/2022

(see attached authorization form)



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

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 2022

Name of Property Owner: Putnam Service Dogs Schoddress: DOS 573, Brewster, NY 10509

Mailing Address: PO Box 573, Brewster, NY 10509

Phone Number(s): Unknown

Zoning District: R-120 in Mahopac Tax Map: Unknown Unknown Unknown

Applicant is: (circle one (Owner) (Lessee) (Contract Vendee) (Contract

E-Mail Address.nteague@putnamservicedogs.org

Previous Appeals regarding the subject premises

DATE	REQUEST	RUSULTS
3/9/22	Zoning Interpretation	
	A STATE OF THE STA	
1		

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

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 actale market too competitive to lin 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

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)

that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to con information and belief, and as to those matters the) (she) believes to be true

DANIEL S. DIVEN Notary Public - State of New York No. 01DI6098926

Qualified in Putnam County

My Commission Expires 2/22/23

Peritioner Nary Tenge Dale 3/9/22 Cool Founder, Juthan Soruce Doss. For



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 ‡raining 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.