

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:

JULY 28, 2022 – 7:30 P.M.

To hear the following applications:

HOLD OVER APPLICATIONS:

1. Application of **BOHUMIL FILIP** for a Variation of Section 156-15 seeking an Area Variance for permission to retain shed. The property is located at 5 Battista Drive, Mahopac NY and is known as Tax Map #75.16-1-28.

Code Requires/Allows	Provided	Variance Required
10' Rear	1'	9'
10' Side	4'	6'

NEW APPLICATIONS:

2. Application of **MARK & SHARON PORCELLI** for a Variation of Section 156-15 seeking a Variance for permission to retain shed. The property is located at 60 West Lake Blvd., Mahopac NY and is known as Tax Map #75.7-3-31.

Code Requires/Allows	Provided:	Variance Required:
10'	4.6'	5.4'

3. Application of **PATRICIA BASSETT** for a Variation of Section 156-15 seeking a Variance for permission to retain existing shed. The property is located at 62 Valley Road, Carmel NY and is known as Tax Map #77.9-1-35.

Code Requires/Allows	Provided	Variance Required
15'	10'	5'

4. Application of **BRIDGET CILIBERTO** for a Variation of Section 156-39.5 seeking a Variance for permission to retain existing chicken coop, run and 4 chickens. The property is located at 21 West Drive, Mahopac NY and is known as Tax Map #86.54-1-4.

Code Requires/Allows	Provided	Variance Required
40,000 s.f. lot area	10,300 s.f.	29,700 s.f.

5. Application of **RAYMOND MADEYA** seeking an Interpretation that the structure is a legally pre-existing, non-conforming, two-family or; in the alternative, a Use Variance to permit a two-family residence in a single-family zone. The property is located at 6 Mary Avenue, Mahopac NY and is known as Tax Map #75.12-1-40.

Code Requires/Allows	Provided	Variance Required
1 family	2 family	Interpretation that the structure is a pre-existing 2-family or in the alternative a Use Variance to permit a 2-family use.

6. Application of **ELISABETH SABBATINI** for a Variation of Section 156-15 seeking a Variance for a finished cabana for recreational use only. The property is located at 799 South Lake Blvd., Mahopac NY and is known as Tax Map #75.43-1-17.

Code Requires/Allows	Provided	Variance Required
Existing Cabana	Finished Cabana with Bathroom (ZBA approved) Sink, Dishwasher, A/C & Mini Fridge existing	Variance Required for Finished Cabana for Recreational Use Only

7. Application of **CHARTWELL PHARMACEUTICALS** for an Interpretation if the proposed use is consistent with the uses allowed in the C-Commercial Zoning District. The property is located at 1938 Route 6 Carmel, NY and is known as Tax Map #55.11-1-6.

MISCELLANEOUS:

MINUTES: June 23, 2022

By Order of the Chairman,

John Maxwell

ME

ORIGINAL



**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
Bohumil Filip
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 5/4, 20 22

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: BOHUMIL FILIP Address: 5 BATTISTA DR. MAHOPAC, NY
Mailing Address: 5 BATTISTA DR. MAHOPAC NY Phone Number(s):
Zoning District: C-BP Tax Map: 75-16 - 1 - 28
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> <i>(Signature)</i>		

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, 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: 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: Rt 6
I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Rear</u>	<u>1'</u>	<u>9'</u>
<u>10' Side</u>	<u>4'</u>	<u>6'</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 12th day of May, 20 22

GARY KIERMAN
Notary Public, State of New York
Registration #01K16222608
Qualified in Putnam County
Commission Expires May 24, 2022

Petitioner Bohumil Filip Date 5/12/2022
NYSOL 341 638 061



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



ORIGINAL

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

Application Date: 6/27, 20 22

Application For (circle applicable): Area Variance (156.15') Use Variance Interpretation 280A
Name of Property Owner: Mark + Sheron Porcelli Address: 60 West Lake Blvd Mahopac NY
Mailing Address: PO Box 939 Mahopac NY Phone Number(s):
Zoning District: R-120 Tax Map: 75.7 - 3 - 31
(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: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
<u>2002</u>	<u>Construct a two car garage + breezeway</u>	<u>(Dma)</u>
	<u>Granted</u>	

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling w/ car, shed + boat house

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

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

I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10</u>	<u>4.6'</u>	<u>5.4</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 27 day of June 20 22

Alice Daly
Notary Public

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner _____ Date 2022

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

Application Date: 7/7, 2022

Application For (circle applicable): Area Variance (15015) Use Variance Interpretation 280A
Name of Property Owner: Patricia Bassett Address: 62 Valley Rd, Carmel, NY
Mailing Address: 64 Austin Rd Apt 1, Mahopac NY 10541 Phone Number(s):
Zoning District: R120 Tax Map: 77.9 - 1 - 35

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 appearances before ZBA</u>	<u>(Dma)</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling 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: Survey, photographs

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: NYC PROP + CROTON FALLS ROAD

I, the applicant, am seeking permission to: Retain Existing Shed

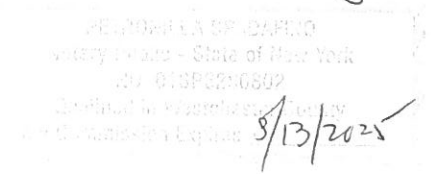
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>15'</u>	<u>10</u>	<u># 5</u>

me

State of New York)
SS:
County of Putnam) 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 11 day of July 2022

Patricia Bassett
Notary Public



Petitioner Patricia Bassett Date 7-11-22



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

me

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

Application Date: 7/5, 2022

Application For (circle applicable): Area Variance (150.39.5) Use Variance Interpretation 280A

Name of Property Owner: Bridger Ciliberto Address: 21 West Dr. Mahopac N.Y.

Mailing Address: 21 West Drive NY Phone Number(s): _____

Zoning District: R-120 Tax Map: 86.54 - 1 - 4

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>(Dna)</u>

List all improvements (1 family dwelling, pool, etc.) 1 family Dwelling Garage, Pool

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? (O) YES () NO
Explain: TOWN OF SOMERS, YORKTOWN + NYC property

I, the applicant, am seeking permission to: retain existing chicken coop, run + 4 chickens

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40,000 Lot Area S.F.</u>	<u>10,300 S.F.</u>	<u>29,700 S.F.</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 July 2022

Anna Pasquerello
Notary Public

Anna Pasquerello
Notary Public, State of New York
Qualified in Westchester County
No. 01PA6345328
Commission Expires July 25, 2026
Certificate Filed In Putnam County

Petitioner [Signature] Date 7/7/22



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

ME

IN THE MATTER OF THE APPEAL
OF
Raymond Madeya
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20**22**

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: **Raymond Madeya** Address: **6 Mary Avenue, Mahopac, NY 10541**
Mailing Address: **P.O. Box 36, Mahopac, NY 10541** Phone Number(s): _____
Zoning District: **R120** Tax Map: **75.12** - **1** - **40**
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
N/A		

List all improvements (1 family dwelling, pool, etc.) 2 family dwelling, deck, 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: survey, photos, tax records

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Route 6

I, the applicant, am seeking permission to: an interpretation that the structure is a legally pre-existing non-conforming 2 family
or, in the alternative, a use variance to permit a 2 family residence in a
single family zone

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
1 family	2 family	Interpretation that the structure is a pre-existing 2 family or in the alternative a use variance to permit a 2 family use

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 11 day of July, 20 22

Notary Public

WILLIAM A. SHILLING JR.
Notary Public, State of New York
Reg. No. 02SH47C6423
Qualified in Putnam County
Commission Expires 07/31/2026

Petitioner Ray Madeya Date 7-11-22



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: Raymond Madeya (Owner)
Located at: 6 Mary Avenue, Mahopac, NY
(Address) (City, Town, Village)
Tax Map #: 75.12-1-40

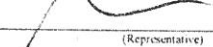
In the matter of: Interpretation that structure is pre-existing 2 family or use variance to permit 2 family use
(Variance Request)


To whom it may concern:

This letter is to authorize Shilling & Smith, P.C.

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: 
(Representative)
William A. Shilling, Jr., Esq.
(Print Name)

Signed: 
(Owner of Property)
Raymond Madeya
(Print Name)

Mailing Address: 122 Old Route 6, Carmel, NY 10512

Mailing Address: P.O. Box 36, Mahopac, NY 10541

State: NY Zip: 10541

State: NY Zip: 10541

Telephone # 845-225-7500

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

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

ME

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

Application Date: July 11, 2022

Application for (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Elisabeth Sabbatini Address: 799 South Lake Boulevard, Mahopac, NY 10541
Mailing Address: 799 South Lake Boulevard, Mahopac, NY 10541 Phone Number(s) _____
Zoning District: R-120 Tax Map: 75.43 - 1 - 17
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
1995	Home addition of garage & master	Granted
2015	Add front porch, new roof over parts of house and cabana (including bathroom)	Granted

List all improvements (1 family dwelling, pool, etc.) One Family Residence & a Cabana

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 & Plans of the Existing Cabana

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: _____

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Existing Cabana	Finished Cabana with Bathroom (ZBA Approved) Sink, Dishwasher, A/C & Mini Fridge Existing	Variance Required for Finished Cabana for Recreational Use Only

State of New York)

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that she has read the foregoing petition and knows the content thereof, and that the same is true to the best of her knowledge except as to the matters therein stated to be on information and belief, and as to those matters she believes to be true.

Sworn to before me this 9th day of July, 2022

[Signature]

Mari Anastos
Notary Public, State of New York
Registration No. 01AN6077751
Qualified in Putnam County
Commission Expires March 3, 2023

Petitioner: Elisabeth Sabbatini 7/9/2022

AUTHORIZATION FORM

RE: Property of: Elisabeth Sabbatini
(Owner)
Located at: 799 South Lake Boulevard, Mahopac, NY 10541
(Address) (City, Town, Village)
Tax Map #: 75.43-1-17
In the matter of: Area Variance to Legalize Sink & Dishwasher in Existing Cabana
(Variance Request)

To whom it may concern:

This letter is to authorize Joel Greenberg
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*
(Representative)
Joel Greenberg
(Print Name)

Signed: *Elisabeth Sabbatini*
(Owner of Property)
Elisabeth Sabbatini
(Print Name)

Mailing Address: 2 Muscoot Road North,
Mahopac
State: New York Zip: 10541
Telephone # 845-628-6613
Date: 7/8/2022
E-mail: joel.greenberg@arch-visions.com

Mailing Address: 799 South Lake Boulevard,
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

Me

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

Application Date: June, 24, 2022

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
Name of Property Owner: _____ Address: 1938 Route Carmel, NY 10512
(Address) (City) (State)
Mailing Address: _____ Phone Number(s): _____
(Address) (City) (State)
Zoning District: Zone C Tax Map: 55.11 - 1 - 6
(R-120, Commercial, C/BP, or Conservation) (sections) (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>2002</u>	<u>Use Variance to place 2 trailers on site during building enlargement -</u>	<u>Granted</u>

List all improvements (1 family dwelling, pool, etc.) Commercial building with the associated parking

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: Chartwell Reclass Zone, see attached presentation

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 Carmel, NY

I, the applicant, am seeking permission to: Interpretation if the proposed use is consistent with the uses allowed in the C-Commercial Zoning District. ~~not a use variance to allow the use to operate in the existing building formerly occupied by The ARC~~

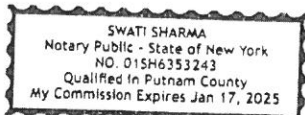
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

State of New York)
 ss:
County of Putnam)

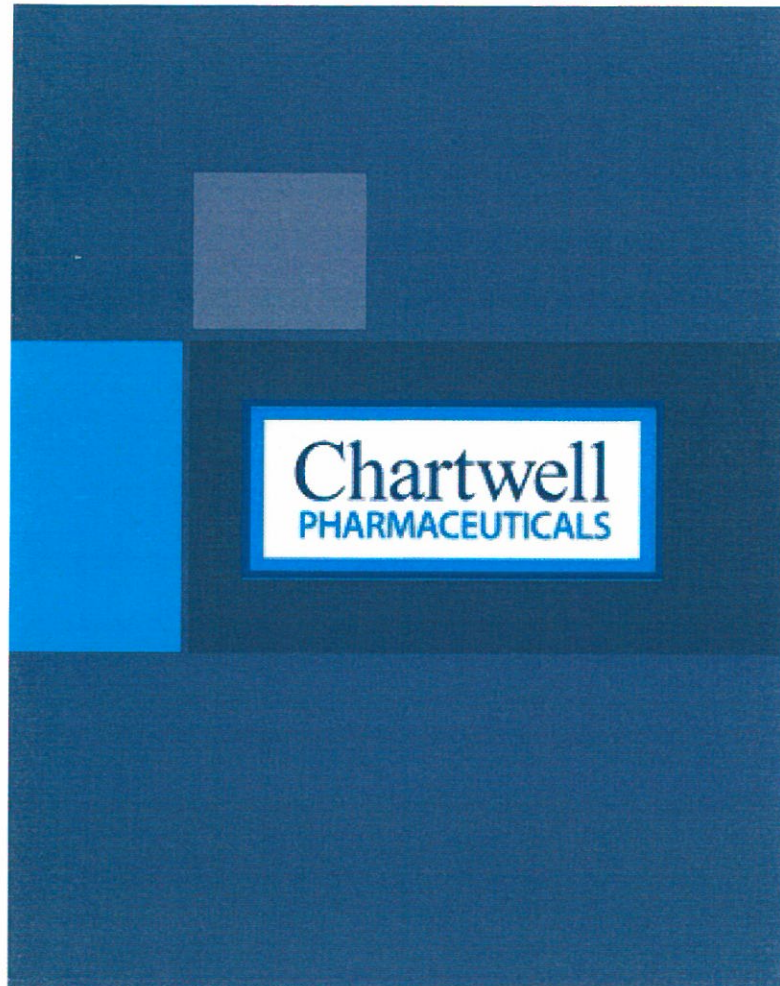
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true

Sworn to before me this 14th day of July 2022

Swati Sharma
Notary Public



Petitioner [Signature] Date 07/04/2022



Chartwell Pharmaceuticals
Board & Zoning Committee
Request Reclassification of Zoning

The logo for Chartwell Pharmaceuticals, featuring the company name in a serif font with "PHARMACEUTICALS" in a smaller sans-serif font below it, all enclosed in a white rectangular box with a blue border.

Chartwell
PHARMACEUTICALS



MORE THAN JUST A PHARMACEUTICAL COMPANY

- We speak science and business. More than a supplier, we're your strategic partner for drug development, contract manufacturing, API sourcing or finished dose Chartwell Pharmaceutical's New York manufacturing facility has been producing high-quality generic prescription pharmaceuticals for over 20 years.
- Chartwell Pharmaceuticals is a full-service manufacturing, packaging, and related supply chain services organization. We have decades of pharmaceutical industry experience in manufacturing and analytical services, from formulation trials to clinical supplies to full-scale commercial batches. Always delivered reliably and on time.

Chartwell Pharmaceutical NY Plants

Carmel, NY

Employees

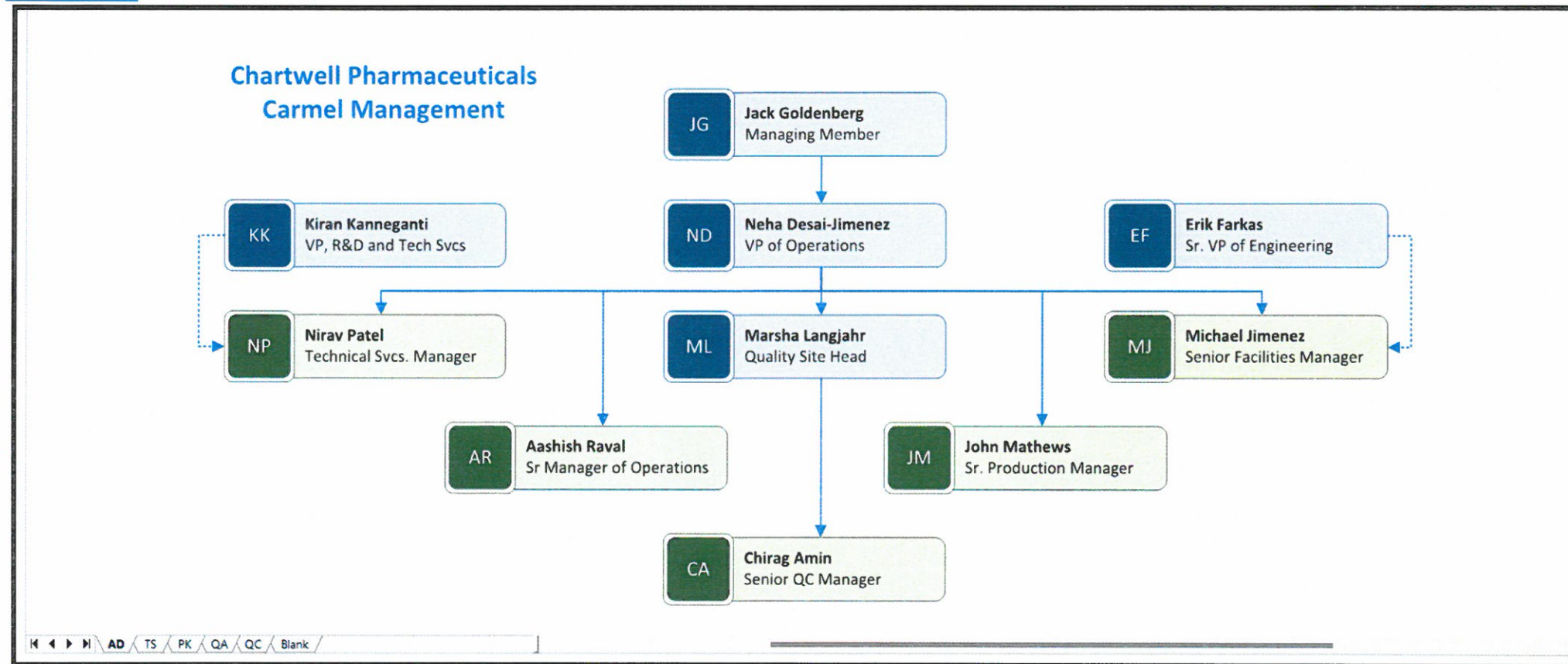
100

75



Operations – 10 hours/day, 5 days/week
5am-1:30am 2 shifts

Organization Chart for Carmel Location



Recent Regulatory Inspections



US FDA



- Dec 03 – Dec 16, 2019, General and PAI – approved
- Feb 15 – Feb 28, 2018; General – approved
- Oct 19 – Nov 02, 2015; General and PAI – approved

US DEA



- Sep 6-10, 2019; General – approved
- EPA and DEC compliant

BUILDING SIZE: 21,300 SF
LOT SIZE: SF 3.04 ACRES
PARKING: APPROX. 68
SPACES
TOWN: SEWER AND WATER



1938 ROUTE 6 CARMEL, NY 10512



Request Reclassification of Zoning



1938 ROUTE 6 CARMEL, NY 10512 currently zoned for Zone: "C" – Principal Allowed uses

Request to reclassify to Zone 156-33Light industry

Chartwell Pharmaceuticals specializes in supporting drug shortages in the marketplace. This helps support minimize the critical impact of shortages of "medically necessary" medicines.

The primary utilization of the building will be to support critical needs for the Office of the Assistant Secretary for Preparedness and Response (ASPR) /U.S. Department of Health and Human Services (HHS)

Drug Shortages can occur for many reasons, including manufacturing and quality problems, delays, and discontinuations. Manufacturers provide FDA most drug shortage information, and the agency works closely with them to prevent or reduce the impact of shortages.

Intended use of the building



Chartwell management team believes the interpretation of reclassifying to Light industry is warranted. We will be manufacturing oral solid dose product.

Any by-product of the product batches will be collected and removed from premise via disposal services of waste products and in compliance with environmental and regulatory requirements.



§ 156-33 Light industry.

§ 156-33 Light industry.

[Amended 7-2-2008 by L.L. No. 2-2008]

Light manufacturing, converting, processing, altering, assembly, finishing, printing or other handling of materials or products and self-storage warehouses shall be permitted, provided that:

A.

Such industrial uses or the occasional byproducts of such uses shall not create a hazard to the health or safety of the residents of Carmel and others on adjoining property, nor shall there be any negative impact on the physical, social or aesthetic environment.

B.

No ongoing nuisance conditions, such as noise, objectionable odors, glare or visual pollutants, will accompany the activity or occur at a frequency that will constitute a nuisance. (See § 156-44, Industrial performance standards, for particular standards.)

C.

All applications submitted in connection with this chapter shall conform to the requirements of the State Environmental Quality Review Act (SEQR Part 617), adopted January 24, 1978, which Act relates to the need for environmental reviews and the state and local wetlands regulations, where applicable. If necessary, an environmental reviews and the state and local wetlands regulations, where applicable. If necessary, an environmental impact statement shall be prepared relative to a proposed use or action.

D.

All self-storage warehouses shall be for dead-storage activities only. Retail activities, storefronts and office activities shall be prohibited within the self-storage center, except that one office for the operation of the center and limited retail sales of products and supplies incidental to the principal use shall be permitted within the office area. The following are also prohibited: auctions, garage sales, flea markets, hobby shops, servicing and repair of motor vehicles, boats, etc.; the operation of power tools, spray-painting equipment, kilns or other similar equipment. All storage, including cars, shall be inside a building; outside storage shall be prohibited. Vehicle parking shall be for customers and employees only while they are on the site. Motor vehicles shall not be parked or otherwise stored outside within the center. Operating hours shall be limited from 7:00 a.m. to 11:00 p.m.

E.

Where the lot is adjacent to a residential area, screening shall be provided as in the C/BP District.

F.

Any lighting shall be shielded to direct light onto the established uses and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft. However, access and lighting shall not be permitted on a side facing a residential area unless a sufficiently high landscaped berm can be provided to completely shield the building and lighting from residences.

G.

Off-street parking shall be provided, and there shall be one parking space per 10,000 square feet of storage area. In addition, the owner shall submit a plan which establishes that in the event of a change of use of the site from self-storage to a permitted use, provision can be made for parking at a ration of one space for every 1,000 square feet of building which parking shall be shown on both the areas the owner intends to pave as well as on areas not paved.

Thank you

QUESTIONS?