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
MARC DITOMASO
JOHN STARACE

### LEGAL NOTICE

By the Zoning Board of Appeals of the Town of Carmel pursuant to Section 267 Town Law, notice is hereby given that a hearing will be held on:

### September 26, 2019 - 7:30 P.M.

To hear the following applications:

## **HOLDOVER APPLICATIONS:**

- 1. Application of **JENNICK PROPERTY MANAGEMENT CORP.** for a Use Variance seeking permission to install two (2) 30,000 gallon above-ground liquid propane storage tanks on pre-cast piers; two (2) bobtail fill stanchions & one (1) transport unload stanchion in residential zone. The property is located at 16 Route 6N, Mahopac NY 10541 and is known by Tax Map 85.16-1-20.
- 2. Application of HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Casse) for a Variation of Section 156.62(O)(2), 156-42(D) & 156-20 as well as an Interpretation seeking permission to install a wireless telecommunications facility. The property is located at 254 Croton Falls Road, Mahopac NY 10541 (n/o Diehl) and is known by Tax Map 65.19-1-43.

Code Requires/Allows	Provided	Variance Required
156-62(O)(2): 75 feet (height) *	140 feet	65 feet
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max height for fence)	8 feet	2 feet
<ul> <li>Code allows for increase Branches extend 7 feet a</li> </ul>		

3. Application of HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Dixon) for a Variation of Section 156.62(O)(2), 156-42(D) & 156-20 as well as an Interpretation seeking permission to install a wireless telecommunications facility. The property is located at 36 Dixon Road, Carmel NY 10512 (n/o Spaccarelli) and is known by Tax Map 54.-1-6.

Code Requires/Allows	Provided	Variance Required
156-62(O)(2): 75 feet (height) *	110 feet	35 feet
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max height for fence)	8 feet	2 feet
<ul> <li>Code allows for increase Branches extend 7 feet a</li> </ul>	in height if criteria i bove tower as an arc	n Code Section is met. chitectural feature.

## **NEW APPLICATIONS:**

4. Application of **DANIEL & PATRICIA BYRNE** for a Variation of Section 156.15 seeking permission to construct shed in backyard behind garage. The property is located at 26 Tamarack Road, Mahopac NY 10541 and is known by Tax Map 75.8-2-36.

Code Requires/Allows	Provided	Variance Required
10'	2'	8'

5. Application of **NATALIE CONCIATORI** for a Variation of Section 156.15 seeking permission to retain & legalize already existing shed. The property is located at 23 Stacey Lane, Mahopac NY 10541 and is known by Tax Map 65.19-1-52.

Code Requires/Allows	Provided	Variance Required
10'	3'	7'

6. Application of **JOHN NEMETH** for a Variation of Section 156.15 seeking permission to retain already existing shed. The property is located at 100 Longdale Road, Mahopac NY 10541 and is known by Tax Map 65.14-1-27.

Code Requires/Allows	Provided	Variance Required
40' - front	20'	20'

7. Application of **JAMES PETER FOX** for a Variation of Section 156.15 seeking permission to retain already existing deck. The property is located at 305 Tulip Lane, Mahopac NY 10541 and is known by Tax Map 86.9-1-44.

Code Requires/Allows	Provided	Variance Required
25' - front	22'	3'

8. Application of **GERARD ALFERO** for a Variation of Section 156.15 seeking permission to retain already existing tool shed. The property is located at 616 Union Valley Road, Mahopac NY 10541 and is known by Tax Map 76.20-1-1.

Code Requires/Allows	Provided	Variance Required
40' - front	20'	20'
20' – side	7.1'	12.9'

9. Application of **BERT MELCHNER** for a Variation of Section 156.27F seeking permission to retain 6' fence on lake front property; along side only. The property is located at 735 South Lake Blvd., Mahopac NY 10541 and is known by Tax Map 75.42-1-12.

Code Requires/Allows	Provided	Variance Required
4'	6'	2'

- 10. Application of MARK JACOBS, CONTRACT VENDEE (LONGVIEW SCHOOL) for an Interpretation of Educational Institutions Section 156-23E, Town of Carmel Zoning which states, "A minimum of 10 parking spaces, plus three spaces per classroom shall be required for those schools with pupils of elementary and junior high school age. Schools with pupils of at least high school age shall provide at least 20 parking spaces, plus five per classroom." The property is located at 110 Scout Hill Road, Mahopac NY 10541 and is known by Tax Map 52.-1-12.
- 11. Application of <u>WILLOW WOOD COUNTRY CLUB, INC.</u> for a Variation of Section 156-24.D, seeking permission to obtain a variance for the below parking requirements for the existing parking lot in association with an Amended Site Plan application pending before the Planning Board. The property is located at 551 Union Valley Road, Carmel NY 10512 and is known by Tax Map 87.7-1-6, 7, 11.

Code Requires/Allows	Provided	Variance Required
502 Parking Spaces	80 Standard Spaces & 127 Special Event Spaces	422 Standard Spaces & 375 Special Event Spaces

# **MISCELLANEOUS:**

MINUTES: July 25, 2019

By Order of the Chairman,

John Maxwell



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

Jennick Property Management, Corp  To THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL  Application For (circle applicable): Area Variance  OF THE TOWN OF CARMEL  Application For (circle applicable): Area Variance  Mailing Address: 16 Route 6N, Mahopac, N.Y. 10541  Mailing Address: 29 Secor Rd., Mahopac, N.Y. 10541  Mailing Address: 29 Secor Rd., Mahopac, N.Y. 10541  Application For (circle applicable): Area Variance  Mailing Address: 29 Secor Rd., Mahopac, N.Y. 10541  Tax Map: 85,16  Tax Map: 85,16  Application Size of lease agreement  Application Date: August 2
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL  Application For (circle applicable): Area Variance    Use Variance   Interpretation   280A
Application For (circle applicable): Area variance  Name of Property Owner: Jennick Property Mngmt Address: 16 Route 6N, Mahopac, N.Y. 10541  Mailing Address: 29 Secor Rd., Mahopac, N.Y. 10541 Phone Number(s):  Zoning District: Less Description (City)  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  DATE REQUEST RESULTS  List all improvements (1 family dwelling, pool, etc.) 3,500 square foot commercial building and macadam 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: Site Developement Plans and narrative  Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands YESNO Explain: The property is within 500 ft. of Route 6N and the Town boundary
Mailing Address: 29 Secor Rd., Mahopac, N.Y. 10541 Phone Number(s):  Zoning District: Resolution (R.126. Commercial. CIBP. or Country alton)  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  Applicant is: (alton) REQUEST RESULTS  List all improvements (1 family dwelling, pool. etc.) 3,500 square foot commercial building and macadam 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: Site Development Plans and narrative  Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands (YES)NO Explain: The property is within 500 ft of Route 6N and the Town boundary
Zoning District: Lessificatial Tax Map: 85.16 1 20 (Unit)  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  DATE REQUEST RESULTS  List all improvements (1 family dwelling, pool, etc.) 3,500 square foot commercial building and macadam 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: Site Developement Plans and narrative  Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands (YES) NO Explain: The property is within 500 ft of Route 6N and the Town boundary
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tanks on pre-cast piers; 2 bobtail fill stanchions & 1 transport unload stanchion. In
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
Notary Public
Petitioner Jayas July Date 8/1/2019 Wayne Staten, President

CRAIG T. BUMGARNER
NOTARY PUBLIC, State of New York
No. 02BU6016394
Qualified in Putnam County
Commission Expires November 16, 2022



Town of Carmel

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

IN THE MATTER OF THE APPEAL		. 8	
OF Homeland Towers LLC, and New York SMSA Limited Partnership d/b/s Verizon Wireless TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL	156-62(O)(2) 	Application Date: 8 5 20 19	
Application For (circle applicable): Area Varian		Interpretation 2804 K	
Name of Property Owner: Richard and Rosema	rie Diehl Address: 254 Crol	on Falls Road, Mahopac Ny	
Mailing Address: same		Number(s): (845) 656-1707	
Zoning District:Residential	Tax Map: 65.1	9 - 1 (nixt) - 43	
Applicant is: (circle one) (Owner) (Lessee)	(Contract Vendee) 14	Attach deed, contract of sale or lease agreement)	
E-Mail Address: rgaudioso@snyderlaw.net			
Previous Appeals regarding the subject premises:			
DATE No prin	REGIEST CHANGE	RESULTS RESULTS	
List all improvements (1 family dwelling, pool, etc	.) family dwelling, proposed inst	allation of wireless telecommunications facility	
diagrams, neighborhood land use maps, property sunderstand the request. List attachments here: Pless ls any portion of the property within 500 ft. of any Explain: No.  I, the applicant, an seeking permission to: install	ase see cover letter.  state or county highway, town b		
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CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED	
156-62(O)(2): 75 feet (height)*	140 feet	65 feet	
156-42(D): 24 feet (width of access drive)	12 feet	12 feet	
156-20: 6 feet (max. height for fence)	8 feet	2 feet	
State of New York )	ode section is met. Branches ext	end 7 feet above tower as an architectural feature.	
65: County of Putnam 3 The undersigned partitioner, being duly sworm, deposes and say (his) (her) knowledge except as to the maters inerein stated to Sworm to between e fair.  The cay of Cayyof 17	s drai (he) (she) has read the fivegoing pe be on information and belief, and us to th	etition, and knows the content thereof, and that the same is true to use matters (lief (slie) believes to be true.	
DIGIAS W WARREN	Homeland Towers New York SMSA I Verizon Wireless	LLC and imited Partnership d/b/a	
DOUGLAS W. WARDEN NOTARY PUBLIC, STATE OF NEW YORK NO. CEWAG! 45289 QUALIFIED IN WESTCHESTER COUNTY COVMISSION EXPIRES GOON 1201	PetitionerBy: Robert D. Ge	Place Date 8/7/2	019
Has/2	Davie le	Cenny, Esq. of	
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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

IN THE MATTER OF THE APPEAL	)		
OF Homeland Towers LLC, and New York SMSA	, }	2	
Limited Partnership d/b/a Verizon Wireless		cation Date: 8/5 , 20 / 9	
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL	156-62(O)(2)		
Application For (circle applicable): Area Varia	156-42(D) nce (158-20 ) Use Variance	Interpretation 280A	
Name of Property Owner: John and Angela Sp.	accarelli Address: 36 Dixon Roa	d Carmel NY	
Mailing Address: same	Phone Number	#(s):_	
Zoning District:Residential	Tax Map: 54	- 1 (Hisch) 6 (LAY)	
Applicant is: (circle one) (Owner) (Lessee)	(Contract Vendee) [Attact	deed, contract of sale or lease agreement)	
E-Mail Address			
Previous Appeals regarding the subject premises:			
DATE	REQUEST	RESULTS	
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List all improvements (1 family dwelling, pool, ca			
The owner shall submit with this application suppr diagrams, neighborhood land use maps, property s	orting materials including plans, elevati	one, landscaping diagrams, traffic circulation	
understand the request. List attachments here: Ples	ase see cover letter.	other materials that will assist the Board to	
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Is any portion of the property within 500 ft. of any	state or county highway, town boundar	ry, parkway or public lands? YES/NO	
Explain: No.		8	
Is any portion of the property within 500 ft. of any Explain: No.  I, the applicant, are seeking permission to: install.		8	
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Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

TO THE ZONING BOARD OF APPE OF THE TOWN OF CARMEL	Application Date	: 7/9,20/9
	CODE SECTION	1 - 1 1
	Byne (Address) Phone Number(s):	(State)
Zoning District: R-120, Commercial. C/BP, or Conserve	(City) (State) Tax Map: 75 6	36 (Block) - 36
Applicant is: (circle one) (Owner) (I	Lessee) (Contract Vendee) [Attach deed, con	atract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject pro	emises:	
DATE	REQUEST	RESULTS
NA NACA	220000000000000000000000000000000000000	The state of the s
DO Plevein	S COH appearances	( STEE)
The owner shall submit with this applicati diagrams, neighborhood land use maps, prunderstand the request. List attachments h	ion supporting materials including plans, elevations, lands roperty survey, photographs of property and any other materials. Survey, photos, flyers.  ft. of any state or county highway, town boundary, parkway.	terials that will assist the Board to
		ard behindgarge
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10'	2'	8'
State of New York ) ss: County of Putnam ) The undersigned petitioner, being duly sworn, depos (his) (her) knowledge except as to the matters therein sworn to before me this day of July	ses and says that (he) (she) has read the foregoing petition and knows the n stated to be on information and belief, and as to those matters (he) (she with the state of the s	e content thereof, and that the same is true to e) believes to be true.
	OF THE TOWN OF CARMEL Application For (circle applicable): Area Name of Property Owner: Area Name of Property Owner: Area Mailing Address: Zoning District: Address Zoning District: Address Zoning District: Address  Zoning District: Address  Applicant is: (circle one) (Owner) (I E-Mail Address:  Previous Appeals regarding the subject pr  DATE  DATE  List all improvements (1 family dwelling, The owner shall submit with this applicate diagrams, neighborhood land use maps, p understand the request. List attachments h  Is any portion of the property within 500 (Explain: Area)  I, the applicant, am seeking permission to  CODE REQUIRES / ALLOWS  CODE REQUIRES / ALLOWS  State of New York )  CODE REQUIRES / ALLOWS	Tight E ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL  Application For (circle applicable): Area Variance  Name of Property Owner:

Petitioner Dane 1 Bym Date 07/29/19



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

IN THE MATTER OF T	ΓΗΕ ΑΡΡΕΔΙ			
OF OF	,	}		1 .
TO THE ZONING BOAI	RD OF APPEALS		Application Date: _	7/3/.20 2019
Application For (circle applic	cable): Area Vari	iance 0 156.15) Use 1	Variance Interpreta	
Name of Property Owner		Address:	3 Staces	Lone Mahon
Mailing Address:	Some	THO	one Number(s):	11/-
Zoning District:  (R-120, Commercial (R-120, Commer	ial, C/BP, or Conservation)	Tax Map: 10	5,19 - (E	1 - 52
Applicant is: (circle one)	Owner) (1	*	· · · · · · · · · · · · · · · · · · ·	act of sale or lease agreement
E-Mail Address:	-		1 ~	
Previous Appeals regarding t	he subject premise	es:		
DATE		REQUEST		RESULTS
	410 10	Vierrons appea		
	100 F	nerrous, appea	Dances	(D)May
List all improvements (1 fam	ily dwelling pool	etc.) Single FAM	J. Dulalida	chal
Zi in improvements (1 min	ny dwening, poor,	CIC.) SINGIP IAM	ing bovelling	, Shear
diagrams, neighborhood land	use maps, propert	pporting materials including place year. The property of property of property of property of property of property of the prope	ans, elevations, landsca arty and any other mater	ping diagrams, traffic circulation ials that will assist the Board to
understand the request. List a	ttachments here:	Survey, Pictur	llo	and that will assist the Board to
Is any portion of the property Explain:	within 500 ft. of a	any state or county highway, to	wn boundary, parkway	or public lands? YES NO
I, the applicant, am seeking p	ermission to:	legalize	Existing She	don property
CODE REQUIRES / A	LLOWS	PROVIDED	V	ARIANCE REQUIRED
'U /		3		71
State of New York ) ss:				
County of Putnam )	ly sworn, deposes and	says that (he) (she) has road the farmer	ma matician and burners	ntent thereof, and that the same is true to
to the total to the	e maners merem stanca	to be on information and belief, and as	to those matters (he) (she) be	thent thereof, and that the same is true to elieves to be true.
Sworn to before me this 29 da	iv of 10/7 20/	5		
	20012	)		
Notary Public	/			
		1	17 /	-

THOMAS M OLEARY
NOTARY PUBLIC-STATE OF NEW YORK
NO. 010L6174337

Qualified in Putnam County
My Commission Expires September 17, 2019

etitioner Vahlie va Con Date

7 /29/8



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

John Me	emeth	Ap	plication Date:	8/19, 20_19
TO THE ZONING BOAR OF THE TOWN OF	CARMEL			
Application For: (circle applic	cable): Area Varia	unce Use Variance	ce Interpretat	tion 280A
Name of Property Owner: 3	om Neme	Address: 100 Lo	ngdaleR	d, Mahopac NY (City) (State)
Mailing Address: 100 Lon	gdole Rd Mo	hopac Ny Phone Nur	mber(s):	
Zoning District: (R-120, Commercia	al, C/BP, or Conservation)	Tax Map:(section)	- (Bid	4 - 1-27 (Lot)
Applicant is: (circle one) (O	wner) (Lessee)	(Contract Vendee) [Att	tach deed, contra	act of sale or lease agreement]
E-Mail Address:	1	VI. 1		
Previous Appeals regarding the	ne subject premises			
DATE		REQUEST		RESULTS
NO	MARATI TO	s appearances		Dona
/00/	Javeon	s apparation		
List all improvements (1 fam:	ily dwelling, pool, e	etc.) Shed		
diagrams, neighborhood land	use maps, property	porting materials including plans, ele survey, photographs of property and		
	within 500 ft. of an	ny state or county highway, town bou	undary, parkway (	or public lands? YES/NO
I, the applicant, am seeking p	ermission to:	Tam Shed		
CODE REQUIRES / A	LLOWS	PROVIDED	V	ARIANCE REQUIRED
40 Fro	Kr	20'	0	×0'
State of New York ) ss:				
County of Putnam ) The undersigned petitioner, being du (his) (her) knowledge except as to the	ily sworn, deposes and sa ne matters therein stated t	ays that (he) (she) has read the foregoing peti to be on information and belief, and as to thos	ition and knows the co se matters (he) (she) b	ntent thereof, and that the same is true to elieves to be true.
Sworn to before me this 17th d	lay of August 20/9			
Moder Public	<i>y</i> 0	DANIELLE IACURT Notary Public – State of N NO. 011A6367349 Qualified in Putnam Co My Commission Expires Nov	lew York ) ounty	



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

	IN THE MATTER OF TO THE ZONING BOAR OF THE TOWN OF	CK STEELS		ORIGINAL Application Date:	June 7, 20 19
	Application For: (circle application For: (cir	cable): MCArea Var	iance( 50.(5)	Use Variance Interpre	tation 280A
	Name of Property Owner:	WIRLANG A	Dupper AND 1004	(Address)	City) (State)
	Mailing Address: OO3 (Address)	(City)	(State)	Phone Number(s):	1 44
	Zoning District: (R-120, Commerci	al, C/BP, or Conservation)	Tax Map:	Slorin -	(Block) (Lot)
	Applicant is: (circle one) (C	(Lessee	e) (Contract Vendee)	[Attach deed, cont	tract of sale or lease agreement]
	E-Mail Address:			(	
	Previous Appeals regarding to DATE	he subject premise	REQUEST		RESULTS
~ ^ ^		110 Phen	anna Anna	B 400 0	(Dna)
DA	/	oo provi	rous appear	reports	
	List all improvements (1 fam				
		l use maps, propert	y survey, photographs of	property and any other mat	caping diagrams, traffic circulation erials that will assist the Board to
	Is any portion of the property Explain:	within 500 ft. of a	any state or county highw	ay, town boundary, parkwa	y or public lands? YES
	I, the applicant, am seeking p	permission to:	ETAIN PECK		
	CODE REQUIRES / A	LLOWS	PROVIDE	0	VARIANCE REQUIRED
	25 Front		22'		3
١٨٨					
NC					
	State of New York ) ss:				
	County of Putnam )	uly sworn, deposes and he matters therein state	says that (he) (she) has read the	e foregoing petition and knows the	content thereof, and that the same is true to believes to be true.
		day of Sept 20 1	14	No. 01DA6345218  No. 01DA6345218  Qualified in Putnam County  nmission Expires July 25, 20	
				2 - 1	

Petitioner



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

me

Applicant is: (	t: R-120. Comme		Tax Map: 76.20	O - 1	ct of sale or lease agreemen
E-Mail Addres	ss:	the subject premises:	NAME		
DA'		the subject premises:	REQUEST		RESULTS
Oct	1985	retain exi	dung fundation unw.	rung spet	approved (
All of	2007	rebuld + u	rden + length of f	lont steps	approved
List all improv	ements (1 fa	mily dwelling, pool, etc	.) I Family Du	welling	
diagrams, neig	hborhood lar	nd use maps, property s	orting materials including plans, electory, photographs of property and operty Surveys (	any other materi	als that will assist the Board
Is any portion Explain:	of the proper	ty within 500 ft. of any	state or county highway, town bour	ndary, parkway o	or public lands? YES
I, the applican	t, am seeking	permission to:	moon Tool Shed	(Ret	ain)
CODE I	REQUIRES /	ALLOWS	PROVIDED	- V	ARIANCE REQUIRED
	40'	front	20'		20'
20	276/	5,'de	7.1 '		12.9
-					
State of New Yor	k )				
County of Putnan	ss: n )	duly swom, deposes and save	s that (he) (she) has read the forceoing netitud	on and knows the co	ntent thereof, and that the same is to
County of Putnan The undersigned (his) (her) knowled	ss: n ) petitioner, being edge except as to	the matters therein stated to	is that (he) (she) has read the foregoing petition be on information and belief, and as to those		
County of Putnan The undersigned (his) (her) knowled	ss: n ) petitioner, being		be on information and belief, and as to those		
County of Putnan The undersigned (his) (her) knowled  NE CO	ss: n ) petitioner, being edge except as to	the matters therein stated to	be on information and belief, and as to those		
County of Putnan The undersigned (his) (her) knowled	ss: n ) petitioner, being edge except as to	the matters therein stated to	be on information and belief, and as to those	matters (he) (she) be	elieves to be true.



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

IN THE MATTER OF T	HE APPEAL	_) _	Va	
	(Best) RD OF APPEALS		Application Date: _	June 26,20 19
Applicant is: (circle of (O	Cable): Area Variance  Beat Welco  City)  J D  J Conservation	LALOPAC DY (OP)	one Number(s):	He BIOD Mortupae N (City) (State)
E-Mail Address:			-	
Previous Appeals regarding the	he subject premises			Γ
DATE		REQUEST		RESULTS
N	Previou	s ZSA appea	Dance)	(Sma)
diagrams, neighborhood land understand the request. List a	this application support use maps, property sattachments here:	orting materials including p urvey, photographs of prop	perty and any other mater	ping diagrams, traffic circulation rials that will assist the Board to
Is any portion of the property Explain: Yes, Land  I, the applicant, am seeking p	re Mahapas	etaln 6' Fe	SV	or public lands? YES/NO
CODE REQUIRES / A	LLOWS	PROVIDED	\	ARIANCE REQUIRED
4'		61		2'
,				
(his) (her) knowledge except as to the	uly sworn, deposes and says he matters therein stated to be day of 144 20 191	be on information and belief, and	oing petition and knows the coas to those matters (he) (she) b	ontent thereof, and that the same is true to believes to be true.
ANN SPOFI Notary Public, State Qualified in Putn No. 01SP61 Commission Expires	e of New York am County 46807	Petitioner		Date 7/26/19.



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

IN THE MATTER OF THE APPEAL OF	}	
TO THE TONING DOADD OF ADDICALC	Applicat	tion Date: Sept. 3 20 19
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL		
Application For (circle applicable): Area Varian	ce (156-23E) Use Variance	Interpretation 280A
Name of Property Owner: Mark Jacobs, Contrac	et Vendee Address: 110 Scout Hill	Rd, Mahopac, NY 10541
Mailing Address: Longview School, 83 Main Stree	et, Brewster, NY 10509 Phone Number(	s):
Zoning District: R- Residential (X-120, Commercial, C.D.V. or Commercial)	Tax Map: 52	- 12 (Bisk) (tet)
Applicant is: (circle one) (Owner) (Lessee)	(Contract Vendee)   Attach d	deed, contract of sale or lease agreement[
E-Mail Address:		
Previous Appeals regarding the subject premises:		WE THE RESIDENCE OF THE PROPERTY OF THE PROPER
None	REQUEST	RESULTS
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	manifestation and a contract contract the properties for the properties the properties of the properties and the properties and the properties of the proper	
List all improvements (1 family dwelling, pool, etc	c.) 1 Family Residence + Above Ground	l Pool & Deck
diagrams, neighborhood land use maps, property sunderstand the request. List attachments here:  Sit stands portion of the property within 500 ft. of any Explain:  I, the applicant, am seeking permission to:  See	e Plans SY1 & SY2 state or county highway, town boundary	
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
State of New York )		
SS' County of Puytam ) To undersiment partitioner being data	death visit and a second	· ·
The undersigned petitioner, being duly sworn, deposes and says this) (her) knowledge except as to the matters therein stated to be a superior of the control	be on information and belief, and as to those matter	knows the content thereof, and that the same is true to rs (he) (she) believes to be true.
iwom to before me this 9th day of 500 7. 20 / 9	in the control of the	
Cerustay	*	
/ Souther brighter	*	4
Lucia	~ 1 /	
JAMES HAYES	Petitioner Z	Date 9/9/19
Notary Public - State of New York NO. 01HA6332768	and the same of th	Walter and an annual control of the
Qualified in Putnam County		
My Commission Expires Nov 9, 2019		

Re: Longview School – Application Addendum 110 Scout Hill Rd - Request for Interpretation

Interpretation of Educational Institutions Section 156-23, Town of Carmel Zoning which states:

"A minimum of 10 parking spaces plus three per <u>classroom</u> shall be required for those schools with pupils of elementary and junior high school age. Schools with pupils of at least high school age shall provide at <u>least</u> 20 parking spaces plus five per class room."

Longview School application is a school from elementary to high school with a maximum of 50 students with 8 teachers/administrators plus 6 volunteers. The student population is anticipated to include 35 elementary and middle school students and 15 high school students.

The required parking proposed is based upon 4 classrooms of middle school students and 3 classrooms of high school students with parking determined from classroom distribution, calculated as follows: 10 spaces + 4 (3 - K to middle classrooms) + 5 (3 - high school classrooms) for a total of 37 spaces. The premise is that K to middle school students do not have vehicles parked on site.

If each high school student parked a car on site; the required parking would be: 15 HS students and 8 teachers plus 6 volunteers equaling 29 spaces with 8 additional spaces for guests or parents, adequate for the facilities. The interpretation based upon classrooms of students presents more appropriate parking for this school facility.





Town Hall, Town of Carmel 60 McAlpin Ave.

IN THE MATTER OF OF UP 10 THE ZONING BOA OF THE TOWN C	Novoel Applic	cation Date: September 10 . 2019
pplication For (circle appl	licable): Area Variance (156-24.D) Use Variance	Interpretation 280A
lame of Property Owner U	Villow word Country Club, Inc. Address 551 Union Vo	Cathey Rd. Carmel Nil
failing Address: 551 Va.	ion Valley Ed Carmel Ny Phone Number	er(s)
oning District R/Resid	Hurtial) Tax Map: 87.7  [section]	1
pplicant is: (circle one)	Owner) (Lessee) (Contract Vendee)   Attach	deed, contract of sale or lease agreement
-Mail Address:		
revious Appeals regarding	the subsect passes	
revicios Appears regarding	the subject premises:	
DATE	REQUEST	. RESULTS
6/1987	Parking Space Variance of 55	Granted
7/2019	Parking Space Variance of 422	Deried
7/2019	19 W 291 of Parking Spaces 44 with of Access Prive	Granted
7/2019	44 with of Access Drive	Granted
7/2019  ist all improvements (1 far the owner shall submit will tagrams, neighborhood lan nderstand the request. List	mily dwelling, pool, etc.) Clubhoose, Range  th this application supporting materials including plans, elevated use maps, property survey, photographs of property and an attachments here. Site Plans	Granted  tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to
7/2019  Ist all improvements (1 far the owner shall submit with tagrams, neighborhood lan nderstand the request. List sany portion of the proper explain: The pro	mily dwelling, pool, etc.) Clubhouse, Range  th this application supporting materials including plans, elevand use maps, property survey, photographs of property and an attachments here. Site Plans  Ty within 500 ft. of any state or county highway, town bounds operty perdus. Westchester County (Town of Some)	tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to ary, parkway or public lands YESNO
7/2019  Ist all improvements (1 far the owner shall submit with tagrams, neighborhood lan nderstand the request. List sany portion of the proper explain: The pro	mily dwelling, pool, etc.) Clubhouse, Range  th this application supporting materials including plans, elevated use maps, property survey, photographs of property and an attachments here. Site Plans  ty within 500 ft. of any state or county highway, town bounds operty pordus Westchester County (Town of Some)  permission to bottoin a variance for the below particulation with an Amended Site Plan Application pendig	tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to ary, parkway or public lands YESINO (15)  King requirements for the existing and before the Planning Board.
7/2019  Ist all improvements (I far the owner shall submit will lagrams, neighborhood lan inderstand the request. List is any portion of the proper explain:  The property of the property of the applicant, am seeking policy for in assecting policy.	mily dwelling, pool, etc.) Clubhouse, Range  th this application supporting materials including plans, elevated use maps, property survey, photographs of property and an extrachments here. Site Plans  Ty within 500 ft. of any state or county highway, town bounds pretty Dorders Westchester County (Town of Some)  permission to. obtain a variance for the below particulation with an Amended Site Plan Application pendig	tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to ary, parkway or public lands YESNO
7/2019  Ist all improvements (I far the owner shall submit will lagrams, neighborhood lan inderstand the request. List any portion of the proper explain:  The property for in Assecting polyling lot in Assection.	mily dwelling, pool, etc.) Clubhouse, Range  th this application supporting materials including plans, elevated use maps, property survey, photographs of property and an extrachments here. Site Plans  Ty within 500 ft. of any state or county highway, town bounds pretty Dorders Westchester County (Town of Some)  permission to. obtain a variance for the below particulation with an Amended Site Plan Application pendig	tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to ary, parkway or public lands (YES)NO (15)  King cequirements for the existing and before the Planning Board.  VARIANCE REQUIRED
7/2019  Ist all improvements (I far the owner shall submit will lagrams, neighborhood lan inderstand the request. List any portion of the proper explain:  The property for in Assecting polyling lot in Assection.	mily dwelling, pool, etc.) Clubhouse, Range  th this application supporting materials including plans, elevated use maps, property survey, photographs of property and an extrachments here. Site Plans  Ty within 500 ft. of any state or county highway, town bounds pretty Dorders Westchester County (Town of Some)  permission to. obtain a variance for the below particulation with an Amended Site Plan Application pendig	tions, landscaping diagrams, traffic circulation by other materials that will assist the Board to ary, parkway or public lands (YES)NO (15)  King cequirements for the existing and before the Planning Board.  VARIANCE REQUIRED

Lynda F. LaPerch Notary Public, State of New York No. 01LA5075202 Qualified in Putnam County Commission Expires 03/31/2-3

BY: George Coleage Date 9/18/19
Secretary