

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
* Code allows for increase in height if criteria in Code Section is met. Branches extend 7 feet above tower as an architectural feature.		

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
* Code allows for increase in height if criteria in Code Section is met. Branches extend 7 feet above tower as an architectural 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 **WILLOW WOOD COUNTRY CLUB, INC.** 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



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
Jennick Property Management, Corp
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: August 2, 2019

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

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: Residential Tax Map: 85.16 - 1 - 20

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 board appearances (CT)</u>	

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

I, the applicant, am seeking permission to: Install 2 30,000 gallon above ground liquid propane storage tanks on pre-cast piers; 2 bobtail fill stanchions & 1 transport unload stanchion. *in Res. Zon.*

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 1st day of August 20 19

Notary Public

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

Petitioner *[Signature]* Date 8/1/2019
Wayne Staton, President



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

IN THE MATTER OF THE APPEAL
OF
Homeland Towers LLC, and New York SMSA
Limited Partnership d/b/a Verizon Wireless
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/5 2019

Application For (circle applicable): Area Variance Use Variance Interpretation 2800

Name of Property Owner: Richard and Rosemarie Diehl Address: 254 Croton Falls Road, Mahopac NY

Mailing Address: same Phone Number(s): (845) 656-1707

Zoning District: Residential Tax Map: 65.19 - 1 - 43

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: rgaudioso@snyderlaw.net

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<i>No previous board appearances</i>	<i>RT</i>

List all improvements (1 family dwelling, pool, etc.) family dwelling, proposed installation of wireless telecommunications facility.

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: Please see cover letter.

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

I, the applicant, am seeking permission to: install a wireless telecommunications facility.

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

*Code allows for increase in height if criteria in code section is met. Branches extend 7 feet above tower as an architectural feature.

State of New York)

County of Putnam)

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

Sworn to before me this 7th day of August, 2019

[Signature]
Notary Public

DOUGLAS W. WARDEN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02WA8145283
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 03/04/2019

2/25/20

Homeland Towers LLC and
New York SMSA Limited Partnership d/b/a
Verizon Wireless

Petitioner *[Signature]*
By: Robert D. Gaudioso

David Kenny, Esq. of
Snyder & Snyder LLP

Date 8/7/2019



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MR

IN THE MATTER OF THE APPEAL
OF
Homeland Towers LLC, and New York SMSA
Limited Partnership d/b/a Verizon Wireless
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/5, 2019

Application For (circle applicable): Area Variance Use Variance Interpretation 280A
156-62(O)(2)
156-42(D)
156-20

Name of Property Owner: John and Angela Spaccarelli Address: 36 Dixon Road Carmel NY

Mailing Address: same Phone Number(s):

Zoning District: Residential Tax Map: 54 - 1 - 6

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
	<i>No previous board appearance</i>	<i>RT</i>

List all improvements (1 family dwelling, pool, etc.) family dwelling, proposed installation of wireless telecommunications facility

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: Please see cover letter

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

I, the applicant, am seeking permission to: install a wireless telecommunications facility

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
156-62(O)(2): 75 feet (height)*	110 feet	35 feet <i>OK</i>
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

*Code allows for increase in height if criteria in code section is met. Branches extend 7 feet above tower as an architectural feature.

State of New York)

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true in (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 August, 2019

[Signature]

Homeland Towers LLC and
New York SMSA Limited Partnership d/b/a
Verizon Wireless

Petitioner

By: *[Signature]*

Date:

8/7/2019

*Davide Kenny, Esq. of
Snyder & Snyder LLP*

DOUGLAS W. WARDEN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02WAB145289
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 03/31/2020

7/25/20



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MLC

IN THE MATTER OF THE APPEAL
OF
Byrne ~~Shed~~
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 7/9, 2019

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

Name of Property Owner: Denise + Patricia Byrne Address: 26 Tamarack Rd Mahopac NY

Mailing Address: same Phone Number(s): 6

Zoning District: R-120 Tax Map: 75.8 - 2 - 36

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
<i>DA</i> NO	<i>previous ZBA appearances</i>	<i>Denise</i>

List all improvements (1 family dwelling, pool, etc.) 1 Family Dwelling, Garage + 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, flyers

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

I, the applicant, am seeking permission to: Construct shed in backyard behind garage

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>2'</u>	<u>8'</u>

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

Sworn to before me this 29 day of July 2019
Alise Daly
Notary Public

ALISE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2020

Petitioner Janet Byrne Date 07/29/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

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

Application Date: 7/31, 202019

Application For (circle applicable): Area Variance 156.15 Use Variance Interpretation 280A
CODE SECTION
Name of Property Owner Natalie Conciatori Address: 23 Stacey Lane Mahopac
(Address)
Mailing Address: Same Phone Number(s): 8011
(Address) (City) (State)
Zoning District: R-120 Tax Map: 65.19 - 1 - 52
(R-120, Commercial, C/BP, or Conservation) (section) (Block) (Lot)
Applicant is: (circle one) (Owner) contract of sale or lease agreement
E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<u>ZBA</u>	
	<u>NO previous appearances</u>	<u>Dma</u>

List all improvements (1 family dwelling, pool, etc.) Single 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, pictures

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: legalize ~~the~~ existing shed on property

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10'</u>	<u>3'</u>	<u>7'</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 29 day of July 2019

Notary Public JMO'3

THOMAS M OLEARY
NOTARY PUBLIC-STATE OF NEW YORK
No. 0106174337
Qualified in Putnam County
My Commission Expires September 17, 2019

Petitioner Natalie Conciatori Date 7/29/19



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

Application Date: 8/19, 2019

Application For: (circle applicable): Area Variance(156.15) Use Variance Interpretation 280A
CODE SECTION

Name of Property Owner: John Nemeth Address: 100 Longdale Rd, Mahopac NY
(Address) (City) (State)

Mailing Address: 100 Longdale Rd, Mahopac NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: R-120 Tax Map: 65 - 14 - 1-27
(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>NO previous appearances</u>	<u>Dona</u>

List all improvements (1 family dwelling, pool, etc.) 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: Sign + Photos

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: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' Front</u>	<u>20'</u>	<u>20'</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 17th day of August 2019

Danielle Iacurto
Notary Public



Petitioner John Nemeth Date 8/17/19



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
FOX Deck
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL



ORIGINAL

Application Date: June 7, 2019

Application For: (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: JAMES PETER FOX Address: 305 TULIP LANE MAHOPAC NY 10541

Mailing Address: 305 TULIP LANE MAHOPAC, NY 10541 Phone Number(s): _____

Zoning District: R-120 Tax Map: 86.9 - 1 - 44

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</u>	<u>(Signature)</u>

List all improvements (1 family dwelling, pool, etc.) 1 Family house, Shed + Deck

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? YES NO

I, the applicant, am seeking permission to: RETAIN DECK

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' Front</u>	<u>22'</u>	<u>3'</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 3RD day of Sept 20 19
Alvin Daly
Notary Public

Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2020

Petitioner [Signature] Date 9/3/2019



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

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

Application Date: 8/20, 2019

Application For (circle applicable): Area Variance ~~200~~ Use Variance Interpretation 280A
Name of Property Owner: Gerard Alfero Address: 616 Union Valley Road, Mahopac, NY
Mailing Address: Same as Above Phone Number(s): _____
Zoning District: R-120 Tax Map: 76.20 - 1 - 1
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: NONE

DATE	REQUEST	RESULTS
<u>Oct 1985</u>	<u>retain existing foundation w/ wrong spot</u>	<u>Approved (Dma)</u>
<u>Oct 2007</u>	<u>rebuild + widen + length of front steps</u>	<u>Approved (Dma)</u>

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

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Property Surveys 1986 and 2008; 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: _____

I, the applicant, am seeking permission to: Maintain Tool Shed (Retain)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>40' front</u>	<u>20'</u>	<u>20'</u>
<u>20' side</u>	<u>7.1'</u>	<u>12.9'</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.

before me this 19th day of Aug., 2019



Amy Lorraine Covain

Petitioner Gerard Alfero Date 8/19/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

IN THE MATTER OF THE APPEAL

OF

Melchor (Best)

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: June 26, 2019

Application For: (circle applicable): Area Variance (156-27F) Use Variance Interpretation 280A
Name of Property Owner: Best Melchior Address: 735 South Lake Blvd Mahopac NY
Mailing Address: 31 Highgate Rd Mahopac NY 10541 Phone Number(s): _____
Zoning District: R-120 Tax Map: 75.42 - 1 - 12

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
<i>No previous ZBA appearances</i>		<i>(Signature)</i>

List all improvements (1 family dwelling, pool, etc.) 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: Pictures

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, Lake Mahopac and Rt 6N

I, the applicant, am seeking permission to: Retain 6' Fence on Lake Front Property. Along Side only.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>4'</u>	<u>6'</u>	<u>2'</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 26th day of July 20 19

Ann Spofford
Notary Public

ANN SPOFFORD
Notary Public, State of New York
Qualified in Putnam County
No. 01SP6146807
Commission Expires May 22, 2022

Petitioner (Signature) Date 7/26/19



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
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Sept. 3, 20 19

Application For (circle applicable): Area Variance (156-23E) Use Variance (Interpretation) 280A
 Name of Property Owner: Mark Jacobs, Contract Vendee Address: 110 Scout Hill Rd, Mahopac, NY 10541
 Mailing Address: Longview School, 83 Main Street, Brewster, NY 10509 Phone Number(s): _____
 Zoning District: R- Residential Tax Map: 52 - 1 - 12
 (R-150, Commercial, C-100, 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
None		

List all improvements (1 family dwelling, pool, etc.) 1 Family Residence + Above Ground Pool & Deck

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 Plans SY1 & SY2

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

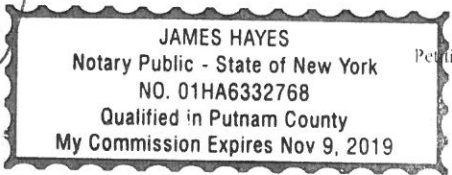
I, the applicant, am seeking permission to: See attached Addendum.

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 this) (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 9th day of Sept. 20 19

James Hayes
 Notary Public



Petitioner [Signature] Date 9/9/19

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 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 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.



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AK

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

Application Date September 10 2019

Application For (circle applicable): Area Variance (156-24.D) Use Variance Interpretation 280A
Name of Property Owner Willow Wood Country Club, Inc. Address 551 Union Valley Rd. Carmel NY
Mailing Address 551 Union Valley Rd Carmel NY Phone Number(s) _____
Zoning District R/Residential Tax Map 87.7 1 0, 7, 11
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
6/1987	Parking Space Variance of 85	Granted
7/2019	Parking Space Variance of 422	Denied
7/2019	1 st w. 2 nd of Parking Spaces	Granted
7/2019	4 th width of Access Drive	Granted
7/2019	Gravel Off-Street Parking Area	Granted

List all improvements (1 family dwelling, pool, etc.) Clubhouse, Range

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 Plans

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: The property borders Westchester County (Town of Somers)

I, the applicant, am 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.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
502 Parking Spaces	80 Standard Spaces / 127 Special Event Spaces	422 Standard Spaces / 375 Special Event Spaces

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 Sept 2019

Rynea F. Laback
Notary Public

WILLOW WOOD COUNTRY CLUB, INC.

Lynda F. LaPerch
Notary Public, State of New York
No. 01LA5075202
Qualified in Putnam County
Commission Expires 03/31/23

BY: George Colezzi Date 9/12/19
Petitioner Secretary