

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:

DECEMBER 2, 2021 – 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of **VIKTOR & EVA SOLARIK** for a Use Variance seeking permission to install powder room in detached accessory structure. The property is located at 215 Daisy Lane, Carmel NY and is known as Tax Map #77.19-1-8.

Code Requires/Allows	Provided	Variance Required
Detached Storage Bldg.	Detached Storage Bldg. w/bathroom	Add bathroom

NEW APPLICATIONS:

2. Application of **KERI FREDRIKSEN** for a Variation of Section 156-15 seeking permission to install 10' x 10' shed on lot without a principal structure. The property is located at 777-779 South Lake Blvd., Mahopac NY and is known as Tax Map #75.42-1-48, 49 & 50.

Code Requires/Allows	Provided	Variance Required
25' front	6'	19'
10' side	4'	6'
10' rear	8'	2'

3. Application of **SHALLOW STREAM PROPERTIES INC** for a Variation of Section 156-61M seeking permission to enlarge an existing substandard building lot by use of a lot line change. The enlarged lot will be increased by more than the 20% allowed by Code and will create 2 compliant lots. The property is located at 145 & 153 Shindagen Hill Road, Carmel NY and is known as Tax Map #87.8-1-4, 5 & 6.

Code Requires/Allows	Provided	Variance Required
20% or 20,000 s.f. of original area of Lot #2. Lot #2 is 565,844.40 s.f. in size. 20% of Lot #2 is 113,168.88 s.f.	188,614.8 s.f. or 33.333% of the Lot #2.	75,445.92 s.f.

4. Application of **KYLE McCARRICK** for a Variation of Section 156-15 seeking permission to expand garage and dormer. The property is located at 9 Ridge Lane, Mahopac NY and is known as Tax Map #75.8-2-53.

Code Requires/Allows	Provided	Variance Required
Dormer - 40 ft.	25.5 ft.	14.5 ft.
Expand Garage - 40 ft.	15.12 ft.	24.88 ft.

5. Application of **HUDSON VALLEY REALTY CORP. (GATEWAY SUMMIT)** for a Variation of Section 156-28A.(6) & 156-28A.(8) seeking permission to construct multi-family buildings with a minimum of 20 feet of separation between buildings and a minimum of 40 feet from a perimeter property line. The property is located at 2054 Route 6 (Gateway Drive), Carmel NY and is known as Tax Maps #55.-2-24.6 & 24.7.

Code Requires/Allows	Provided	Variance Required
50 feet minimum building separation	20 feet minimum building separation	30 feet building separation
100 feet minimum perimeter building setback	40 feet minimum perimeter building setback	60 feet of perimeter building setback.

6. Application of **PAR FOUR REALTY COMPANY LLC (THE FAIRWAYS)** for a Variation of Section 156-28A.(6) & 156-28A.(8) seeking permission to construct multi-family buildings with a minimum of 20 feet of separation between buildings and a minimum of 40 feet from a perimeter property line. The property is located at 2054 Route 6 (Gateway Drive), Carmel NY and is known as Tax Maps #55.-2-24.8.

Code Requires/Allows	Provided	Variance Required
50 feet minimum building separation	20 feet minimum building separation	30 feet building separation
100 feet minimum perimeter building setback	40 feet minimum perimeter building setback	60 feet of perimeter building setback.

MISCELLANEOUS:

MINUTES:

- October 28, 2021

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

118

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

Application Date: 9/28 20 21

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
 Name of Property Owner: VIKTOR&EVA SOLARIK Address: 215 DAISY LANE, CARMEL NY
 Mailing Address: 293 DAISY LANE, CARMEL NY Phone Number(s): _____
 Zoning District: RESIDENTIAL Tax Map: 77.19 - 1 - 8
 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>Dma</u>

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

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: ± 299' TO STON

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
 Explain: ± 299 FT. TO STONELEIGH AVENUE

I, the applicant, am seeking permission to: INSTALL POWDER ROOM IN DETACHED ACCESSORY STRUCTURE

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Detached Storage Bldg</u>	<u>Detached Storage Bldg w/ Bathuan</u>	<u>Add Bathuan</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 September 20 21
Eug Polank
 Notary Public

Eva Solarik
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01S06032866
 Qualified in Putnam County
 Commission Expires November 8, 21

Petitioner [Signature] Date 9/27/21



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
Fredriksen Shed
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: October 27, 2021

Application For (circle applicable): Area Variance 156-15 Use Variance Interpretation 280A
Name of Property Owner: **Keri Fredriksen** Address: **777-779 South Lake Blvd. Mahopac NY**
(Address) (City) (State)
Mailing Address: **409 Seminary Hill Rd. Carmel NY** Phone Number(s): **914-930-9282**
(Address) (City) (State)
Zoning District: **R-120** Tax Map: _____
(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
Fall 2021	shed on lot w/o principle structure	granted

List all improvements (1 family dwelling, pool, etc.) decks, patio

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
Explain: Lake Mahopac, Route 6N

I, the applicant, am seeking permission to: install 10' x 10' shed on lot without a principle structure - amend previous mathematical calculation

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
25' front	6'	19'
10' side	4'	6'
10' rear	8'	2'

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 15 day of NOV 2021

Annemarie P. Mammiano
Notary Public

ANNEMARIE L. MAMMIANO
Notary Public, State of New York
4609352, Putnam County
Commission Exp. September 30, 2025

Petitioner: *Keri Fredriksen* Date 11/15/21



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

Done for me

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

Application Date: _____, 20__

Application For (circle applicable): Area Variance (156-61M) Use Variance Interpretation 280A
 Name of Property Owner: SHALLOW STREAM PROPERTIES INC Address: 1459153 SHINDAGEN HILL ROAD
 (Address) (City) (State)
 Mailing Address: 40 SHALLOW STREAM DR Phone Number(s): _____
 (Address) (City) (State)
 Zoning District: R - RESIDENTIAL Tax Map: 87.08 - 1 - 4, 5 & 6
 (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
	" PER DAWN ANDREN: NO PREVIOUS ZBA APPEARANCES "	

List all improvements (1 family dwelling, pool, etc.) HOUSE PRENTLY UNDER CONSTRUCTION ON ADJOINING LOT
 The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: PLANS OF LOT LINE CHANGE.

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

I, the applicant, am seeking permission to: ENLARGE AN EXISTING SUBSTANDARD BUILDINGS LOT BY USE OF A LOT LINE CHANGE. THE ENLARGED LOT WILL BE INCREASED BY MORE THAN THE 20% ALLOWED BY CODE AND WILL CREATE 2 COMPLIANT LOTS.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>20% OR 20,000 FT² OF ORIGINAL</u>	<u>188,614.80 S.F. OR</u>	<u>75,445.92 S.F.</u>
<u>OF LOT #2. LOT 2 IS</u>	<u>33.333% OF THE</u>	
<u>565,844.40 S.F. IN</u>	<u>LOT 2 AREA</u>	
<u>SIZE, 20% OF LOT 2</u>		
<u>IS 113,168.88 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 9 day of Nov 2021

Carpaia
 Notary Public

CAROLYN C ARPAIA
 Notary Public, State of New York
 Reg. No. 01AR6383772
 Qualified in Putnam County
 Commission Expires 11-26-22

[Signature]
 Petitioner

Date 11-9-21



MC

13

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

Application Date: 11/15, 2021

Application For (circle applicable): Area Variance (156.15) Use Variance Interpretation 280A
Name of Property Owner: Kyle McCarrick Address: 9 Ridge Lane Mahopac NY
Mailing Address: 9 Ridge Lane Mahopac NY Phone Number(s): _____
Zoning District: R-120 Tax Map: 75.8 - 2 - 53

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>4/03</u>	<u>ZBA - Dormer Granted</u>	<u>Granted</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: Survey + Renderings

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

What is the applicant seeking permission to: Expand garage + Dormer

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>DORMER, 40'</u>	<u>25.5'</u>	<u>14.5'</u>
<u>EXPAND GARAGE, 40'</u>	<u>15.12</u>	<u>24.88'</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 16th day of Nov. 2021

Alice Daly
Notary Public

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

Petitioner [Signature] Date 11/16/21



Gateway Summit Multi-Family Housing Project (04232.106)

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
Hudson Valley Realty Corp.

Application Date: November 16, 20 21

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL 156-28A.(6)
156-28A.(8)

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

Name of Property Owner: Hudson Valley Realty Corp. Address: Gateway Drive, Carmel, NY
(Address) (City) (State)

Mailing Address: 1699 Route 6, Suite 1, Carmel, NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: C/BP Tax Map: 55. - 2 - 24.6 & 24.7
(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
4/28/16	Variance of 1 story height for multi-family buildings	Variance Granted
4/28/16	Variance of 1 foot width of parking stalls	Variance Granted

List all improvements (1 family dwelling, pool, etc.) 114 units of senior and 36 units of non-age restricted multi-family housing with required access driveway, parking and recreation facilities.

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: Building Floor Plans, Building Elevations, Overall Site Plans, Overall Landscape Plan, and Overall Grading Plan.

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Project has frontage on US Route 6; property is within 500 feet of the boundary of the Town of Southeast

I, the applicant, am seeking permission to: Construct multi-family buildings with a minimum of 20 feet of separation between buildings a minimum of 40 feet from a perimeter property line.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
50 feet minimum building separation	20 feet minimum building separation	30 feet building separation
100 feet minimum perimeter building setback	40 feet minimum perimeter building setback	60 feet of perimeter building setback

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 16th day of November 21

Alicia Hansen
Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6086470
Qualified in Dutchess County
Commission Expires January 21, 2023

Petitioner Paula Ferando Date 11/16/21



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: Hudson Valley Realty Corp.
Project: Gateway Summit Senior Housing (Owner)
Located at: Gateway Drive, Town of Carmel
(Address) (City, Town, Village)
Tax Map #: 55.-2-24.6 & 24.7

In the matter of: Area variances of Sections 156-28(A)(6) and 156.28(A)(8)
(Variance Request)

To whom it may concern:

This letter is to authorize Jody T. Cross, Esq., Zarin & Steinmetz

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

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

Countersigned: [Signature]
Jody T. Cross, Esq
(Print Name)

Signed: [Signature]
Paul Camarda
(Print Name)

Mailing Address: Zarin & Steinmetz
81 Main St., Suite 415, White Plains
State: NY Zip: 10601
Telephone # (914)682-7800 ext. 122
Date: November 16, 2021
E-mail: jcross@zarin-steinmetz.com

Mailing Address: 1699 Route 6, Suite 1, Carmel
Hudson Valley Realty Corp.
State: NY Zip: 10601
Telephone # (845) 228-1400

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

AUTHORIZATION FORM

RE: Property of: Hudson Valley Realty Corp.
Project: Gateway Summit Senior Housing (Owner)
Located at: Gateway Drive, Town of Carmel
(Address) (City, Town, Village)
Tax Map #: 55.-2-24.6 & 24.7

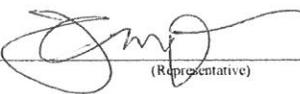
In the matter of: Area variances of Sections 156-28(A)(6) and 156.28(A)(8)
(Variance Request)

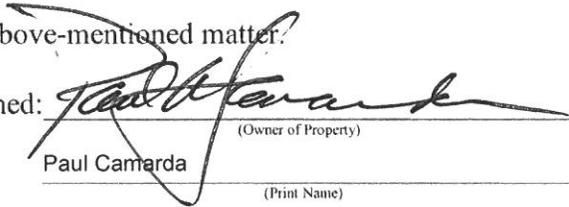
To whom it may concern:

This letter is to authorize Jeffrey J. Contelmo, P.E., Insite Engineering, Surveying & Landscape Architecture, 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)
Jeffrey J. Contelmo, P.E.
(Print Name)

Signed: 
(Owner of Property)
Paul Camarda
(Print Name)

Mailing Address: 3 Garrett Place, Carmel
Insite Engineering, Surveying & Landscape Architecture, P.C.
State: NY Zip: 10512
Telephone # (845) 225-9690
Date: November 11, 2021
E-mail: jcontelmo@insite-eng.com

Mailing Address: 1699 Route 6, Suite 1, Carmel
Hudson Valley Realty Corp.
State: NY Zip: 10512
Telephone # (845) 228-1400

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.

The Fairways Multi-Family Housing Project (05140.100)



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
Par Four Realty Company LLC

Application Date: November 16, 20 21

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL 156-28A.(6)
156-28A.(8)

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

Name of Property Owner: Par Four Realty Company LLC Address: Gateway Drive, Carmel, NY
(Address) (City) (State)

Mailing Address: 1699 Route 6, Suite 1, Carmel, NY Phone Number(s): _____
(Address) (City) (State)

Zoning District: C/BP, R Tax Map: 55. - 2 - 24.8
(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
4/28/16	Variance of 1 story height for multi-family buildings	Variance Granted
4/28/16	Variance of 1 foot width of parking stalls	Variance Granted

List all improvements (1 family dwelling, pool, etc.) 150 units of multi-family housing with required access driveway, parking and recreation facilities.

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: Building Floor Plans, Building Elevations, Overall Site Plans, Overall Landscape Plan, and Overall Grading Plan.

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: Project has frontage on US Route 6; property is within 500 feet of the boundary of the Town of Southeast

I, the applicant, am seeking permission to: Construct multi-family buildings with a minimum of 20 feet of separation between buildings and a minimum of 40 feet from a perimeter property line.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
50 feet minimum building separation	20 feet minimum building separation	30 feet building separation
100 feet minimum perimeter building setback	40 feet minimum perimeter building setback	60 feet of perimeter building setback

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 16th day of November 20 21

Alicia Hansen
Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6086470
Qualified in Dutchess County
Commission Expires January 21, 2023

Petitioner [Signature] Date 11/16/21



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: Par Four Realty Company LLC
Project: The Fairways Senior Housing (Owner)
Located at: Gateway Drive , Town of Carmel
(Address) (City, Town, Village)
Tax Map #: 55.-2-24.8

In the matter of: Area variances of Sections 156-28(A)(6) and 156.28(A)(8)
(Variance Request)

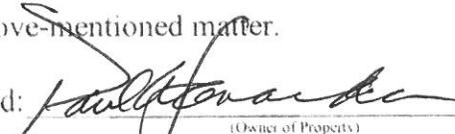
To whom it may concern:

This letter is to authorize Jody T. Cross, Esq., Zarin & Steinmetz

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
Jody T. Cross, Esq.
(Print Name)

Signed: 
(Owner of Property)
Paul Camarga
(Print Name)

Mailing Address: Zarin & Steinmetz
81 Main St, Suite 415, White Plains, NY 10601
State: _____ Zip: _____
Telephone # (914)682-7800 ext. 122
Date: November 16, 2021
E-mail: icross@zarin-steinmetz.com

Mailing Address: 1699 Route 6, Suite 1, Carmel
Hudson Valley Realty Corp.
State: NY Zip: _____
Telephone # (845) 228-1400

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

AUTHORIZATION FORM

RE: Property of: Par Four Realty Company LLC
Project: The Fairways Senior Housing (Owner)
Located at: Gateway Drive, Town of Carmel
(Address) (City, Town, Village)
Tax Map #: 55.-2-24.8

In the matter of: Area variances of Sections 156-28(A)(6) and 156.28(A)(8)
(Variance Request)

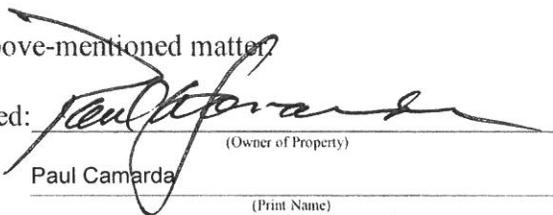
To whom it may concern:

This letter is to authorize Jeffrey J. Contelmo, P.E., Insite Engineering, Surveying & Landscape Architecture, 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.

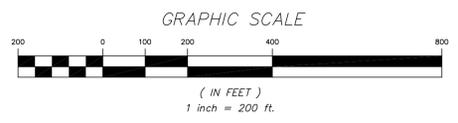
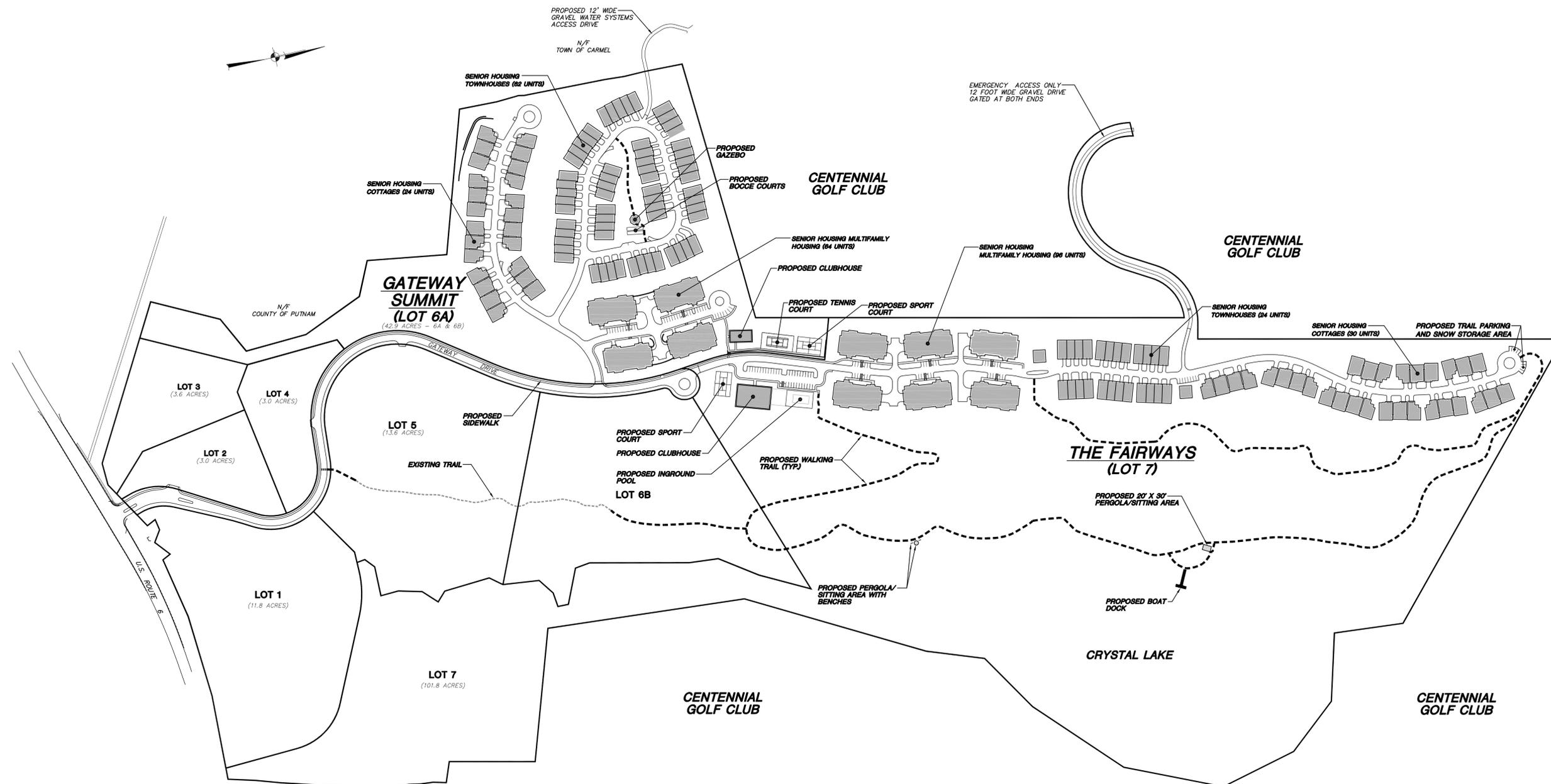
Countersigned: 
(Representative)
Jeffrey J. Contelmo, P.E.
(Print Name)

Signed: 
(Owner of Property)
Paul Camarda
(Print Name)

Mailing Address: 3 Garrett Place, Carmel
Insite Engineering, Surveying & Landscape Architecture, P.C.
State: NY Zip: 10512
Telephone # (845) 225-9690
Date: November 11, 2021
E-mail: jcontelmo@insite-eng.com

Mailing Address: 1699 Route 6, Suite 1, Carmel
Hudson Valley Realty Corp.
State: NY Zip: 10512
Telephone # (845) 228-1400

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.



Gateway Summit and The Fairways

Overall Approved Site Plan

Town of Carmel, Putnam County, New York
Scale: 1" = 200' February 8, 2015

UNIT SUMMARY	
GATEWAY SUMMIT:	
MULTIFAMILY	= 64 UNITS
TOWNHOUSES	= 62 UNITS
COTTAGES	= 24 UNITS
TOTAL	= 150 UNITS
THE FAIRWAYS:	
MULTIFAMILY	= 96 UNITS
TOWNHOUSES	= 24 UNITS
COTTAGES	= 30 UNITS
TOTAL	= 150 UNITS
GRAND TOTAL	= 300 UNITS

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.