

Town of Putnam Valley
ZONING BOARD OF APPEALS
Putnam Valley, New York
DECISION & ORDER

Name of Applicant: Michael Maiuzzo

Address: 225 Wood Street
Mahopac, NY 10541

Location of Property: Wood Street TM# 63.-4-12

Nature of Request: Request side yard setback variance for construction
of a new residence.

Date of Advertisement: January 22, 2020 Zone: R-2

Putnam County News & Recorder

Date of Public Hearing: January 30, 2020

Place of Public Hearing: Town Hall, 265 Oscawana Lake Road, Putnam Valley, New York

Members Present:

Bill Maskiell.....Chairman	Fred Finger.....Member
Peter Belefant.....Vice-Chairman	Jim Jackson.....Member
Robert Campo.....Member	

The matter having come before a duly convened meeting of the Board on the 30th day of January, 2020 and the facts, matters and evidence produced by the applicant, the Zoning Inspector and interested parties having been duly heard, received and considered and due deliberation having been had, the following are the

FINDINGS OF FACTS:

The subject premise is located in an R-2 Zone with the following setback requirements; Front-50'; Rear-50'; Side-40'; at Wood Street, which is a Town Road. Maximum allowable lot coverage is 25%. A 10' side yard setback requested, (40' down to 30' requiring a 10' variance), for construction of new residence.

The applicant has satisfied the Board that the criteria for the requested variances has been met. There was no public opposition to the application. The benefit to the applicant exceeds the detriment to the community. There will not be a substantial change in the character of the neighborhood and the character of the neighborhood will be preserved. This is a minimum variance that will provide relief.

On balance, therefore, based on the finding of facts, it is ordered, that the application be and same hereby granted subject to the following terms and conditions; 1). THE APPLICANT MUST OBTAIN A BUILDING PERMIT WITHIN TWO YEARS OF THE ISSUANCE OF THIS VARIANCE; OTHER WISE THIS VARIANCE WILL BE DEEMED NULL AND VOID.

DURATION OF DECISION & ORDER:

1) If this application results from a referral from the Putnam Valley Planning Board, the following shall apply:

- A) The relief granted herein is limited to the site plan/subdivision and/or special use permit application which generated the referral.
- B) Should the site plan/subdivision and/or special use permit application be denied by the Planning Board, this Decision & Order shall become null and void.
- C) Should the site plan / subdivision and /or special use permit be granted, but should said approval(s) lapse without the filing of a final plat (in the case of a subdivision), or the issuance of a building permit (in the case of a site plan and/or special use permit), this Decision & Order shall become null and void.
- D) Should the site plan / subdivision and/or special use permit be neither granted nor denied within 3 years following the date hereof, this Decision & Order shall become null and void.


2) If this application does not result from a Planning Board referral, this Decision & Order shall become null and void unless a building permit is obtained within two years from the date hereof; and the relief granted herein is limited to that shown on the site plan/ survey submitted with the application.

3) This Decision & Order may not be extended. A new application shall be required.

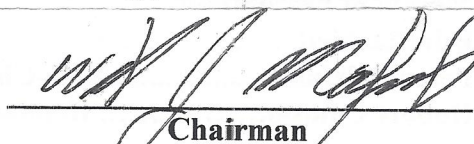
This application is a Type II action under SEQRA.

The decision of the Building and Zoning Inspector is hereby reversed.

Dated, Putnam Valley, New York this 13th day of February, 2020.




Zoning Clerk



Chairman


STATE OF NEW YORK
COUNTY OF PUTNAM

On the 13th day of February, 2020 before me personally came William Maskiell, Chairman of the Zoning Board of Appeals of the Town of Putnam Valley, New York, to me known as the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



Notary

Filed, Office of the Town Clerk, Putnam Valley, New York
on the 13th day of February, 2020.



Town Clerk

DOREEN C. PIACENTE
Notary Public, State of New York
Commission Filed in Putnam County
No. 01P16000296
Term Expires July 31, 2022