

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](http://www.ci.carmel.ny.us)

MICHAEL  
CARNAZZA  
Director of Code  
Enforcement

**BOARD MEMBERS**  
ROSE FABIANO  
SILVIO BALZANO  
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:

**JANUARY 25, 2024 – 7:30 P.M.**

To hear the following applications:

**HOLD OVER APPLICATIONS:**

1. Application of **ROBERT ALTERO** for a Variation of Section 156-15 seeking a Variance for permission to retain gazebo and legalize room above garage. The property is located at 3 Curry Spur, Mahopac NY and is known as Tax Map #53.12-1-17

Code Requires/Allows	Provided	Variance Required
10' rear (gazebo)	2'	8'
25' front (garage)	0' (over property line. Easement agreement needed.)	25'

2. Application of **BORE COTAJ** for an Interpretation of Section 156-15. Applicant owns the parcel upon which the temporary dock is located and a parcel improved by at least one residential dwelling unit which is directly across the street but separated by a road (i.e. East Lake Blvd.). Applicant seeks an Interpretation that the intent of the statute (i.e. a dock when not located on a parcel improved by at least one residential unit) is met under the circumstances set forth herein or, in the alternative, the following area variances (table below). The property is located at 148 East Lake Blvd., Mahopac NY and is known as Tax Map #76.30-1-5.

Code Requires/Allows	Provided	Variance Required
<b>Dock:</b>		
Lake frontage 50'	6.25'	43.75'
Minimum Area 3,000 sf	280 sf	2,720 sf

3. Application of **MICHAEL J FESTO** for a Variation of Section 156-101 & 156-47A(1) seeking a Use Variance for permission to encroach upon front & rear setbacks with garage, and expand non-conforming Use (two-family). The property is located at 247 Buckshollow Road, Mahopac NY and is known as Tax Map #75.16-2-1.

Code Requires/Allows	Provided	Variance Required
Accessory front setback of 25'	23.75'	1.25'
Accessory front setback of 25'	8.83'	16.17'

4. Application of **DRANA VUKAJ** for a Variation of Section 156-47A(1) seeking a Use Variance for permission to put up a pergola near the pool on lot with: two 1-family dwellings and one 1-family dwelling. The property is located at 515 Route 6N, Mahopac NY and is known as Tax Map #75.10-1-18.

## **NEW APPLICATIONS:**

5. Application of **NORMIN LLC (Norman Sas)** for a Variation of Section 156-15 seeking an Area Variance for permission to construct 2<sup>nd</sup> floor addition. The property is located at 36 Lillian Road, Mahopac NY and is known as Tax Map #64.11-1-37.

Code Requires/Allows	Provided	Variance Required
40' Front	36.32' (Kirk Lake Dr.)	3.68'

6. Application of **P&R ESTATE CORP.** for a Variation of Section 156.15 seeking a Use & Area Variance for permission to legalize a four-family structure (formerly 2 apts & 2 commercial). The property is located at 122 Gleneida Avenue, Carmel NY and is known as Tax Map #44.13-2-68.

Code Requires/Allows	Provided	Variance Required
Lot Area 40,000 sf	17,360 sf	22,640 sf
Lot Width 200 ft	147 ft	53 ft

Lot depth 200 ft	185 ft	15 ft
Front Yard 40 ft	22.8 ft	17.2 ft
Rear Yard 30 ft	23.1 ft	6.9 ft
Building area 5,000 sf	3,200 sf	1,800 sf
Use Variance	Mixed Use	Multi Family (4-family)

7. Application of **AFC URGENT CARE** for a Variation of Section 156.41C(2) seeking an Area Variance for permission to extend sign larger than 40 square feet. The property is located at 1844-1936 Route 6, Carmel NY and is known as Tax Map #55.11-1-4.

Code Requires/Allows	Provided	Variance Required
Allows 40 sf	78.80 sf	38.80 sf

8. Application of **NORBERT LATAWIEC** for a Variation of Section 156-45.2B(1) seeking an Area Variance for permission to retain accessory apartment. The property is located at 1350 Route 6, Carmel NY and is known as Tax Map #54.15-1-17.

Code Requires/Allows	Provided	Variance Required
Structure to be existing 1/21/98	Structure (garage) built after 1/21/98	To allow accessory apartment in garage built after 1/21/98

## **MISCELLANEOUS:**

### **MINUTES:**

- November 2, 2023:
- November 30, 2023:
- December 21, 2023:

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  
**Altero**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: **August 14**, 20**23**

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: **Robert Altero** Address: **3 Curry Spur**  
Mailing Address: **3 Curry Spur, Mahopac, NY** Phone Number(s):  
Zoning District: **R-120** Tax Map: **53.12 - 1 - 7**  
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
E-Mail Address: **rayexdesign@gmail.com**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
2014	retain existing deck	granted
2006	side and rear yards for enlarging BR	granted

List all improvements (1 family dwelling, pool, etc.) **house remains, shed, garage, pool gazebo**

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 and 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 Loma Pon Rd**

I, the applicant, am seeking permission to: **retain gazebo, legalize room above garage**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
10' rear (gazebo)	2' and <del>6'</del>	8'
25' front (garage)	0'	25'
	(Over Property Line, Easement agreement needed)	

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 **August** 20**23**  
*Alice Daly*  
Notary Public

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

Petitioner *William Besharat* Date **8/15/23**





**AUTHORIZATION FORM**

RE: Property of: Robert Altero  
(Owner)  
Located at: 3 Curry Spur, Mahopac, NY 10541  
(Address) (City, Town, Village)  
Tax Map #: 53.12-1-7  
In the matter of: Altero front and rear yard variance  
(Variance Request)

To whom it may concern:

This letter is to authorize William Besharat

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

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: *William Besharat*  
(Representative)  
William Besharat  
(Print Name)

Signed: *Robert Altero*  
(Owner of Property)  
Robert Altero  
(Print Name)

Mailing Address: 266 Shear Hill Rd  
Mahopac  
State: NY Zip: 10541  
Telephone # 914-330-4999  
Date: 8/14/2023  
E-mail: Ravexdesign@gmail.com

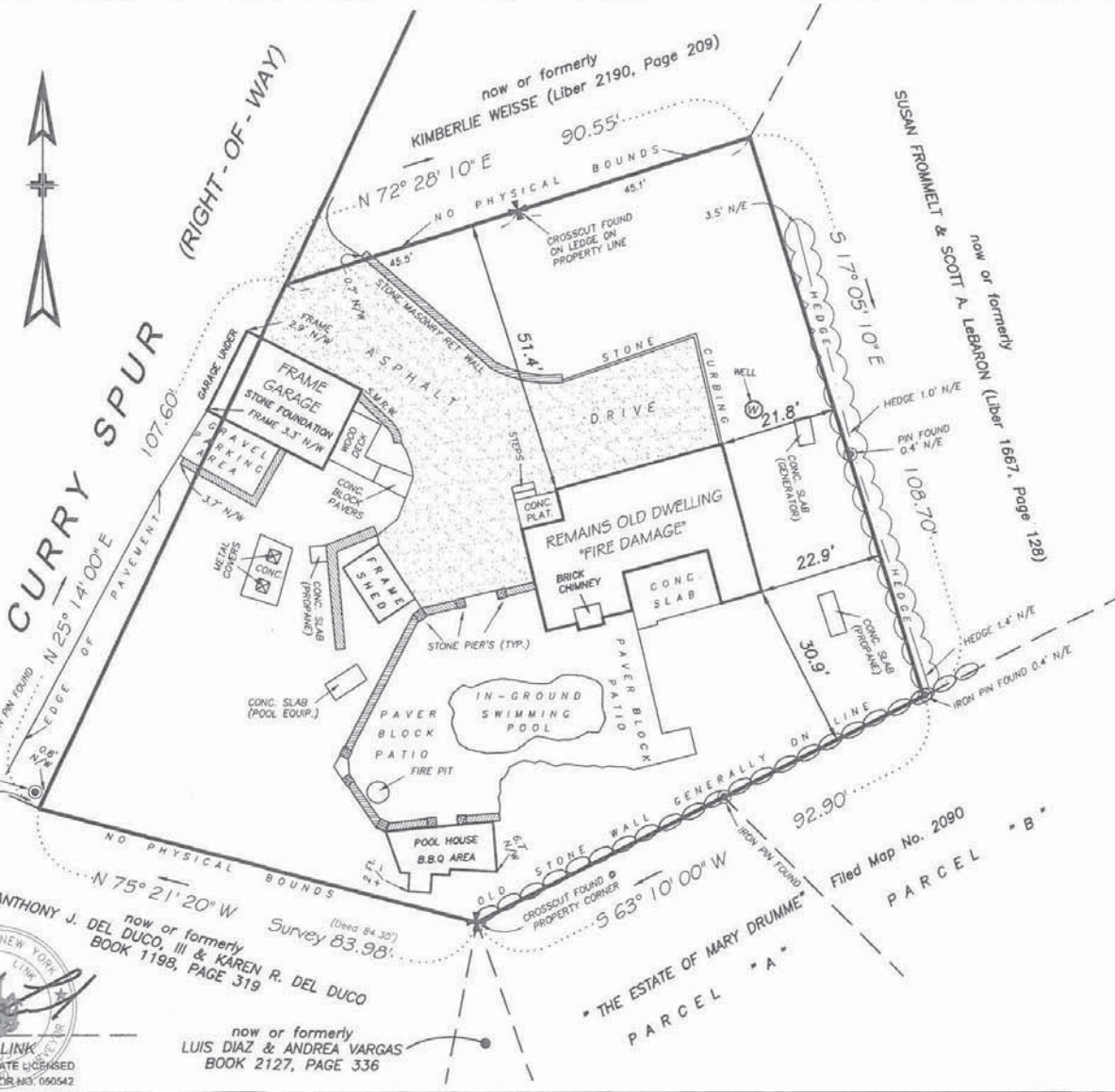
Mailing Address: 3 Curry Spur  
Mahopac  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

**SURVEY OF PROPERTY**  
 SITUATE IN THE  
**TOWN of CARMEL**  
 PUTNAM COUNTY  
 NEW YORK

SCALE: 1" = 20'  
 SURVEYED: AUGUST 7, 2023

- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN BOOK 1964 PAGE 263 ON OCTOBER 13, 2014, IN THE PUTNAM COUNTY CLERK'S OFFICE.
  - PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN of CARMEL as:  
 SECTION: 53.12 BLOCK: 1 LOT: 7  
 STREET ADDRESS: 3 CURRY SPUR  
 PROPERTY AREA: 15,019 Sq. Ft. / 0.3448 Acre
  - THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
  - THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
  - ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
  - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
  - THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
  - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
  - THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
- PREPARED FOR: ROBERT ALTERO



**Link**  
**Land Surveyors P.C.**  
 21 Clark Place, Suite 1-B Mahopac, N.Y. 10541  
 Phone 845-628-5857

COPYRIGHT 2023  
 LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED REPRODUCTION AND/OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL, AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.



ANTHONY J. DEL DUCCO, III & KAREN R. DEL DUCCO  
 now or formerly  
 BOOK 1198, PAGE 319  
 Survey (Used 84.30') 83.98'

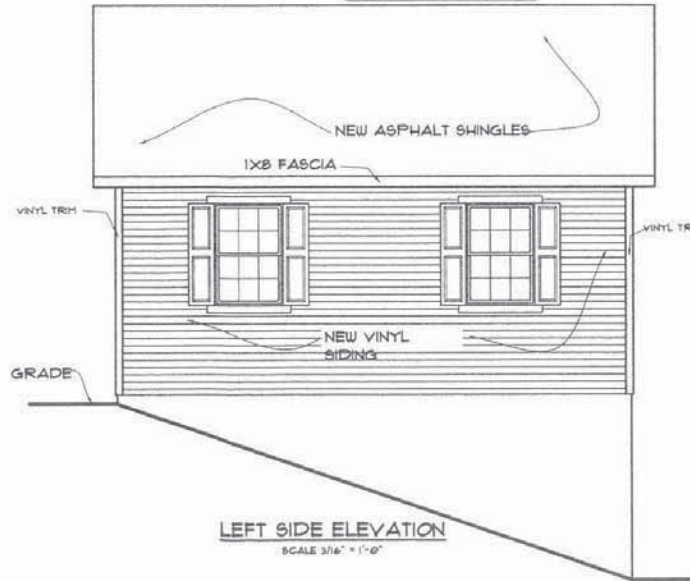
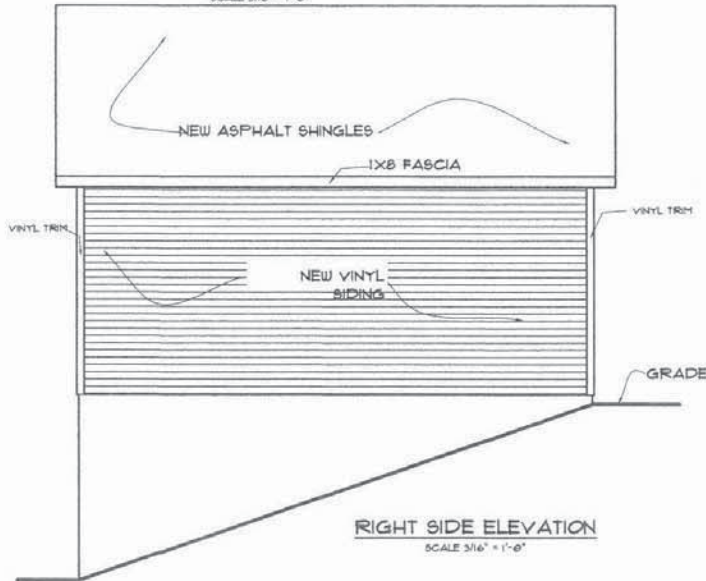
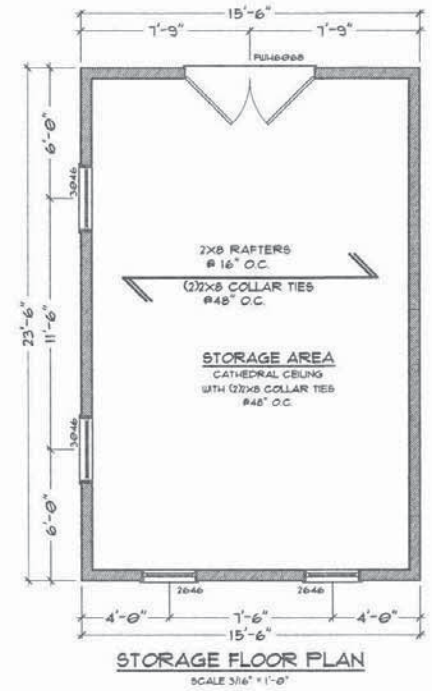
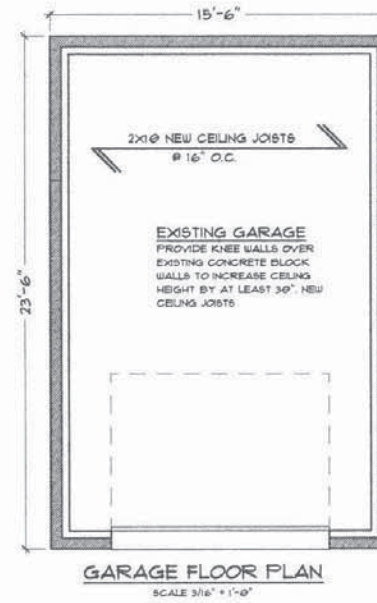
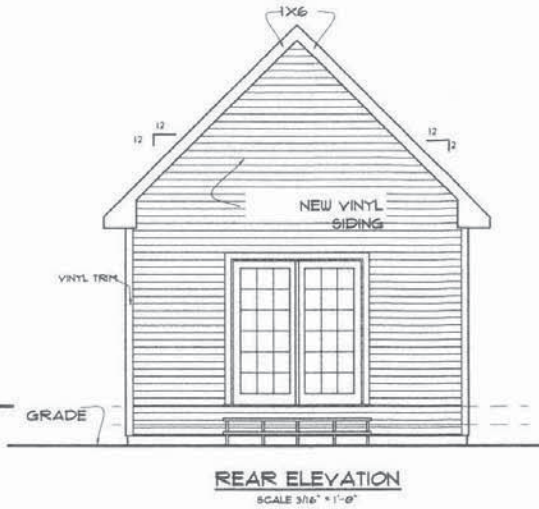
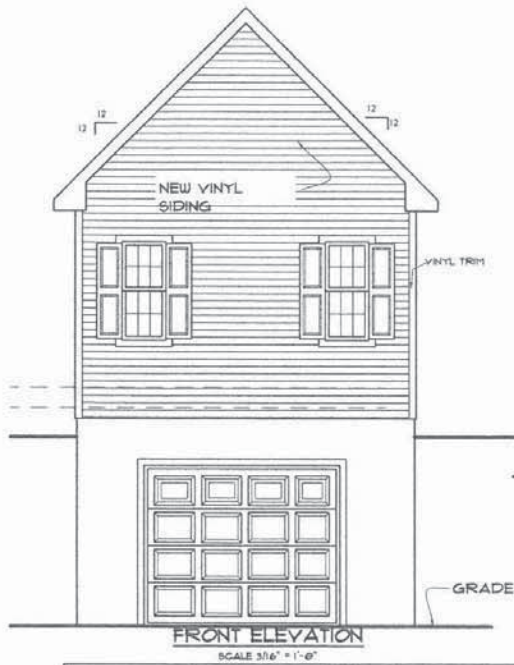
now or formerly  
 LUIS DIAZ & ANDREA VARGAS  
 BOOK 2127, PAGE 336

THE ESTATE OF MARY DRUMME  
 PARCEL "A"

SUSAN FROMMELT & SCOTT A. LABARON  
 now or formerly  
 LIBER 1667, PAGE 126  
 PARCEL "B"

Filed Map No. 2090





**RAYEX**  
DESIGN PLANNING CONSTRUCTION

OWNER: <b>ROBERT ALTERO</b>	JOB #
	DRN BY:
	CHKD BY:
PROJECT: ADDITION TO EXISTING DETACHED GARAGE LOCATED AT 3 CURRY SPUR IN MAHOPAC, TOWN OF CARMEL, NY	TAX MAP #:

SHEET TITLE: FLOOR PLANS & ELEVATIONS  
1 OF 1

REVISIONS: DATE: 8/11/2023





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  
**Bore Cotaj**  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: \_\_\_\_\_, 20\_\_\_\_

Application For (circle applicable): Area Variance ( ) Use Variance Interpretation 280A  
Name of Property Owner: **Bore Cotaj** Address: **148 E. Lake Blvd., Mahopac, NY**  
Mailing Address: **34 Kayla Lane, Mahopac, NY** Phone Number(s): \_\_\_\_\_  
Zoning District: **Res** Tax Map: **76.30 - 1 - 5**

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
E-Mail Address: **waslaw@shillinglegal.com**

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	N/A	

List all improvements (1 family dwelling, pool, etc.) **single family home**

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

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**

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
	<i>See attached</i>	

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 9<sup>th</sup> day of May 2023  
*Margaret Ferreri Buechel*  
Notary Public

MARGARET FERRERI BUECHEL  
Notary Public, State of New York  
No. 4919619  
Qualified in Dutchess County  
Commission Expires February 8, 2024

Petitioner *[Signature]* Date \_\_\_\_\_

ATTACHMENT

Applicant owns the parcel upon which the temporary dock is located and a parcel improved by at least one residential dwelling unit which is directly across the street but separated by a road (i.e. East Lake Blvd.). Applicant seeks an interpretation that the intent of the statute (i.e. a dock when not located on a parcel improved by at least one residential unit) is met under the circumstances set forth herein or in the alternative the following area variances:

Code Requires/Allows	Provided	Variance Required
Dock		
Lake frontage 50'	6' 6 1/4'	<del>44'</del> 44' 4 3/4'
Minimum depth 30'	4'	26' N/A
Minimum area 3000	96 280 sq ft	2904 2720 sq ft

*[Signature]*  
 Frank J. Smith III, EVA,  
 (845) 225-7500

Updated at  
 11-2-23 ZBA  
 meeting







**AUTHORIZATION FORM**

RE: Property of: Bore Cotaj  
Located at: 148 E. Lake Blvd. (Address) Mahopac, NY (City, Town, Village)  
Tax Map #: 76.30-1-5  
In the matter of: \_\_\_\_\_  
(Variance Request)

To whom it may concern:

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

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

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

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

Signed: \_\_\_\_\_  
(Owner of Property)  
Bore Cotaj  
(Print Name)

Mailing Address: Shilling & Smith, P.C.  
1961 Route 6, Suite U3, Carmel  
State: NY Zip: 10541  
Telephone # 845-225-7500  
Date: \_\_\_\_\_  
E-mail: waslaw@shillinglegal.com

Mailing Address: 34 Kayla Lane, Mahopac  
State: NY Zip: 10541  
Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

**PUTNAM ENGINEERING**  
 ENGINEERS and ARCHITECTS  
 4 OLD ROUTE 6, BRIDGEVILLE, NEW YORK 10509  
 (845) 278-6789 FAX (845) 278-6788

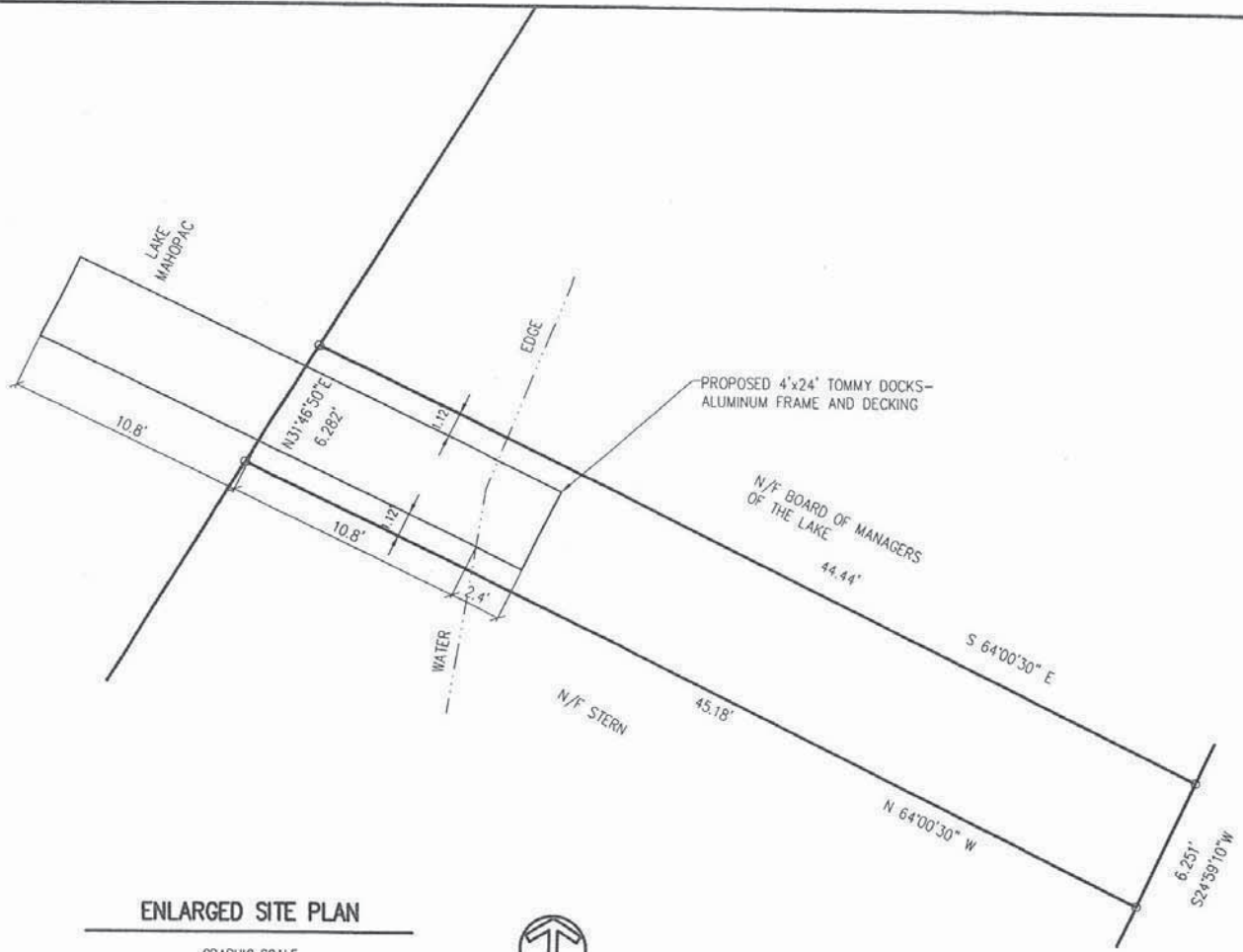
PREPARED FOR:  
**VJEKO & BORE COTAJ**  
 34 KAYLA LANE  
 MAHOPOAC, NY 10541

148 EAST LAKE BLVD  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK  
 TAX MAP No. 76.30, BLOCK 1, LOT 5

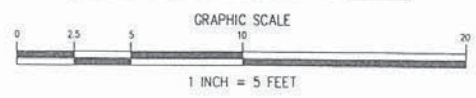
**ENLARGED SITE PLAN**

DATE:	06/01/2022
PRJ MGR:	PML
DRAWN BY:	PMK
PT PROJ No:	
	8414
SHEET 2 OF 3	

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**ENLARGED SITE PLAN**



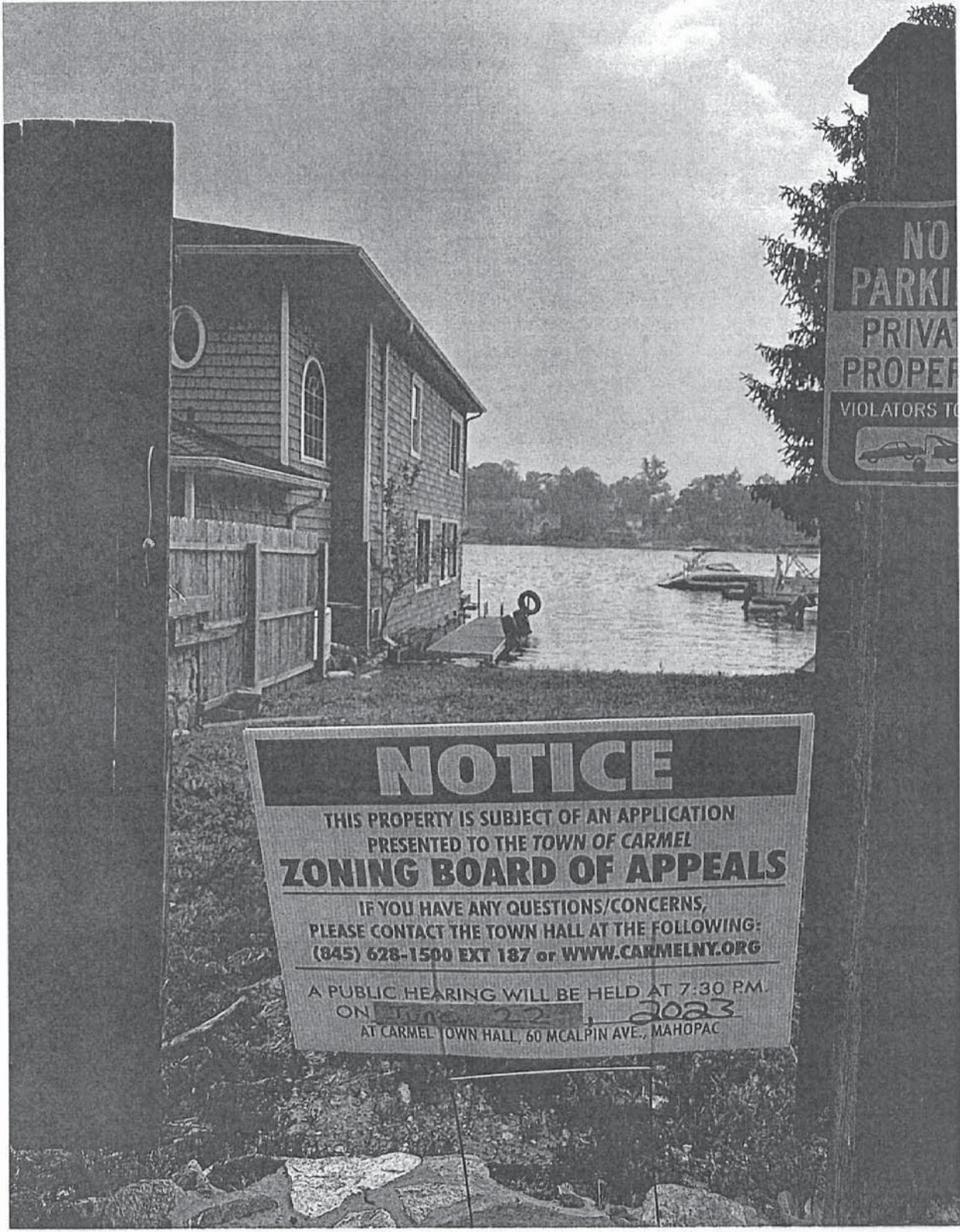




**NOTICE**  
THIS PROPERTY IS SUBJECT OF AN APPLICATION  
PRESENTED TO THE TOWN OF CARMEL  
**ZONING BOARD OF APPEALS**  
IF YOU HAVE ANY QUESTIONS/CONCERNS,  
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:  
(845) 628-1500 EXT 137 or WWW.CARMELNY.ORG  
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.  
ON JUNE 22, 2023  
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MANHATTAN, NY 12520

**NO  
PARKING  
PRIVATE  
PROPERTY**  
VIOLATORS TOWED  

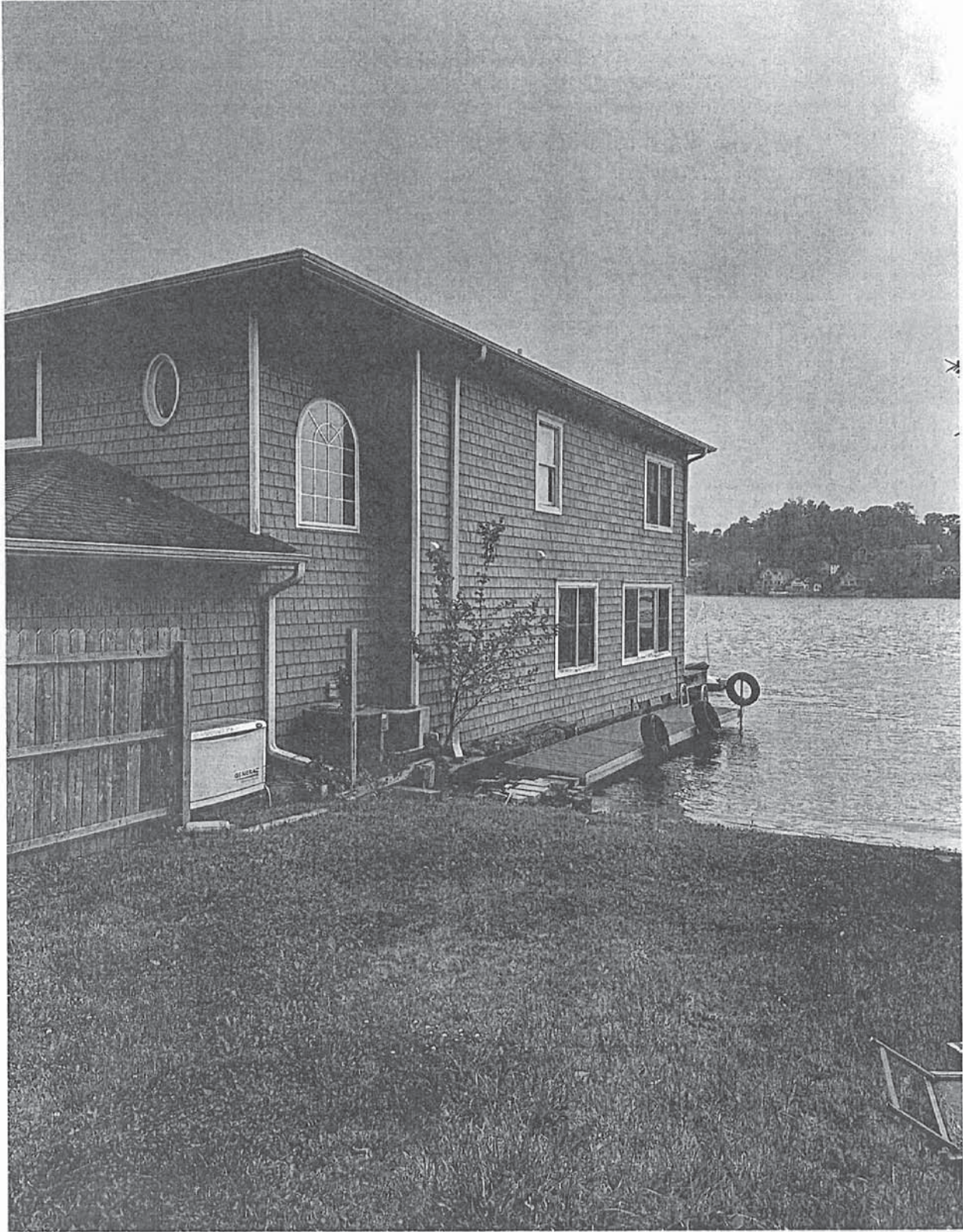


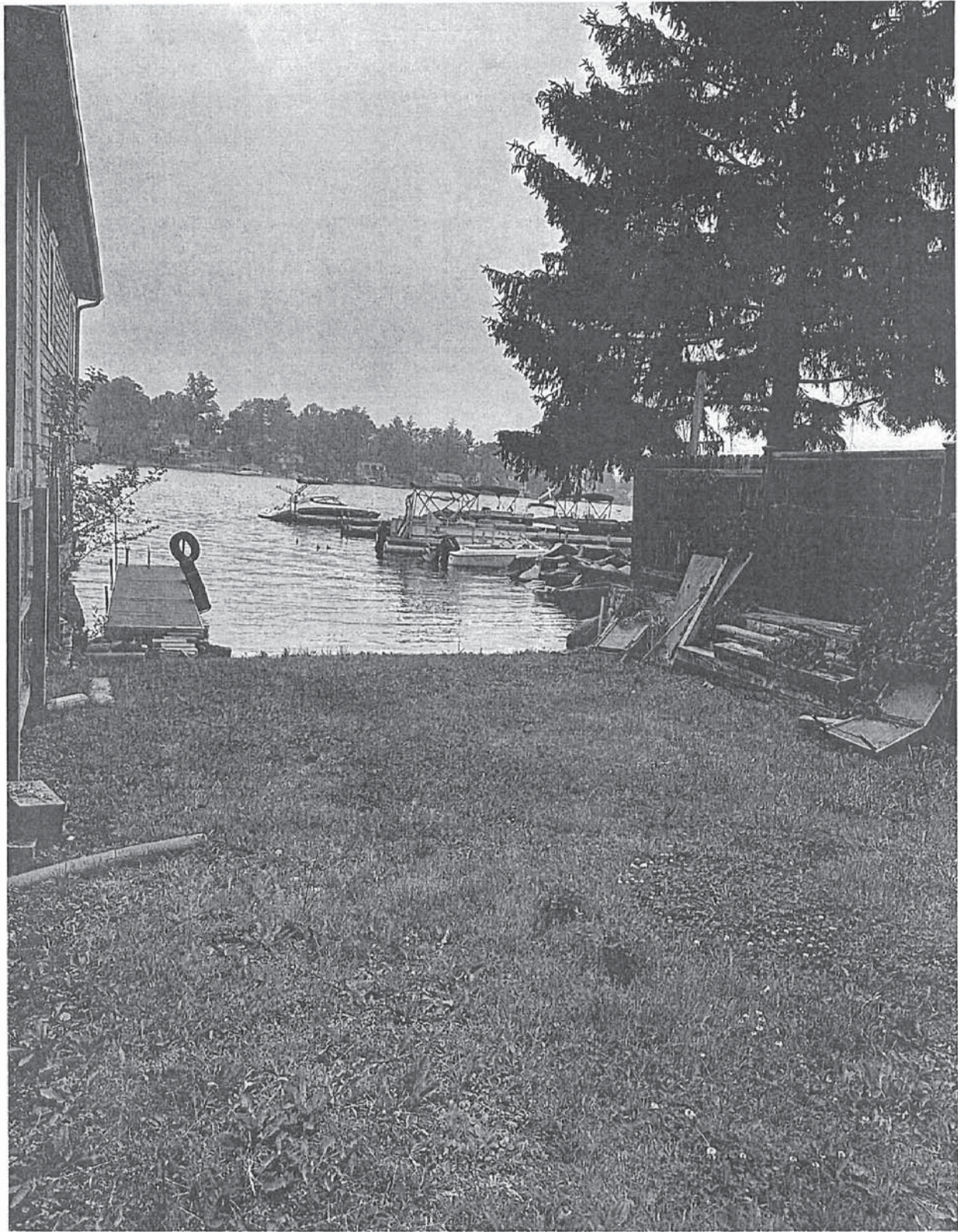
NO  
PARKING  
PRIVATE  
PROPERTY  
VIOLATORS TO  


**NOTICE**  
THIS PROPERTY IS SUBJECT OF AN APPLICATION  
PRESENTED TO THE TOWN OF CARMEL  
**ZONING BOARD OF APPEALS**  
IF YOU HAVE ANY QUESTIONS/CONCERNS,  
PLEASE CONTACT THE TOWN HALL AT THE FOLLOWING:  
(845) 628-1500 EXT 187 or [WWW.CARMELNY.ORG](http://WWW.CARMELNY.ORG)  
A PUBLIC HEARING WILL BE HELD AT 7:30 P.M.  
ON JUNE 22, 2023  
AT CARMEL TOWN HALL, 60 MCALPIN AVE., MAHOPAC

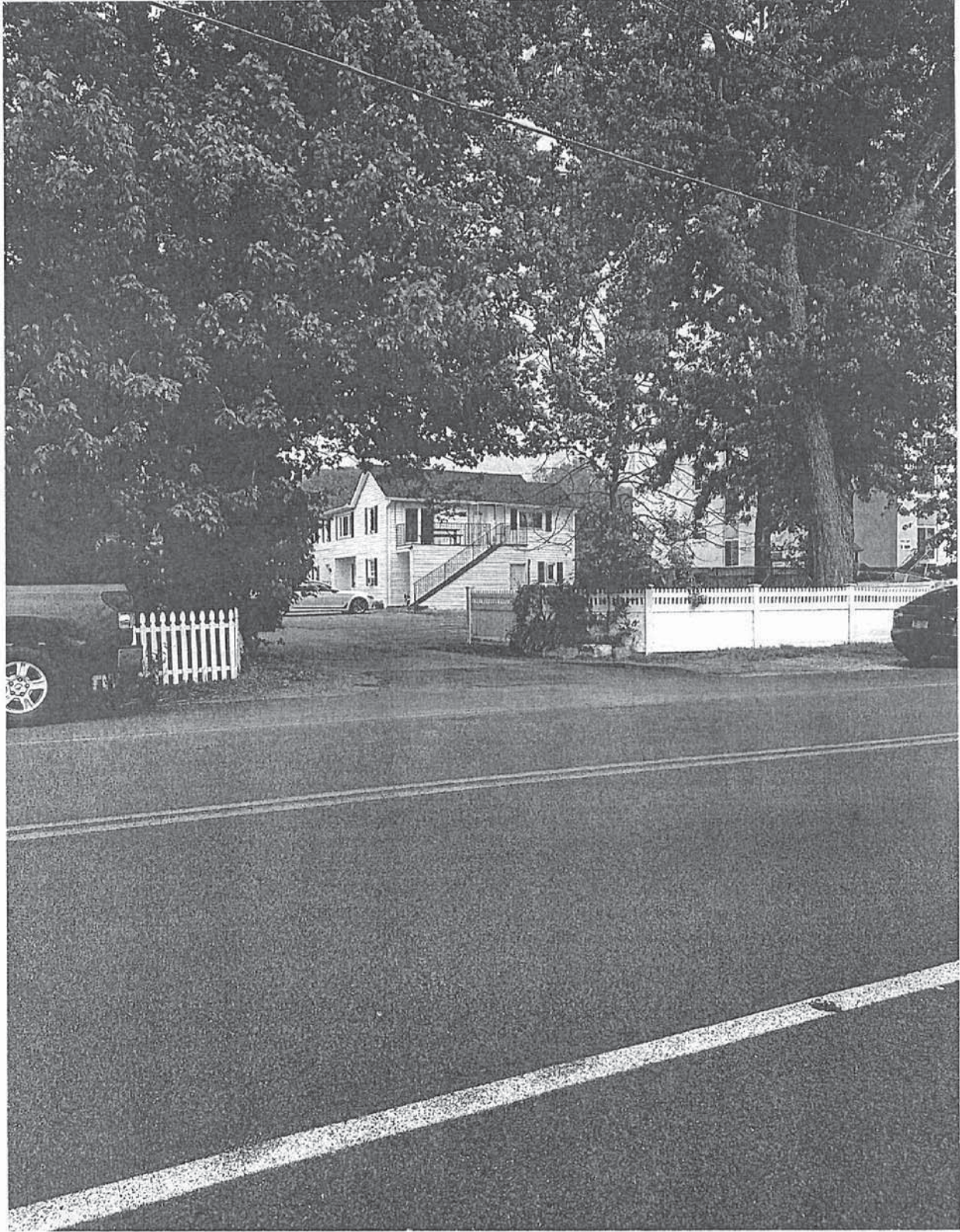




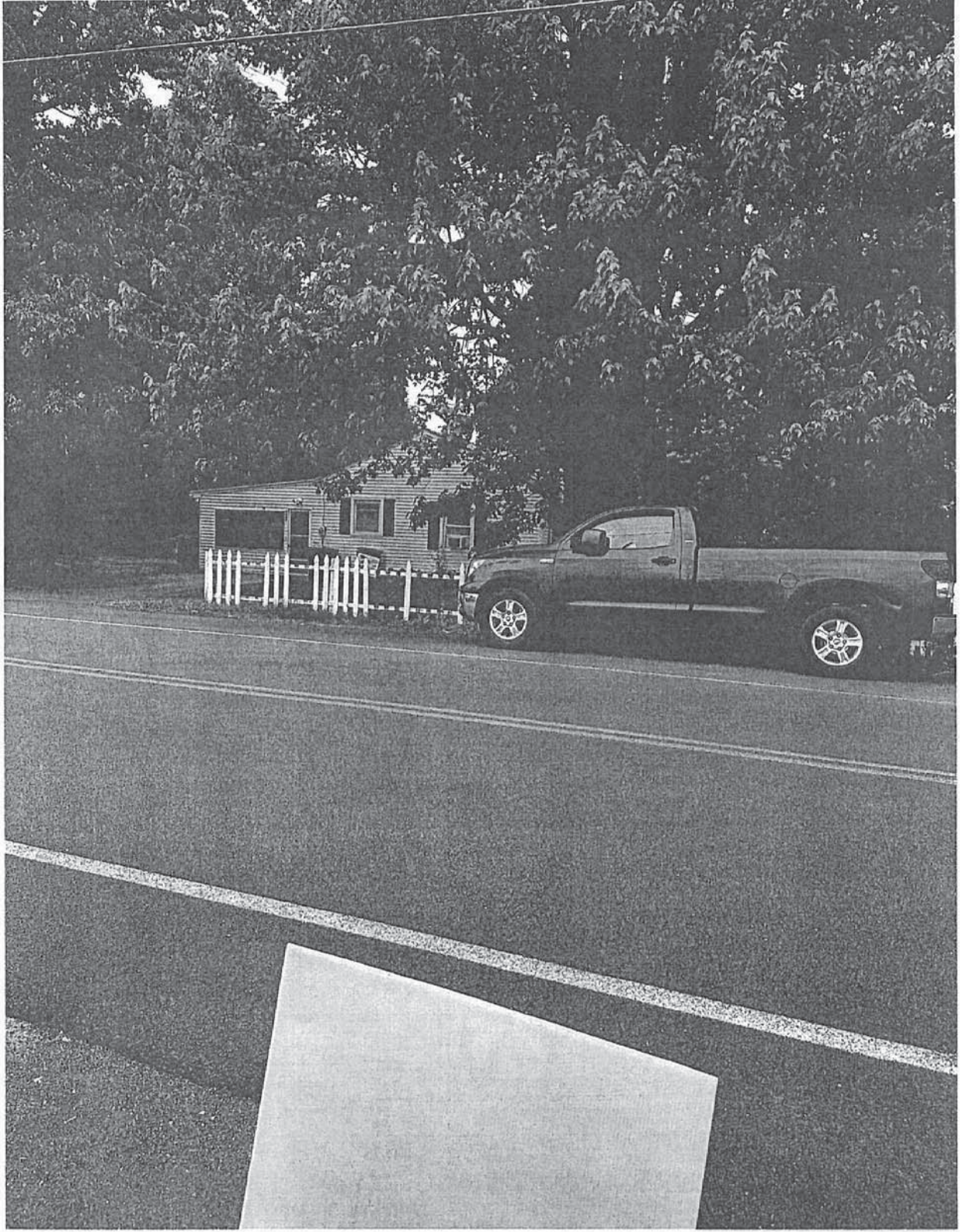




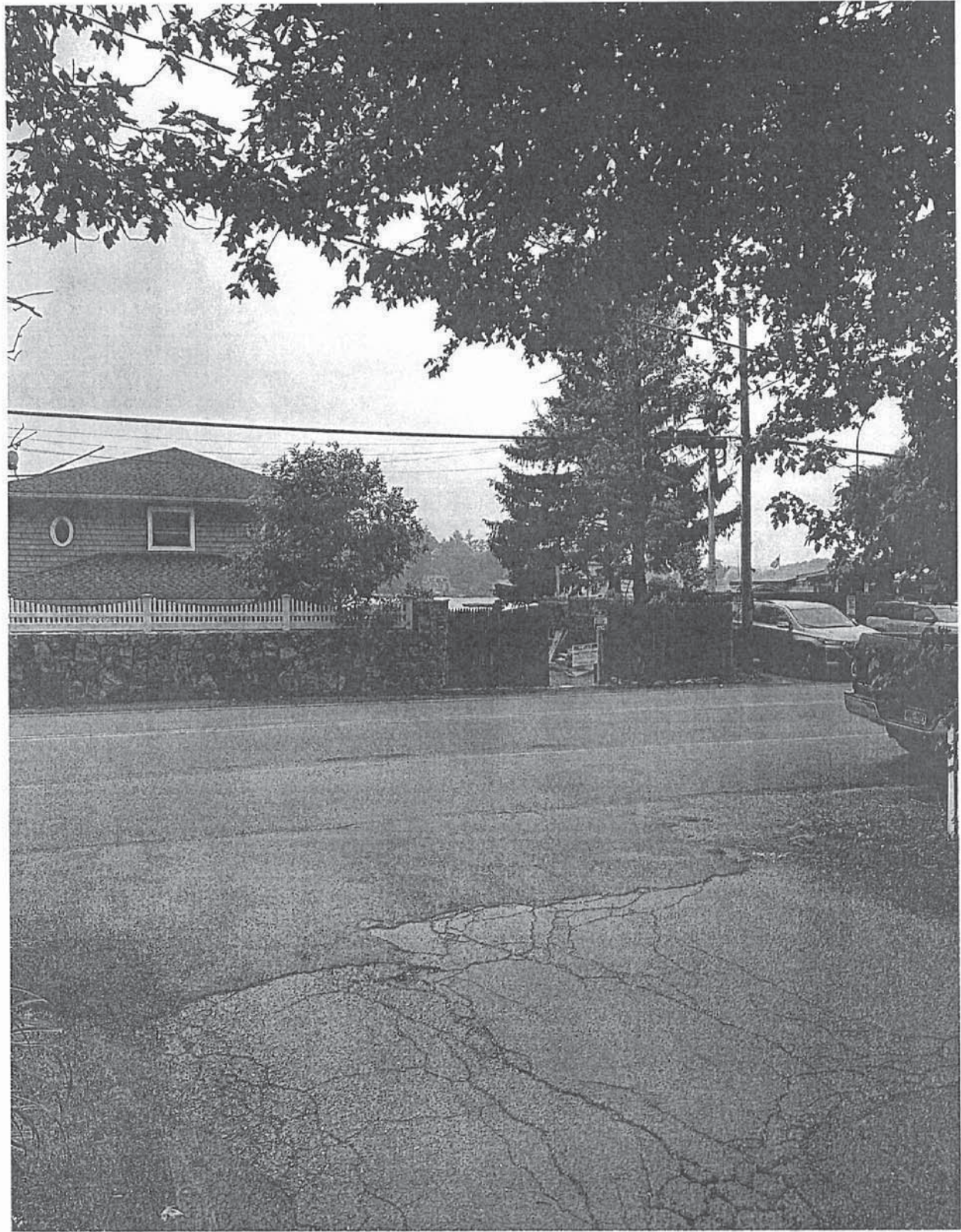




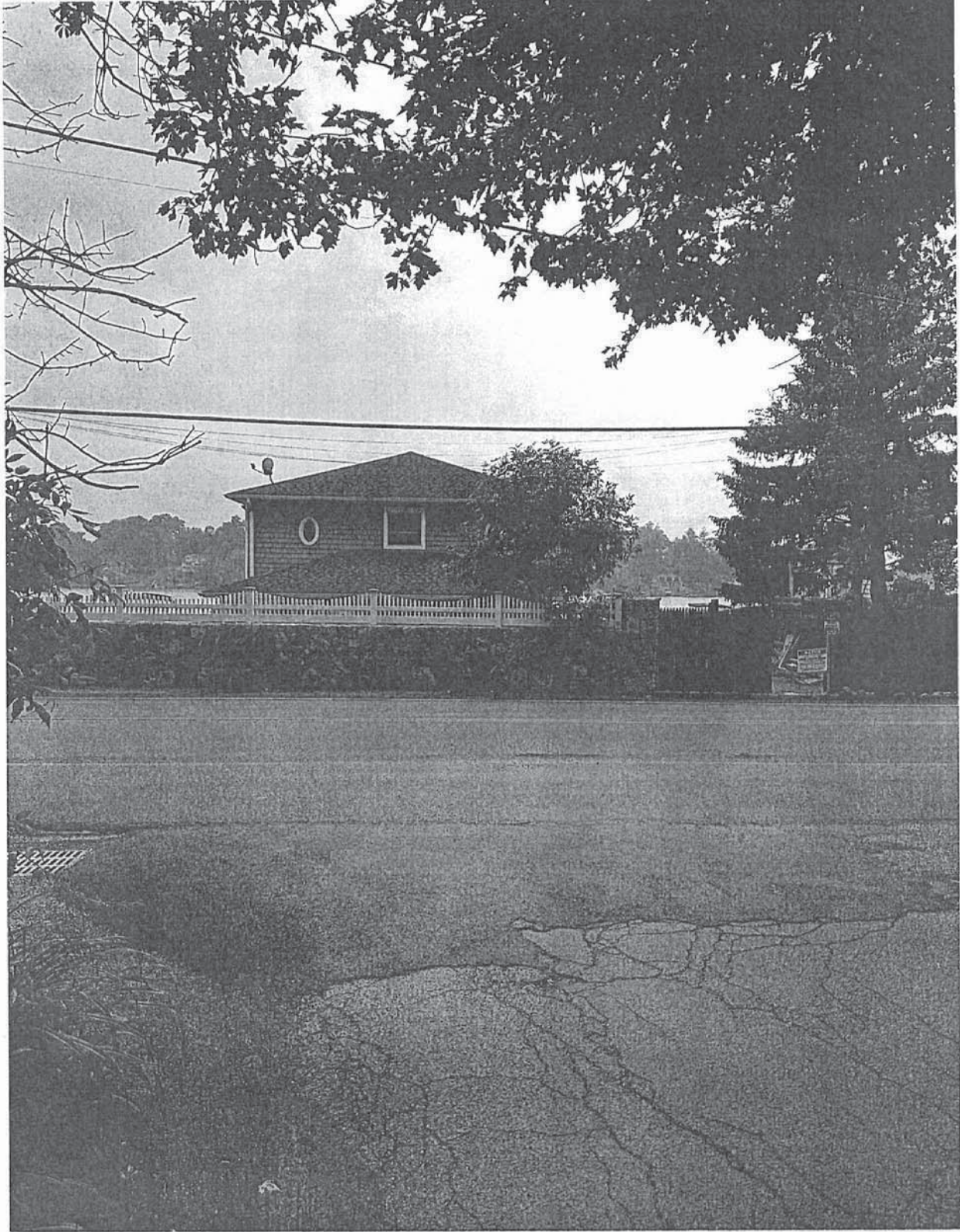




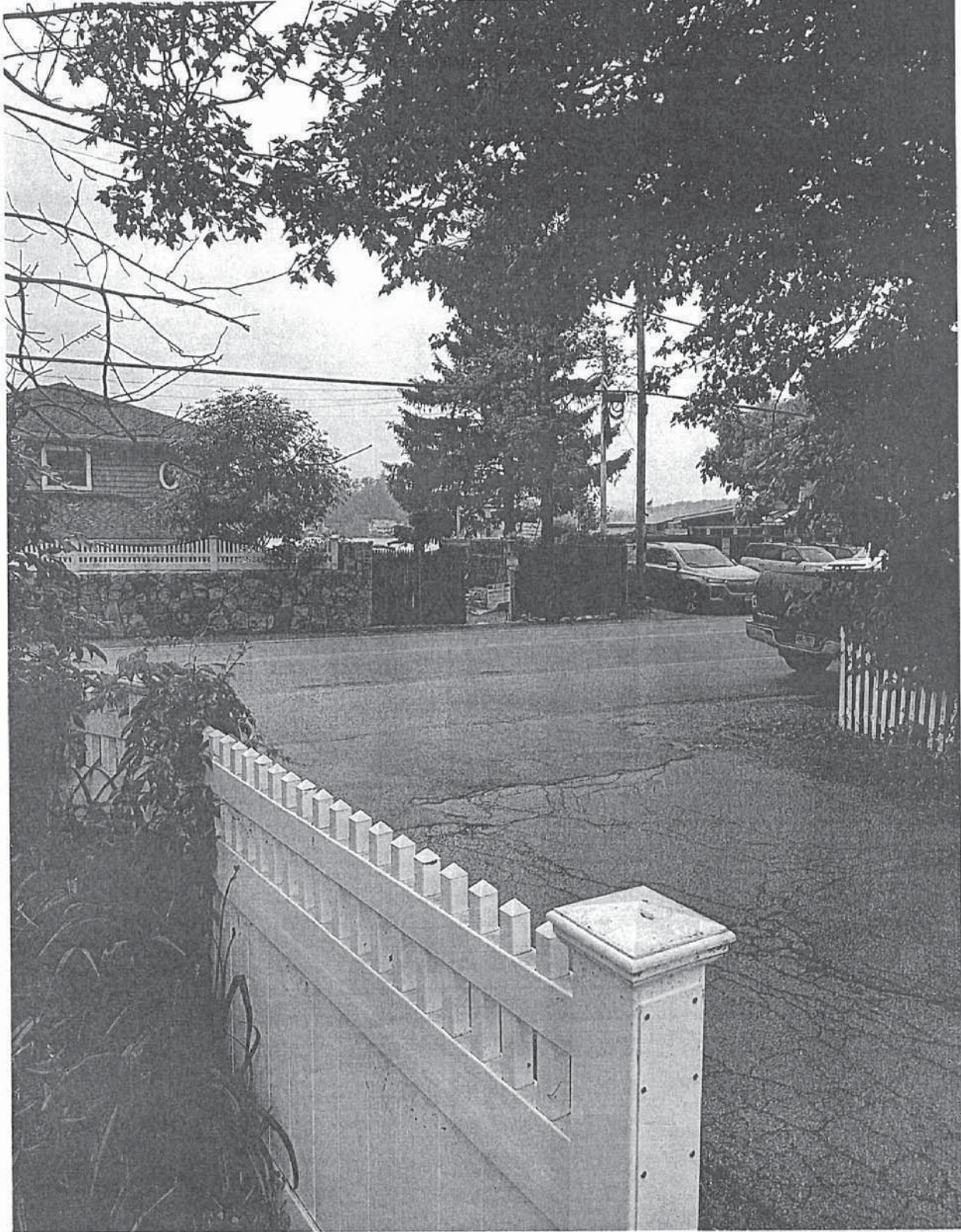




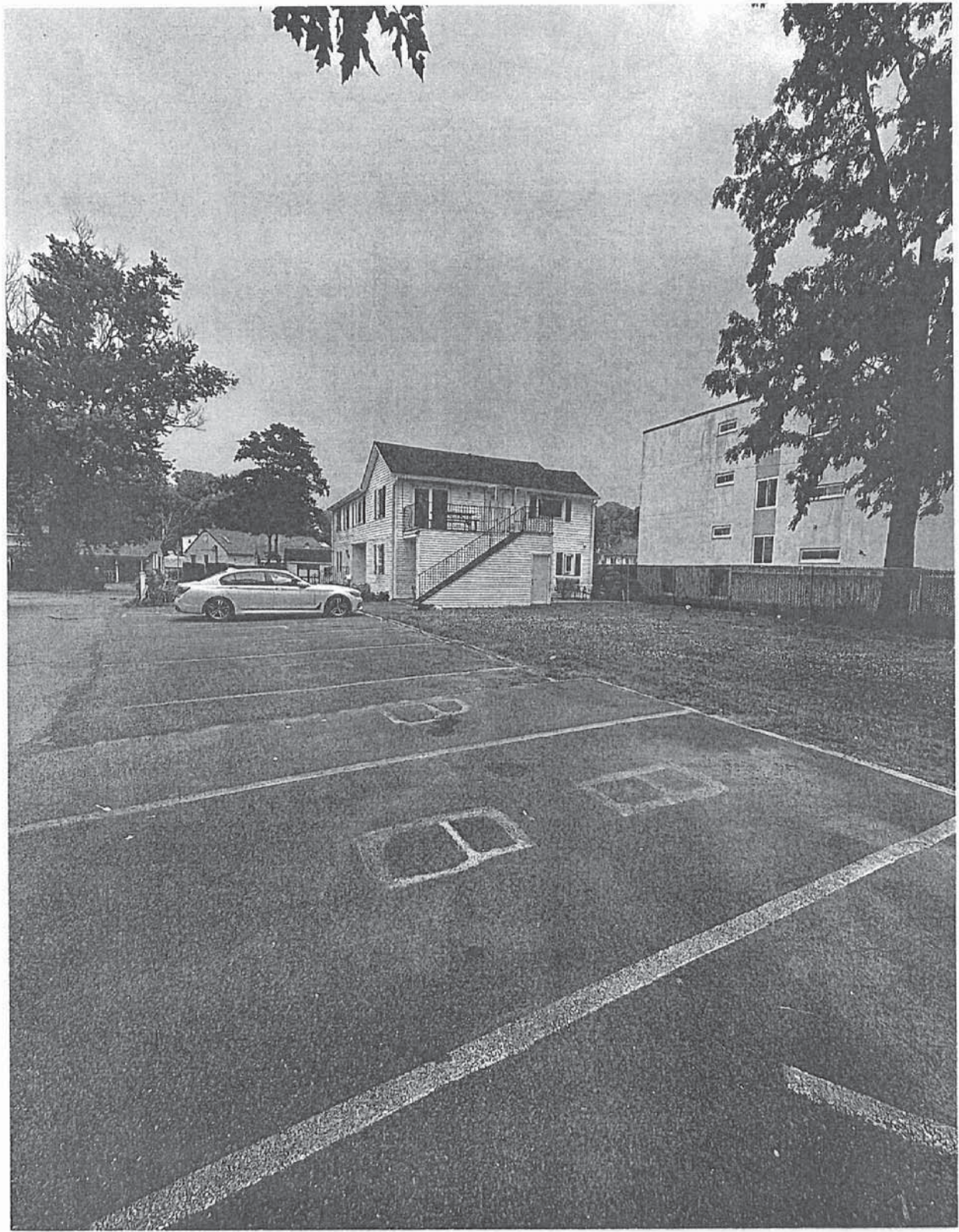








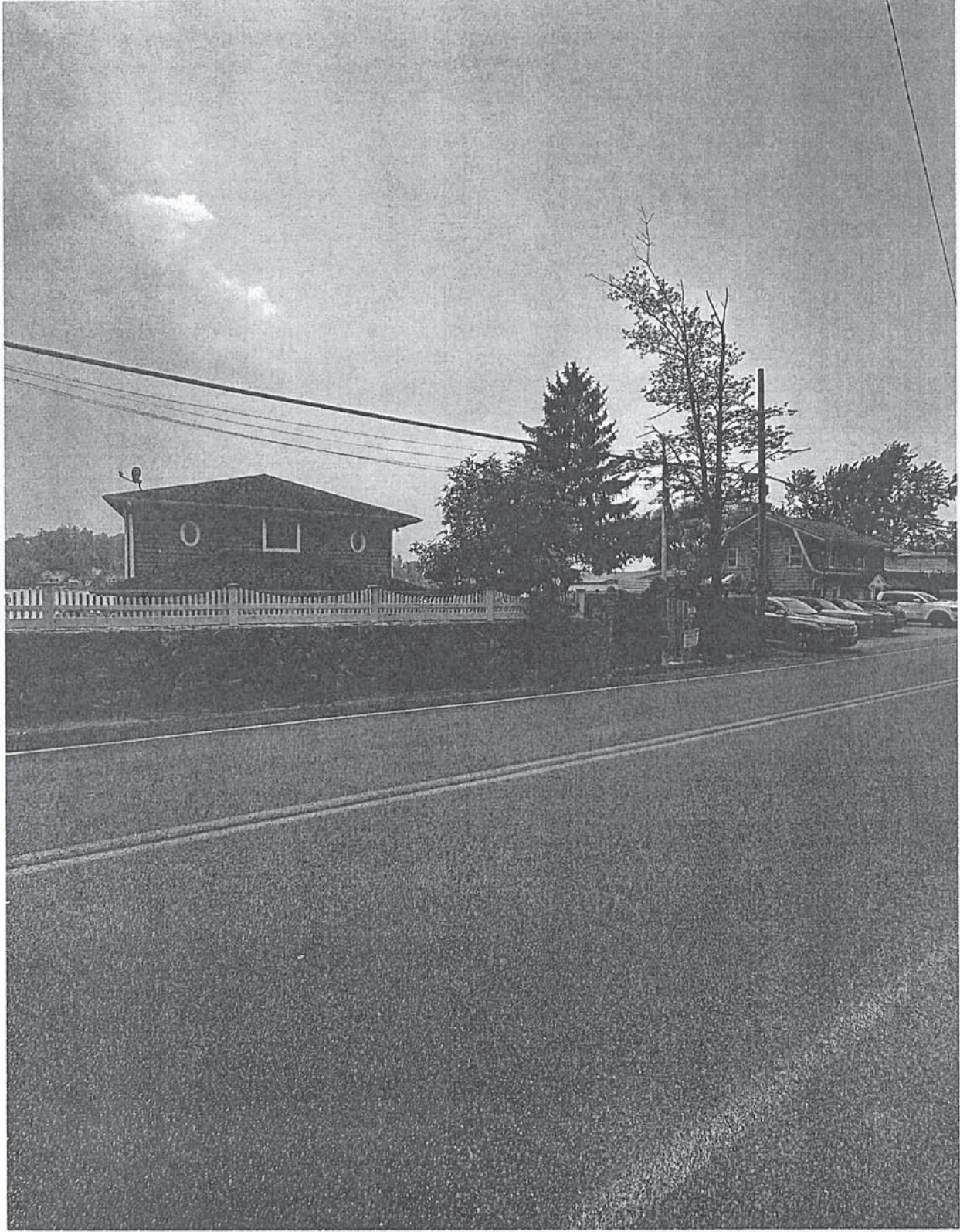
















ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM (

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

*MW*

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

Application Date: 11/20, 2023

156.47A1

Application For (circle applicable): Area Variance ( 156-101 ) Use Variance Interpretation 280A  
Name of Property Owner: Michael J Festo Address: 247 Buckshollow Rd Mahopac NY  
Mailing Address: 2 Elizabeth CT Katonah NY Phone Number(s):  
Zoning District: R Tax Map: 75.16 - 2 - 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:

DATE	REQUEST	RESULTS
	No previous board appearances	(RT)

List all improvements (1 family dwelling, pool, etc.) Garage & Pool Storage 2 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: Site plan, proposed elevation plan, proposed section & floor 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: Within 500' of US-Highway 6 & Empire State Trail

I, the applicant, am seeking permission to: Encroach upon front & rear setbacks w/ Garage + Expand Non Conforming Use (2 family)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Accessory front setback of 25'	23.75'	1.25'
Accessory rear setback of 25'	8.83'	16.17'
<u>Front</u>		

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

Sworn to before me this 20 day of November 2023

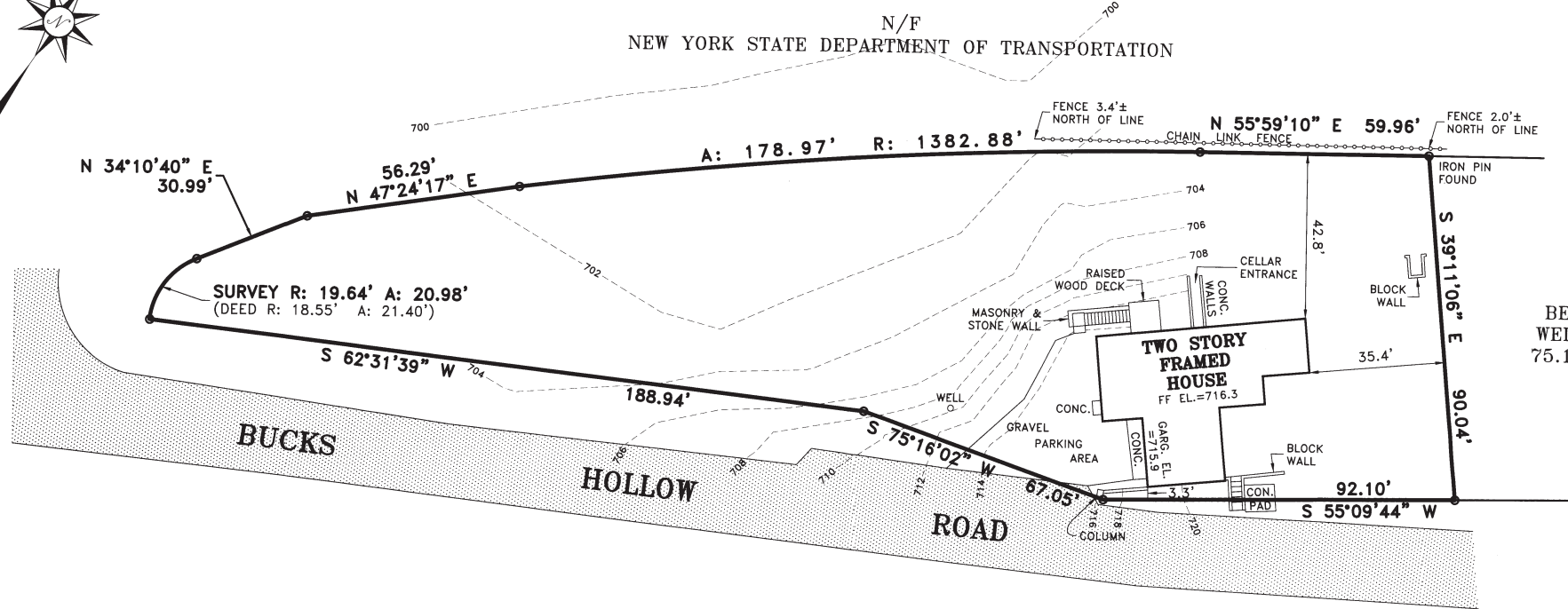
Virginia Montemagno  
Notary Public  
VIRGINIA MONTEMAGNO  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01M06021289  
QUALIFIED IN WESTCHESTER COUNTY  
COMMISSION EXPIRES MARCH 08, 2027

Petitioner Michael Festo Date 11/20/23



**LOT AREA**  
**21,174.83 S.F.**  
 OR  
**0.49 ACRES**

N/F  
 NEW YORK STATE DEPARTMENT OF TRANSPORTATION



N/F  
 BERNES &  
 WEISSBERG  
 75.12-2-32

REVISED: SEPT. 20, 2023 (TOPOGRAPHY ADDED)

**GENERAL NOTES:**

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-1684 PAGE-468 RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
8. TOPOGRAPHICAL DATUM BASED UPON APPROXIMATE USGS.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: DECEMBER 28, 2022 (TOPO: SEPT. 19, 2023)

**CERTIFIED ONLY TO:**

1. MICHAEL J. FESTO
2. STEWART TITLE INSURANCE COMPANY
3. BENCHMARK TITLE AGENCY, LLC

*William E. James*  
**WILLIAM E. JAMES, P.E., P.L.S.**  
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

**PROJECT TITLE:**  
 SURVEY PREPARED FOR  
*Michael J. Festo*

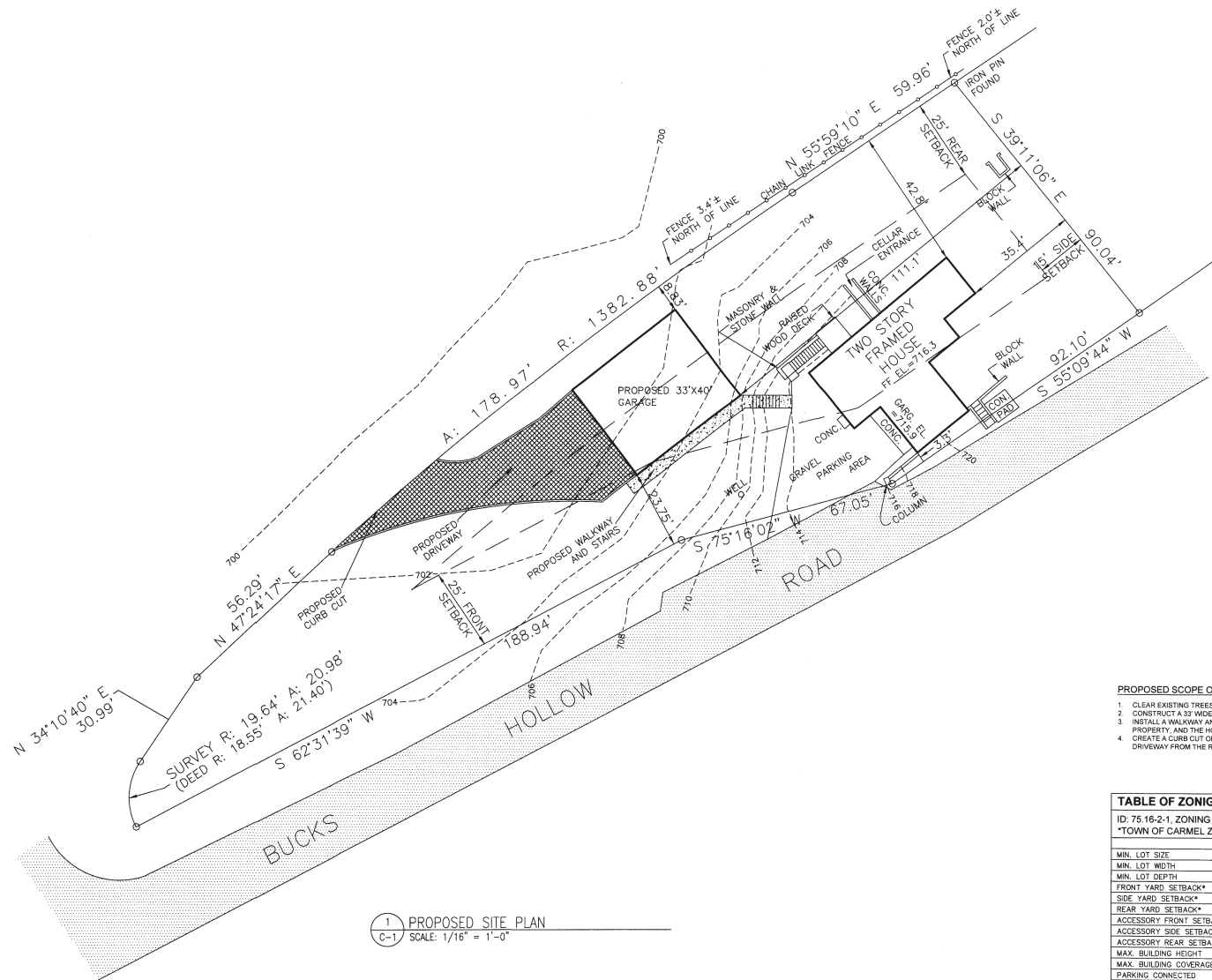
TAX MAP SECTION 75.16, BLOCK 2, LOT 1  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK

<b>SCALE:</b> 1" = 30'	<b>DATE:</b> JANUARY 1, 2023	<b>SHEET NO:</b> 1 OF 1
---------------------------	---------------------------------	----------------------------

**PROJECT CAD REFERENCE:**  
 PUTNAM COUNTY/TOWN OF CARMEL/BUCKSHOLLOW ROAD/FESTO.DWG

**W.E. James**  
 Engineering  
 and  
 Land Surveying, PLLC

8 CHEANDA LANE  
 WALLKILL, NEW YORK 12589  
 PHONE: (845) 566-6522 FAX: (845) 566-6525  
 EMAIL: WEJames@optonline.net  
 www.wejamesassociates.com



1 PROPOSED SITE PLAN  
C-1 SCALE: 1/16" = 1'-0"

**PROPOSED SCOPE OF WORK:**

1. CLEAR EXISTING TREES AND VEGETATION WITHIN PROPOSED WORK AREA.
2. CONSTRUCT A 33' X 40' DEEP GARAGE TO BE USED FOR PARKING (3 SPACES) AND DRY STORAGE.
3. INSTALL A WALKWAY AND STAIRS CONNECTING THE GARAGE, LOCATED AT THE LOWER ELEVATION OF THE PROPERTY, AND THE HOUSE, LOCATED AT THE UPPER ELEVATION OF THE PROPERTY.
4. CREATE A CURB CUT ON BUCKSHOLLOW ROAD ON THE WESTERN PART OF THE PROPERTY AND INSTALL A DRIVEWAY FROM THE ROAD UP TO THE ENTRANCE OF THE GARAGE.

**TABLE OF ZONING DATA:**

ID: 75.16-2-1 ZONING DISTRICT: R *TOWN OF CARMEL ZONING CODE SECTION §156-101			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	120,000 S.F.	21,173 S.F.	NO CHANGE
MIN. LOT WIDTH	200 FT.	348.09 FT.	NO CHANGE
MIN. LOT DEPTH	200 FT.	90.04 FT.	NO CHANGE
FRONT YARD SETBACK*	25 FT.	3.3 FT.	NO CHANGE
SIDE YARD SETBACK*	15 FT.	35.4 FT.	NO CHANGE
REAR YARD SETBACK*	25 FT.	49.8 FT.	NO CHANGE
ACCESSORY FRONT SETBACK*	25 FT.	N/A	23.75 FT. (VARIANCE REQUIRED)
ACCESSORY SIDE SETBACK*	10 FT.	N/A	111.1 FT.
ACCESSORY REAR SETBACK*	25 FT.	N/A	8.83 FT. (VARIANCE REQUIRED)
MAX. BUILDING HEIGHT	35 FT.	N/A	24.58 FT.
MAX. BUILDING COVERAGE	15%	6.98%	13.21%
PARKING CONNECTED	1	2	NO CHANGE
TOTAL PARKING SPACES	4	4	7

NO.	DATE	REVISION

DRAWING TITLE:  
SITE PLAN, ZONING & NOTES

DRAWING NUMBER:  
**C-1**  
ISSUE DATE:  
11/15/2023

SCALE:  
AS NOTED

UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED ON THIS DRAWING IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW 7209 ARTICLE 134

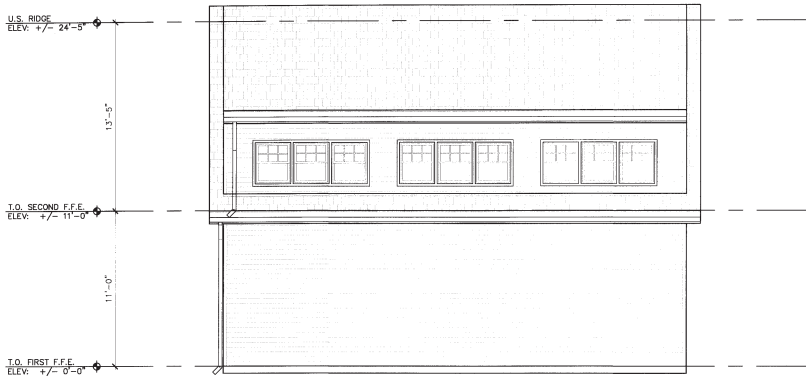
JMER ENGINEERING, P.C.

55 PARK AVE  
OSSING, NY 10562  
PHONE: 914-255-5780

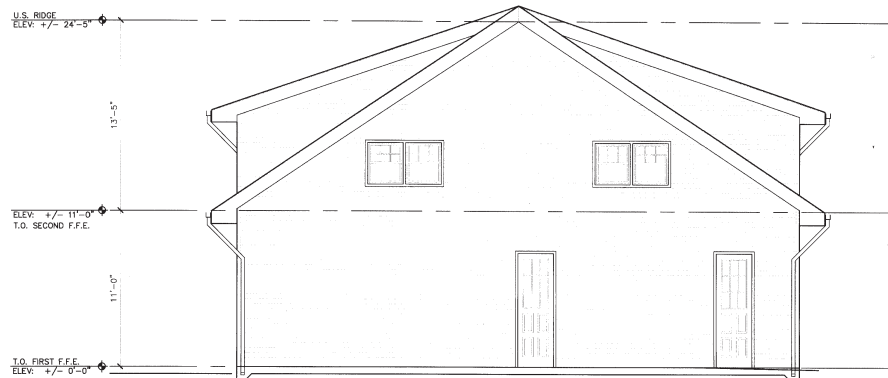
CLIENT  
Michael J. Festo  
2 Elizabeth Court  
Katonah, NY 10536

PROJECT TITLE

PROPOSED 3 CAR GARAGE  
247 BUCKSHOLLOW ROAD  
MAHOPAC, NY 10541



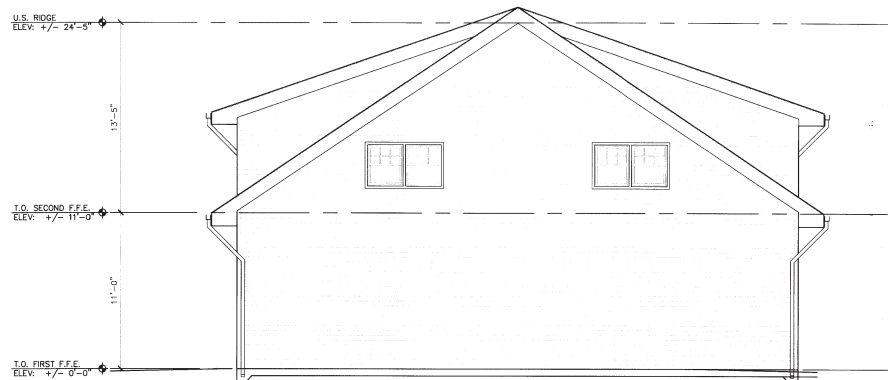
1 NORTH ELEVATION  
A-2 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
A-2 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
A-2 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
A-2 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

DRAWING TITLE  
PROPOSED ELEVATIONS

DRAWING NUMBER

A-1

DRAWING DATE

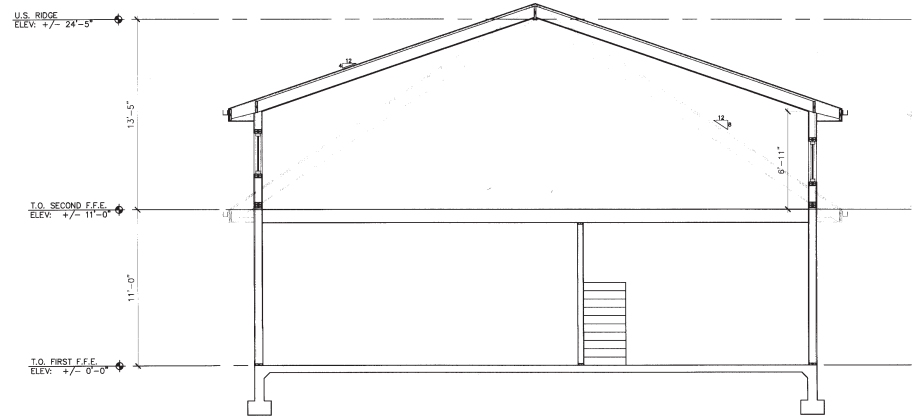
11/15/2023

SCALE

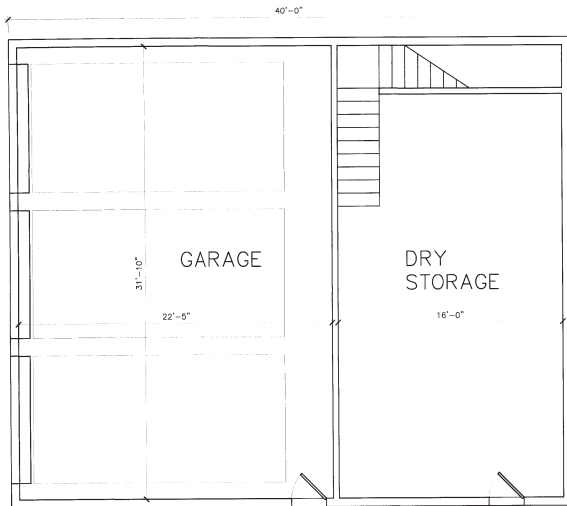
1/4" = 1'-0"

THIS DRAWING IS THE PROPERTY OF JMER ENGINEERING, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION OF NEW YORK STATE EDUCATIONAL LAW § 808 ARTICLE 144

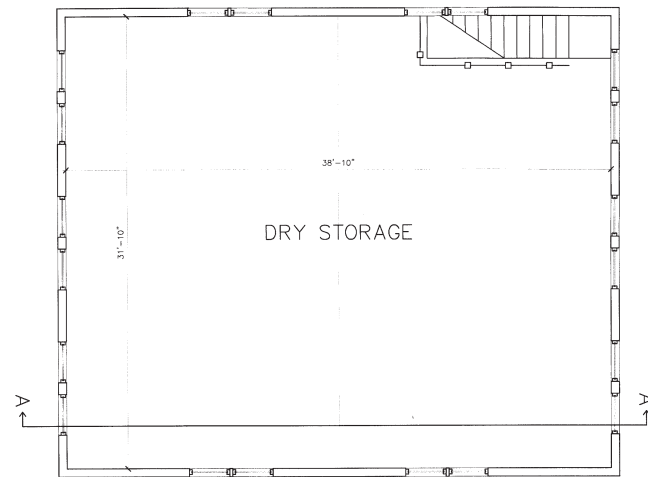




1 SECTION  
 A-2 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR LAYOUT PLAN  
 A-2 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR LAYOUT PLAN  
 A-2 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

OWNER/CLIENT:  
 PROPOSED SECTION & FLOOR PLANS  
 DRAWING NUMBER:  
**A-2**  
 DRAWING DATE:  
 11/15/2023  
 SCALE:  
 1/4" = 1'-0"

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NY STATE PROFESSIONAL LAW (EPTC ARTICLE 161)



Address Identifier





Building Front View

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Building Right Side View #1

---





Building Back View



Building Left Side View





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

Application Date: 11/29/2023

156.47 A1

Application For (circle applicable): Area Variance (Use V) Use Variance Interpretation 280A  
Name of Property Owner: DRANA VUKAJ Address: 515 Route 6W Mahopac NY 10541

Mailing Address: SOME Phone Number(s): \_\_\_\_\_

Zoning District: R-120 Tax Map: 75-10 - 1 - 18

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>10/2005</u>	<u>Construct Addition</u>	<u>GRANTED</u>

List all improvements (1 family dwelling, pool, etc.) ~~2-1 family, 1-2 family, garage + Pond + Pergola~~

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: Rt 6W

I, the applicant, am seeking permission to: put up a pergola near the pool on Lot w/ 2-1 family dwelling + 1-1 family dwelling

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 28 day of Nov 20 23  
Patricia R. Genna  
Notary Public

PATRICIA R. GENNA  
Notary Public, State of New York  
No. 05GE6162305  
Qualified in Putnam County  
Commission Expires 3-12-2027

Petitioner [Signature] Date 11/23/23

**SURVEY OF PROPERTY**  
 PREPARED FOR  
**DORIS A. EDES**  
 PROPERTY SITUATE IN  
**TOWN OF CARMEL**  
**COUNTY OF PUTNAM**  
**STATE OF NEW YORK**

SCALE: 1" = 40'

DATE: JULY 8, 1996

The premises shown hereon being lands described in Liber 612, Page 78 of deeds; the description recited therein lacks property dimensions and "calls" for physical monumentation. The lines shown hereon were derived as follows:

1. Line of lands of the City of New York was held in accordance with cross cuts found, as referenced hereon.
2. Line along Ballard-Barrett Cemetery, Inc. held as being on or near stone wall; westerly terminus of said line established by holding distance given on Filed Map No. 196-C.
3. Lines along Red Mills Baptist Church are in accordance with a survey by R.H. Carr, and in accordance with existing physical bounds.
4. The highway boundary along N.Y. Route 6N as shown is an assumed road line, derived by holding the road face of wall as evidence of the extent of lands in public use.

**AREA = 1.805 ACRES**  
 ( 78,637 SQ. FT. )

Certified, as noted and limited below, only to:  
 - DORIS A. EDES

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

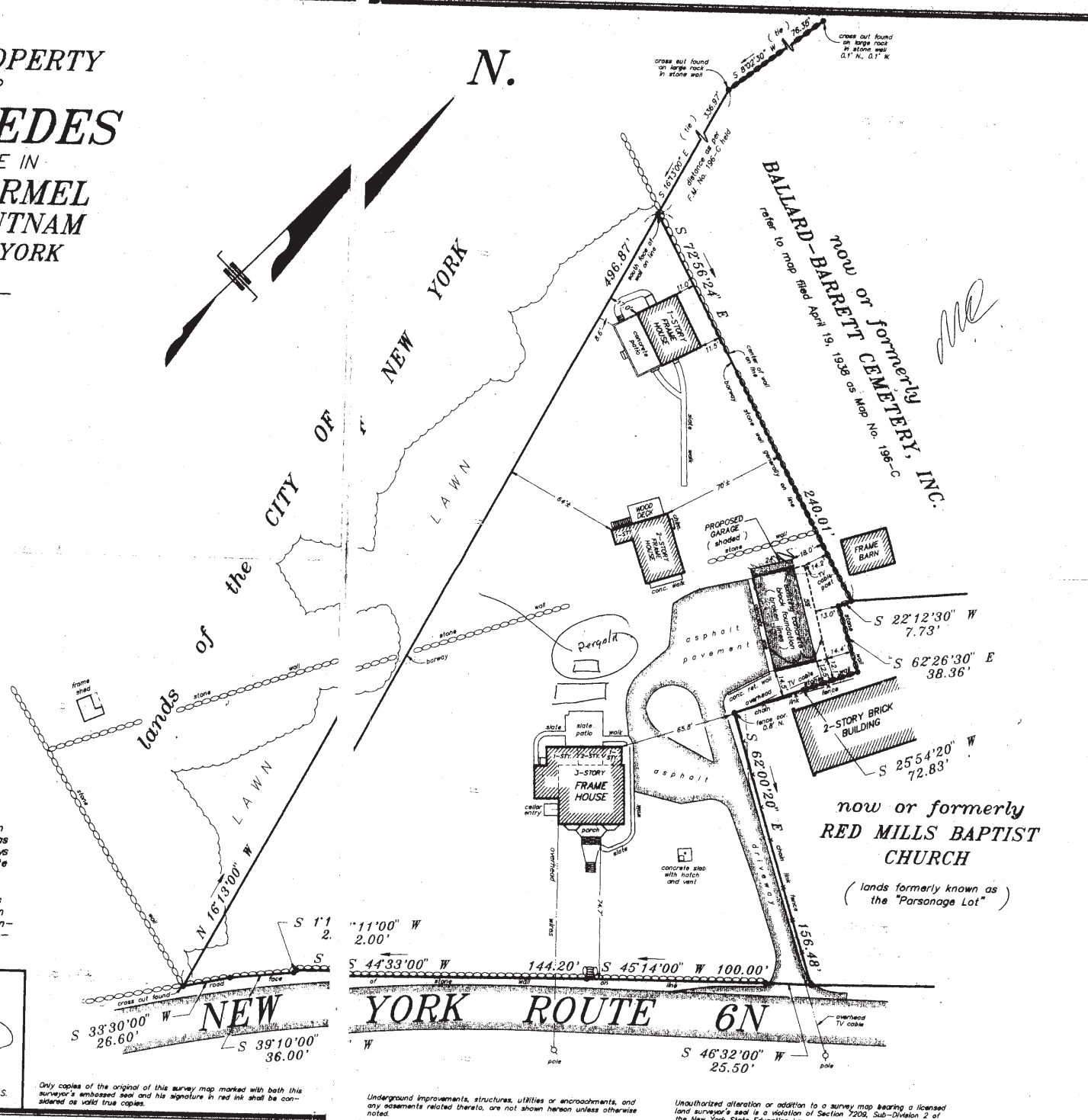
Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

Prepared by:  
**Baxter Land Surveying, P.C.**  
 P. O. Box 147  
 Mahopac, New York 10541

*[Signature]*  
**ROBERT E. BAXTER, P.L.S.**  
 -N.Y.S. Lic. No. 48434

Phone: (914) 621-8562

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.



Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.



















ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MA*

IN THE MATTER OF THE APPEAL  
OF  
Norman Sas (owner)  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: 12/12, 20 23

Application For (circle applicable): Area Variance 156.15 Use Variance Interpretation 280A  
Name of Property Owner: Norman Sas Address: 36 Lillian Pk Mahopac NY  
Mailing Address: 2640 Arlington Ave Bronx 10463 Phone Number(s):  
Zoning District: R-120 Tax Map: 64.11 - 1 - 37  
Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
E-Mail Address: [Signature]

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
1990	Retain deck - granted	<i>[Signature]</i>

List all improvements (1 family dwelling, pool, etc.) 1 family home + Garage

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 Plan + 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: Yes Rink Lake

I, the applicant, am seeking permission to: Construct 2nd floor addition

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
40 Front	36-32 (Rink Lake Dr)	3.68' Variance

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 19 day of Dec 20 23  
[Signature]  
Notary Public

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

Petitioner: [Signature] Date 12/19/23



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: Norman Saks (Owner)  
Located at: 36 Lillian Rd. (Address), Mahopac (City, Town, Village)  
Tax Map #: 64.11-1-37  
In the matter of: House Addition Variance Request (Variance Request)

To whom it may concern:

This letter is to authorize Donald L. Zeller

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: Donald L. Zeller  
Donald L. Zeller

Signed: Norman Saks  
NORMAN SAKS

Mailing Address: 437 Van Wyck Lake Rd  
Fishkill,  
State: N.Y. Zip: 12524  
Telephone # (845) 897-0001  
Date: 12/12/23  
E-mail: Zeller.don@gmail.com

Mailing Address: 2640 Arlington Ave  
State: N.Y. Zip: 10463  
Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



# PROPOSED ADDITION FOR THE RESIDENCE OF: NORMAN & MINIA SAS

36 LILLIAN ROAD  
MAHOPAC, NY 10541

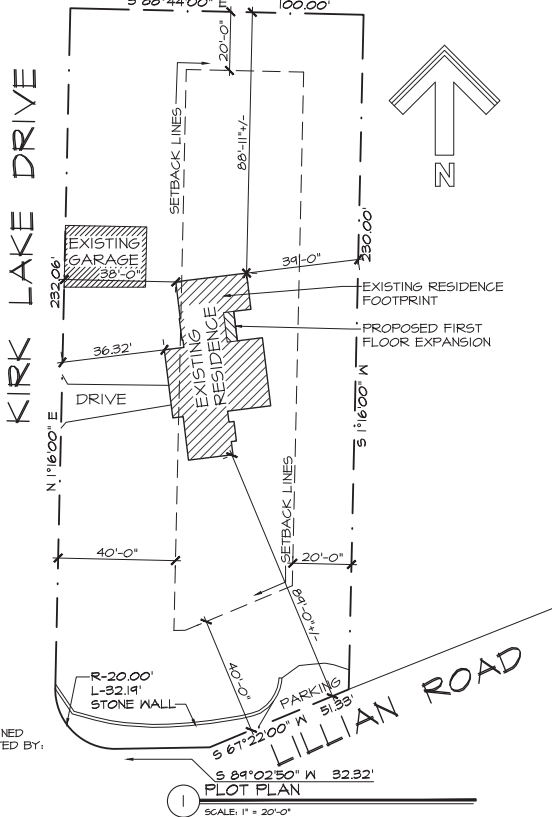
### TOWN OF CARMEL ZONING REQUIREMENTS:

	RESIDENTIAL ZONING DISTRICT (R)	PROPOSED PROJECT (PRE-EXISTING, NON-CONFORMING)
	REQUIRED	EXISTING / PROPOSED
LOT AREA (MIN.)	120,000 S.F.	24,551 S.F. (0.563 ac.)
LOT WIDTH	200'	100.00'
LOT DEPTH	200'	232.06'
FRONT YD. SETBACK	40'	36.32'
SIDE YD. SETBACK (EA)*	20'	89' / UNCHANGED
REAR YD. SETBACK *	30'	-
BLDG. HEIGHT (MAX.)	35 FT.	20'-7" / 27'-9.5"
MAX. LOT COVERAGE - BLDGS.	15%	8.3% / 8.5%

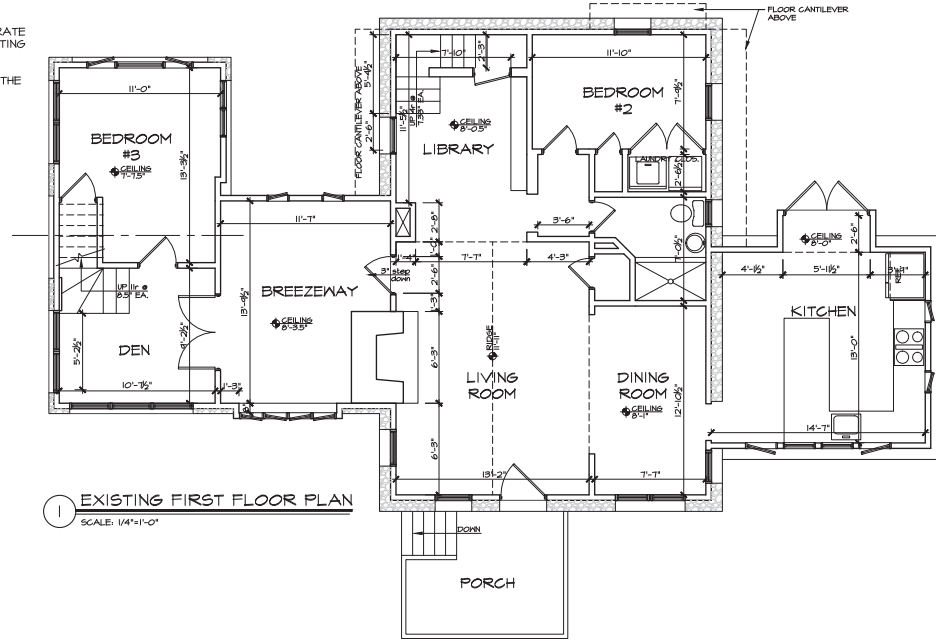
\* PER 156-10.1 - PRE-EXISTING HOUSE ON PRE-EXISTING LOT: 1/2 TO 1 ACRE  
\*\*PROPERTY IS A CORNER LOT WITH TWO FRONT YARDS AND TWO SIDE YARDS

### PROJECT NOTE:

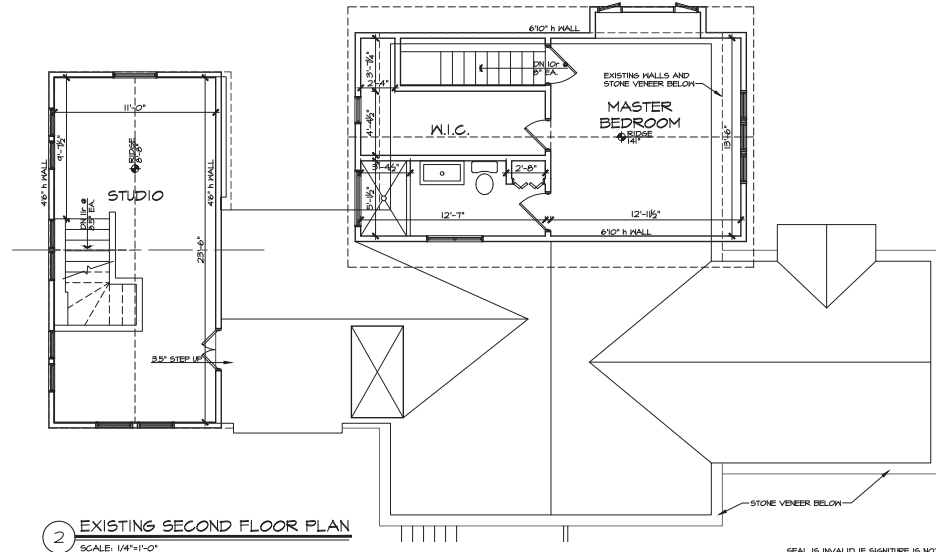
1) THE PURPOSE OF THIS DRAWING SET IS TO ILLUSTRATE A PROPOSED SECOND STORY ADDITION TO AN EXISTING SINGLE FAMILY THREE BEDROOM RESIDENCE.  
2) THERE SHALL BE NO ADDITIONAL BEDROOMS TO THE COMPLETED PROJECT.



1 PLOT PLAN  
SCALE: 1" = 20'-0"



1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



2 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

MAP INFORMATION OBTAINED FROM SURVEY COMPLETED BY: RICHARD H. GORR, PROF. LAND SURVEYOR, 10 CHERRY LANE, MAHOPAC, N.Y. 12541, DATED MAY 1, 1984

**DONALD L. ZELLER,**  
437 VAN WYCK LAKE RD. ARCHITECT P.L.L.C.  
(845) 897-0001



PROJECT TITLE  
PROPOSED ADDITION FOR THE RESIDENCE OF  
NORMAN & MINIA SAS  
36 LILLIAN ROAD  
MAHOPAC, N.Y.

DRAWING TITLE  
PLOT PLAN  
EXISTING FLOOR PLANS  
SCALE  
AS NOTED



DATE  
11 DEC. 2023

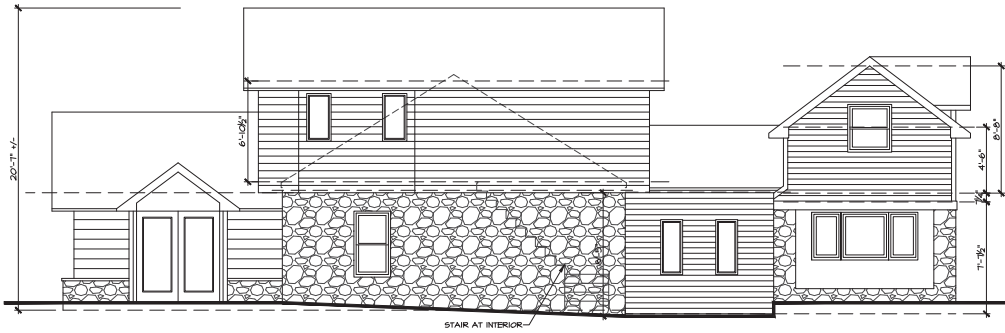
SEAL IS INVALID IF SIGNATURE IS NOT SHOWN IN RED



1 EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 EXISTING RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



3 EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



4 EXISTING LEFT ELEVATION  
SCALE: 1/4"=1'-0"

DONALD L. ZELLER,  
437 VAN WYCK LAKE RD. ARCHITECT PLLC.  
(845) 897-0001



PROJECT TITLE  
PROPOSED ADDITION FOR THE RESIDENCE OF  
NORMAN & MINA SAS  
36 LILLIAN ROAD  
MAHOPAC, N.Y.

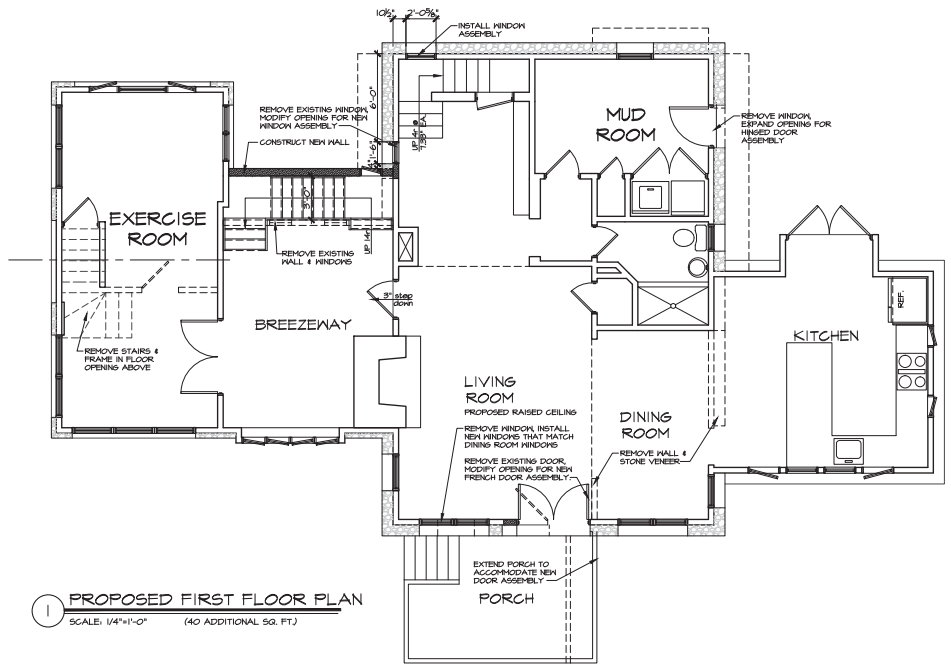
DRAWING TITLE  
EXISTING ELEVATIONS  
SCALE  
1/4" = 1'-0"



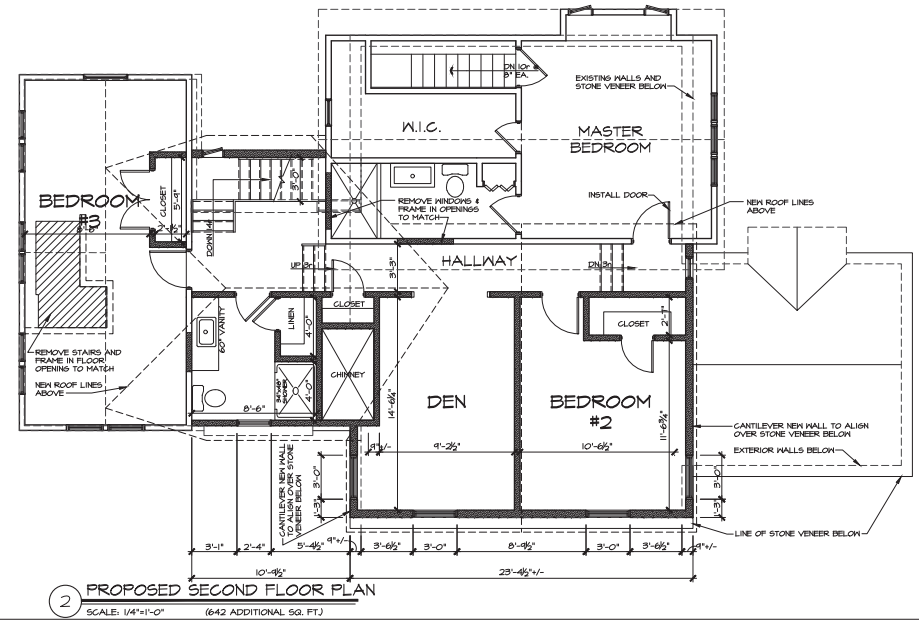
DATE  
11 DEC. 2023

EX2



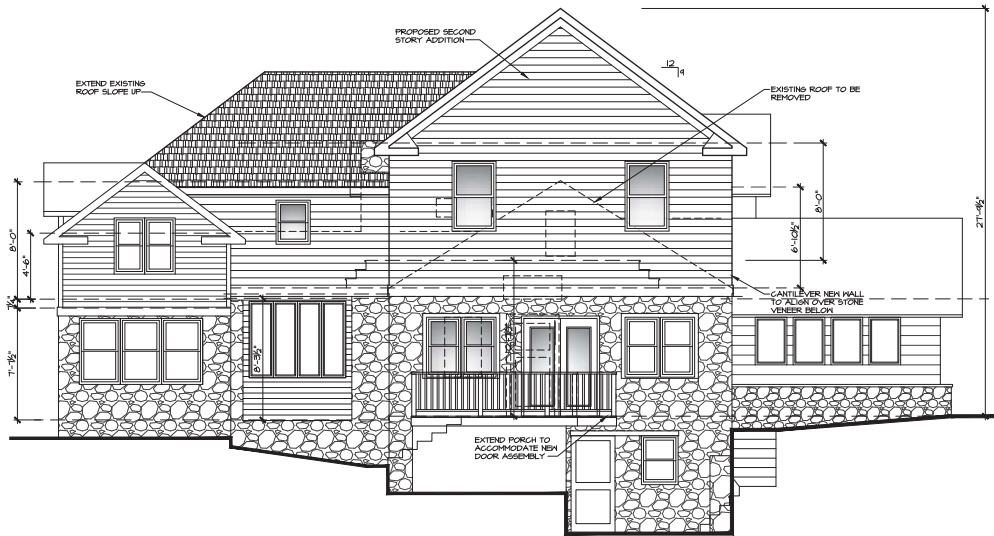


1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0" (40 ADDITIONAL SQ. FT.)

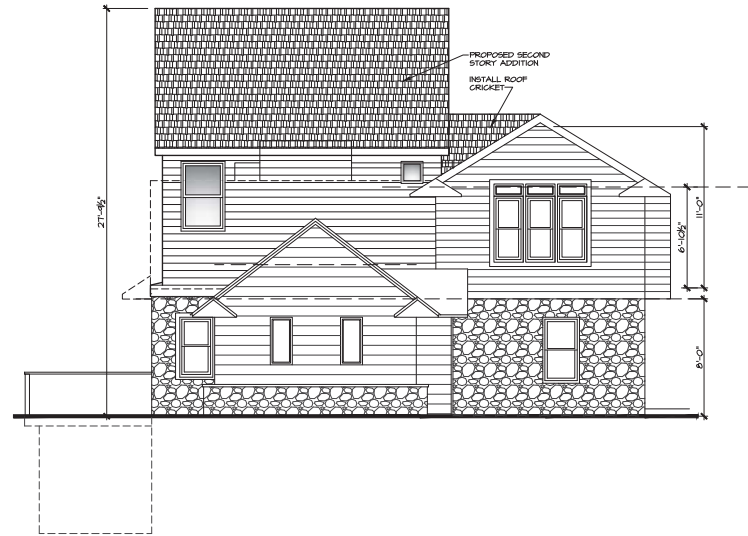


2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0" (642 ADDITIONAL SQ. FT.)

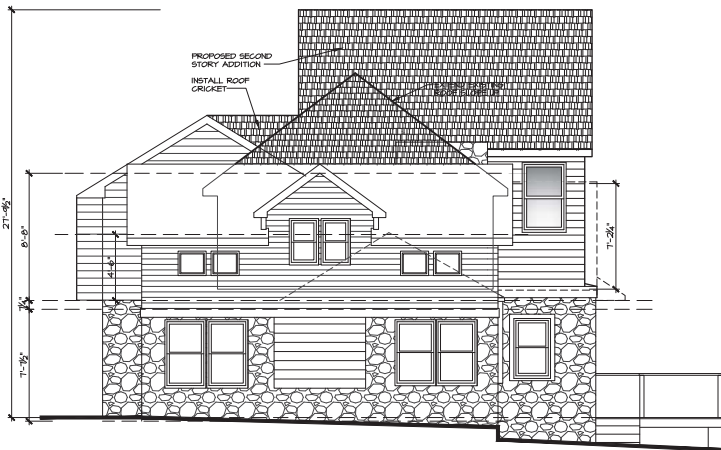




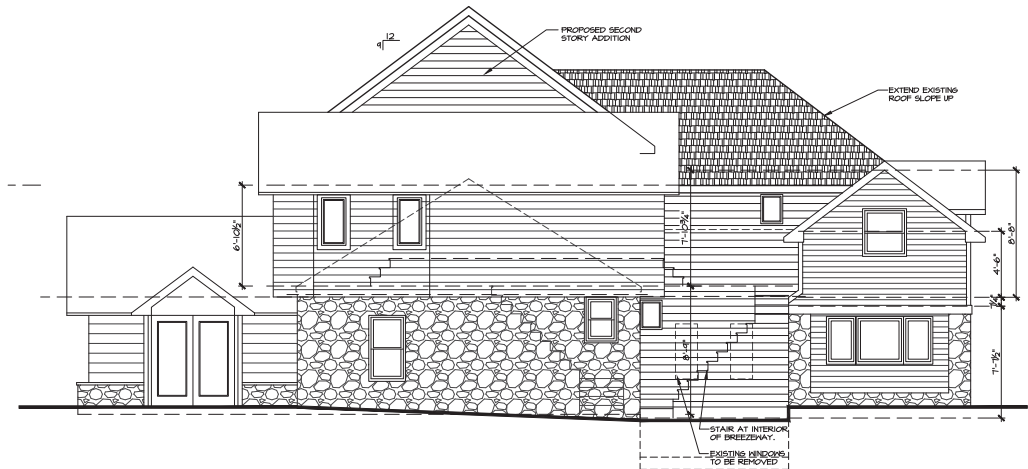
1 PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0" (WEST VIEW)



2 PROPOSED RIGHT ELEVATION  
SCALE: 1/4"=1'-0" (SOUTH VIEW)



3 PROPOSED LEFT ELEVATION  
SCALE: 1/4"=1'-0" (NORTH VIEW)



4 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0" (EAST VIEW)

SEAL IS INVALID IF SIGNATURE IS NOT SHOWN IN RED

DONALD L. ZELLER,  
437 VAN WYCK LAKE RD. ARCHITECT PLLC.  
(845) 897-0001



PROJECT TITLE  
PROPOSED ADDITION FOR THE RESIDENCE OF  
NORMAN & MINA SAS  
36 LILLIAN ROAD  
MAHOPAC, N.Y.

DRAWING TITLE  
PROPOSED ELEVATIONS  
SCALE  
1/4" = 1'-0"



DATE  
11 DEC. 2023

A2





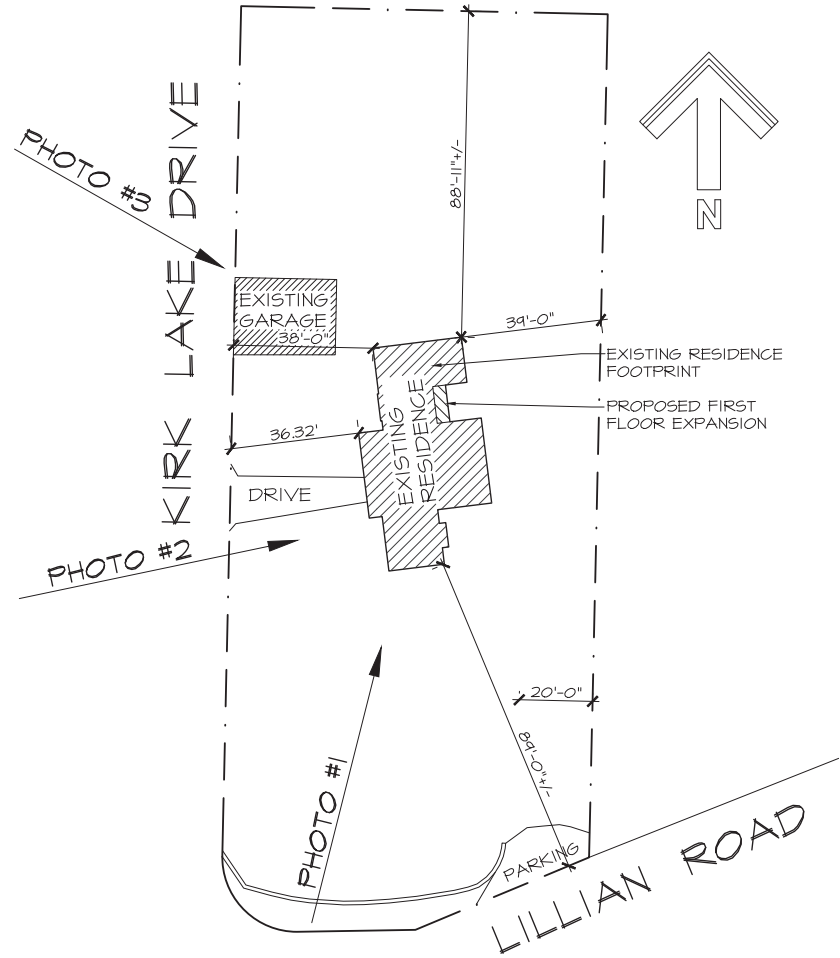
1 - VIEW FROM SOUTH



2 - VIEW FROM WEST



3 - VIEW FROM NORTH-WEST



1 PLOT PLAN  
SCALE: 1/8" = 1'-0"

DONALD L. ZELLER,  
437 VAN WYCK LAKE RD. ARCHITECT PLLC.  
(845) 897-0001



PROJECT TITLE  
PROPOSED ADDITION FOR THE RESIDENCE OF  
NORMAN & MINIA SAS  
36 LILLIAN ROAD  
MAHOPAC, N.Y.

DRAWING TITLE  
REFERENCE PHOTOS  
SCALE  
DATE  
AS NOTED  
DEC. 2023



ZELLER

SEAL IS INVALID IF SIGNATURE IS NOT SHOWN IN RED



ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MD*

IN THE MATTER OF THE APPEAL  
OF  
P+R Estate Corp.  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: December 19, 2023

Application For (circle applicable): Area Variance (15C-15) Use Variance Interpretation 280A  
 Name of Property Owner: P&R Estate Corp Address: 122 Gleneida AVE  
 Mailing Address: 122 Gleneida ave, Carmel NY 1051 Phone Number(s): 6  
 Zoning District: Commercial Tax Map: 44.13 - 2 - 68  
 Applicant is: (circle one) (Owner) ~~(Lessee)~~ ~~(Contract Vendor)~~ [Attach deed, contract of sale or lease agreement]  
 E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<u>NO previous ZBA appeals</u>	<u>Deny</u>

List all improvements (1 family dwelling, pool, etc.) 4 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: site plan survey

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO  
 Explain: property is located on NYS Route 52

I, the applicant, am seeking permission to: Legalize a four family structure (Formerly 2 apto + 2 Commercial)

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Lot Area 40,000 sf	17,360 sf	22,640 sf
Lot width 200ft	147 ft	53 Ft.
Lot depth 200 ft	185 ft	15 Ft
Front Yard 40 Ft	22.8 ft	17.2 Ft
Rear Yard 30 Ft.	23.1 ft	6.9 Ft
Building area 5000 Sf.	3200 Sf	1800 Sf.
Use Variance	Mixed Use	Multi Family(4) Family

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<sup>th</sup> day of JAN 2024  
Alice Daly  
 Notary Public

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

Petitioner Roger Sheppard Date 1.9.24



LC	304 Ave	CONDITIONS 3 BUILDING 250A AVENUE MILL NY	ELEVATIONS	SD-1 Drawing No.
----	---------	--	------------	---------------------



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: P&R Estate Corp  
(Owner)  
 Located at: 122 Gleneida Ave, Carmel  
(Address) (City, Town, Village)  
 Tax Map #: 44.13 2 68  
 In the matter of: Legalization of a four family  
(Variance Request)

To whom it may concern:

This letter is to authorize Robert Sherwood Landscape Architects  
 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.

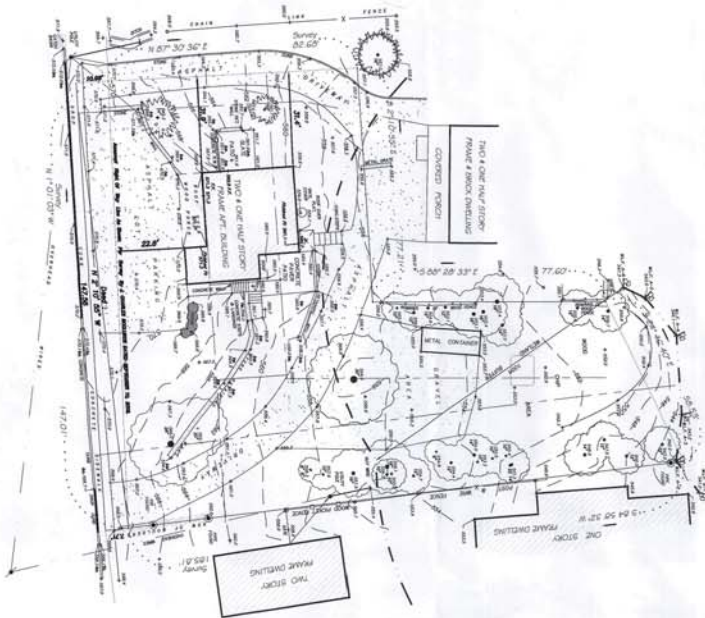
Countersigned:   
(Print Name)  
Robert Sherwood  
(Print Name)

Signed:   
(Print Name)  
Robert  
(Print Name)

Mailing Address: \_\_\_\_\_  
 P.O. Box 564 Brookfield CT 06804  
 State: \_\_\_\_\_ Zip: 10541  
 Telephone # 2037981547  
 Date: 12.18.23  
 E-mail: rob@robertmsherwood.com

Mailing Address: 21 chestnut ridge Road  
 mahopac  
 State: NY Zip: 10541  
 Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



SURVEY EXISTING CONDITIONS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- 100' WETLAND SETBACK
- CENTER LINE
- FENCE
- WETLAND BOUNDARY
- EXISTING CONTOUR
- EXISTING TREE TO REMAIN
- ⊗ TREE TO BE REMOVED
- □ DRAINAGE DESIGNED BY OTHERS
- EXISTING UTILITY POLE



SITE LOCATION MAP

ZONING DATA

TAX MAP DESIGNATION SECTION 44.13, BLOCK 2, LOT 16-B			
ZONING DISTRICT	COMMERCIAL		
ITEM	REQUIRED	PROPOSED	VARIANCE REQ.
LOT AREA	40,000 SF	17,360	22,640 SF
LOT COVERAGE	30%	7%	NA
LOT WIDTH	200	147	53'
LOT DEPTH	200	185	15'
FRONT YARD	40	22.8	17.2'
SIDE YARD	25	25.7	NA
REAR YARD	30	23.1	6.9'
HEIGHT	35	33'4"	NA
OFF STREET PARKING	0	0 SPACES	0
AREA OF DISTURBANCE		9,000 SF	NA
MIN. BUILDING AREA	5,000SF	3,200	NA

PARKING REQUIRED 2 PER APARTMENT + 8 REQUIRED

NOTES:

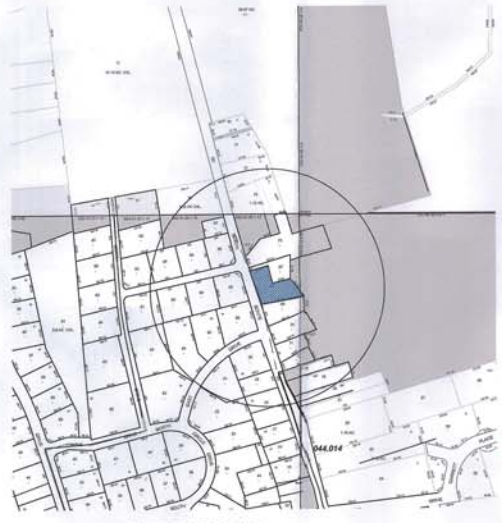
1. Survey information taken from a SURVEY PREPARED BY LMK Land Surveying refer to this survey for information.
2. Location of existing utilities not performed by this office, confirm location of all utilities prior to construction. CALL DIG SAFELY NY
3. Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.

**DENIED**  
BY TOWN OF CARMEL  
PLANNING BOARD ON  
DATE 10/23/2023  
CHAIRMAN *Carla V. Verrill*



NEIGHBORS

44.13.04 Thomas Stone 1000 W. 10th St Carmel, NY 12016	44.13.05 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.06 New Traditions 1000 W. 10th St Carmel, NY 12016	44.13.07 Phyllis Stone 1000 W. 10th St Carmel, NY 12016	44.13.08 Cathy Stone 1000 W. 10th St Carmel, NY 12016	44.13.09 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.10 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.11 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.12 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.13 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.14 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.15 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.16 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.17 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.18 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.19 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.20 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.21 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.22 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.23 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.24 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.25 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.26 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.27 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.28 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.29 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.30 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.31 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.32 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.33 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.34 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.35 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.36 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.37 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.38 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.39 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.40 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.41 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.42 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.43 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.44 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.45 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.46 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.47 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.48 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.49 Joseph Stone 1000 W. 10th St Carmel, NY 12016	44.13.50 Joseph Stone 1000 W. 10th St Carmel, NY 12016
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Tax map and radius

PROJ: SITE CONFORMITY PLAN

CLIENT: P&R Estate Corp.  
122 Glenville  
Carmel NY

PRODUCT: SITE CONFORMITY PLAN

REVISIONS:  
#0 STATE DOT 5.16.23  
#5 COMMENTS 2.27.23  
#4 COMMENTS 4.12.22  
#3 3.4.22  
#2 3.30.21  
#1 comments 12.15.18

SCALE: AS NOTED  
DATE: 6.4.18  
JOB NO: 18.14  
DRAWING NO: LP-1.0  
1 OF 5

ROBERT SHERWOOD  
LANDSCAPE ARCHITECT LLC  
P.O. BOX 564, BROOKFIELD CT 06804  
P: 203.708.1547 F: 203.904.3337 robertsherwood@rsllc.com





1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

BBS Design, LLC	
17 Buckboard Lane New Milford, CT 06776 Tel: 203 793 0066 Email: bbsdesign@sbglobal.net	
AS BUILT CONDITIONS EXISTING BUILDING 122 GLENIDA AVENUE CAROL, NY	
AS BUILT CONDITIONS EXTERIOR ELEVATIONS	
Drawn by: CB	Drawing No:
Checked by: CB	<b>EX-2</b>
Date: 10-09-23	
Scale: As noted	
Job No: 955	









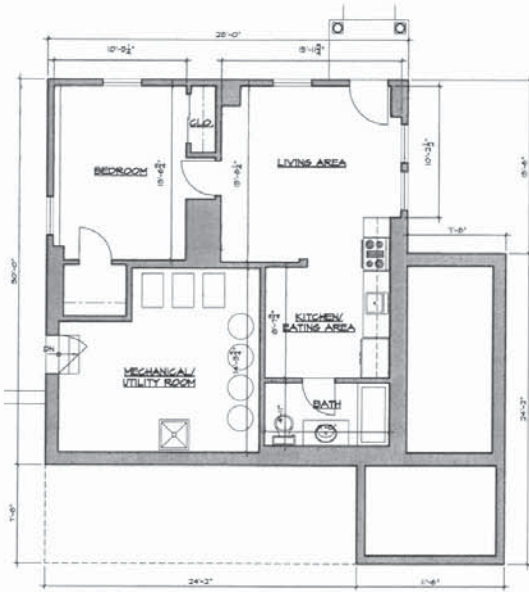




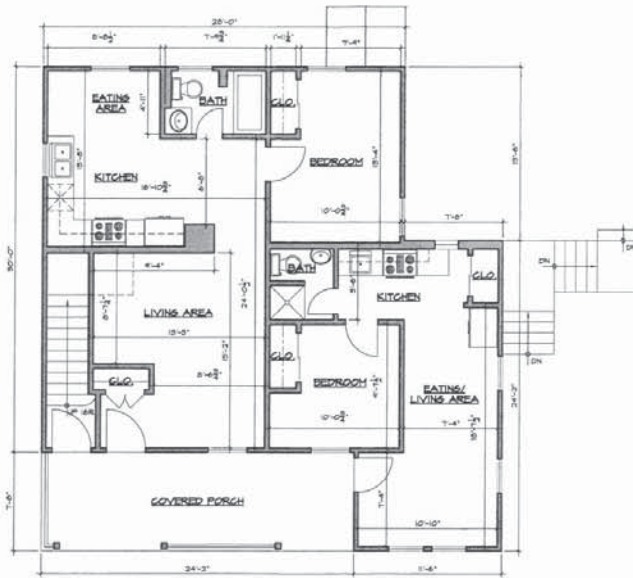




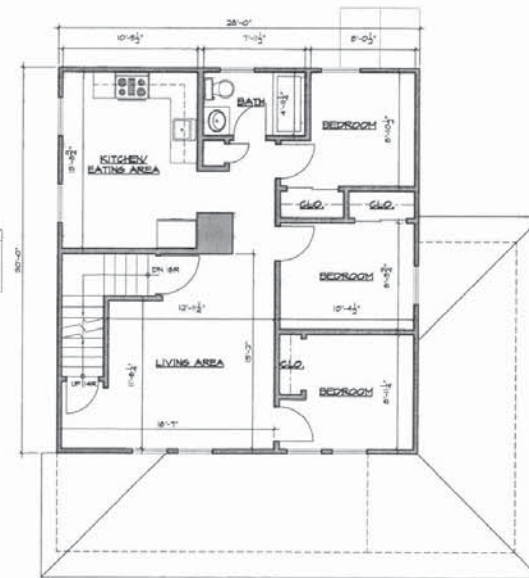




1 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

<b>BBS Design, LLC</b> 17 Buckboard Lane New Milford, CT 06776 Tel: 203.798.0055 E-mail: bbdesign@sbcglobal.net	AS BUILT CONDITIONS	
	<b>FLOOR PLANS</b>	
<b>AS BUILT CONDITIONS          EXISTING BUILDING</b> 122 SLENIDA AVENUE GARMEL, NY	Drawn by	CB
	Checked by	CB
	Date	10-09-23
	Scale	As noted
	Job No.	955
	Drawing No.	EX-1





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  
AFC Urgent Care  
TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL

Application Date: Dec 28, 20 23

Application For (circle applicable): Area Variance (156.41' x 2) Use Variance q36 Interpretation 280A  
Name of Property Owner: Putnam Plaza RT 6 LLC Address: 1874 Route 6 Carmel NY  
Mailing Address: 301 Railroad Ave Greenwich CT Phone Number(s):  
Zoning District: C Tax Map: 55.11 - 1 - 4  
(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>(Dna)</u>
	<u>NO previous ZBA appearances -</u>	
	<u>specifically for the old "Dress Barn"</u>	

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

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: Sketch

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

I, the applicant, am seeking permission to: Variance in Exposed Sign larger  
than 40'

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Allows 40'</u>	<u>78.80'</u>	<u>38.80' Variance</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<sup>th</sup> day of Jan. 20 24  
Alice Daly  
Notary Public

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

Petitioner Angela Date 1/9/24  
Angela 1/9/23

*me*



DIMENSION CHART							
TYPE	A	B	C	D	E	F	SQ FT
CL-UC-12L*	12"	31 1/4"	13'- 3 1/4"	10'- 1 1/4"	14 1/2"	4 1/4"	34.97
CL-UC-14L*	14"	37"	15'- 5 1/2"	11'- 10"	17"	5"	47.66
CL-UC-16L*	16"	42 1/4"	17'- 8"	13'- 6 3/4"	19 1/8"	5 1/2"	62.02
CL-UC-18L*	18"	47 1/2"	19'- 10 1/4"	15'- 2 5/8"	21 1/4"	6 1/2"	78.80
CL-UC-20L*	20"	52 3/4"	22'- 1"	16'- 11"	24 1/4"	7 1/4"	97.07
CL-UC-22L*	22"	58"	24'- 3 1/2"	18'- 7 1/4"	26 1/2"	8"	117.41
CL-UCL24L*	24"	5'- 3 1/4"	26'- 6 1/2"	20'- 3 1/2"	29"	8 1/4"	139.90

\* Add "R" to end of sign TYPE name to indicate when a raceway is required.  
 For example "CL-UC-12L" becomes "CL-UC-12LR".

Jrgent Care Configuration #2









# PUTNAM PLAZA

ACE / Benjamin Moore  
RITE AID PHARMACY

TOPS  
SUPERMARKET

NYSC  
new york  
sports clubs

PIZZA  
CHOICE PET

AVAILABLE  
Retail  
space  
863-5472

LONG BEACH, CA







ZONING BOARD OF APPEALS  
TOWN OF CARMEL  
PUTNAM COUNTY

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

*MA*

IN THE MATTER OF THE APPEAL  
OF

*Latawiec*

TO THE ZONING BOARD OF APPEALS  
OF THE TOWN OF CARMEL



ORIGINAL

Application Date: *12/15/2023*

*156-45.2 B(1)*

Application For (circle applicable): Area Variance ( )  Interpretation 280A  
 Name of Property Owner: *NORBERT LATAWIEC* Address: *1350 ROUTE 6, CARMEL, NY*  
 Mailing Address: *1350 Rte 6, CARMEL, NY* Phone Number(s) \_\_\_\_\_  
 Zoning District: *R* Tax Map: *54.15* - *1* - *17*  
 Applicant is: (circle one)  (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]  
 E-Mail Address: \_\_\_\_\_

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<i>none</i>	

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: \_\_\_\_\_

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, NYCDEP WEST BRANCH RESERVOIR*

I, the applicant, am seeking permission to: \_\_\_\_\_

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<i>Structure to Be Existing 1/21/98</i>	<i>5 fragments (5 in) Built after 1/21/98</i>	<i>To <del>Be</del> Allowed Accessory Dept for <del>garage</del> Built after 1/21/98</i>

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 *5th* day of *Jan.* 20 *24*

*Shannon B. Thompson*

SHANNON B THOMPSON  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01TH6218601  
Qualified in Dutchess County  
My Commission Expires March 9, 2026

Petitioner *Norbert Latawiec* Date *08 01 2024*  
*01 08 2024*





**AUTHORIZATION FORM**

RE: Property of: NORBERT LATAWIEC  
 Located at: 1350 ROUTE 6 <sup>(Owner)</sup> CARMEL (T)  
 Tax Map #: 54.15-1-17 <sup>(Address)</sup> <sup>(City, Town, Village)</sup>

In the matter of: VARIANCE ALLOWING ACCESSORY APARTMENT  
INDETACHED <sup>(Variance Request)</sup> STRUCTURE NOT BUILT BEFORE  
1998

To whom it may concern:

This letter is to authorize John Kavell, Jr. P.E.

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: \_\_\_\_\_

JOHN KAVELL, JR.  
(Print Name)

Signed: Norbert Latawiec

NORBERT LATAWIEC  
(Print Name)

Mailing Address: 121 CUSHMAN ROAD

PATERSON  
State: NY Zip: 12563

Telephone # 845-721-0455

Date: 10/13/23

E-mail: JACK4911@YAHOO.COM

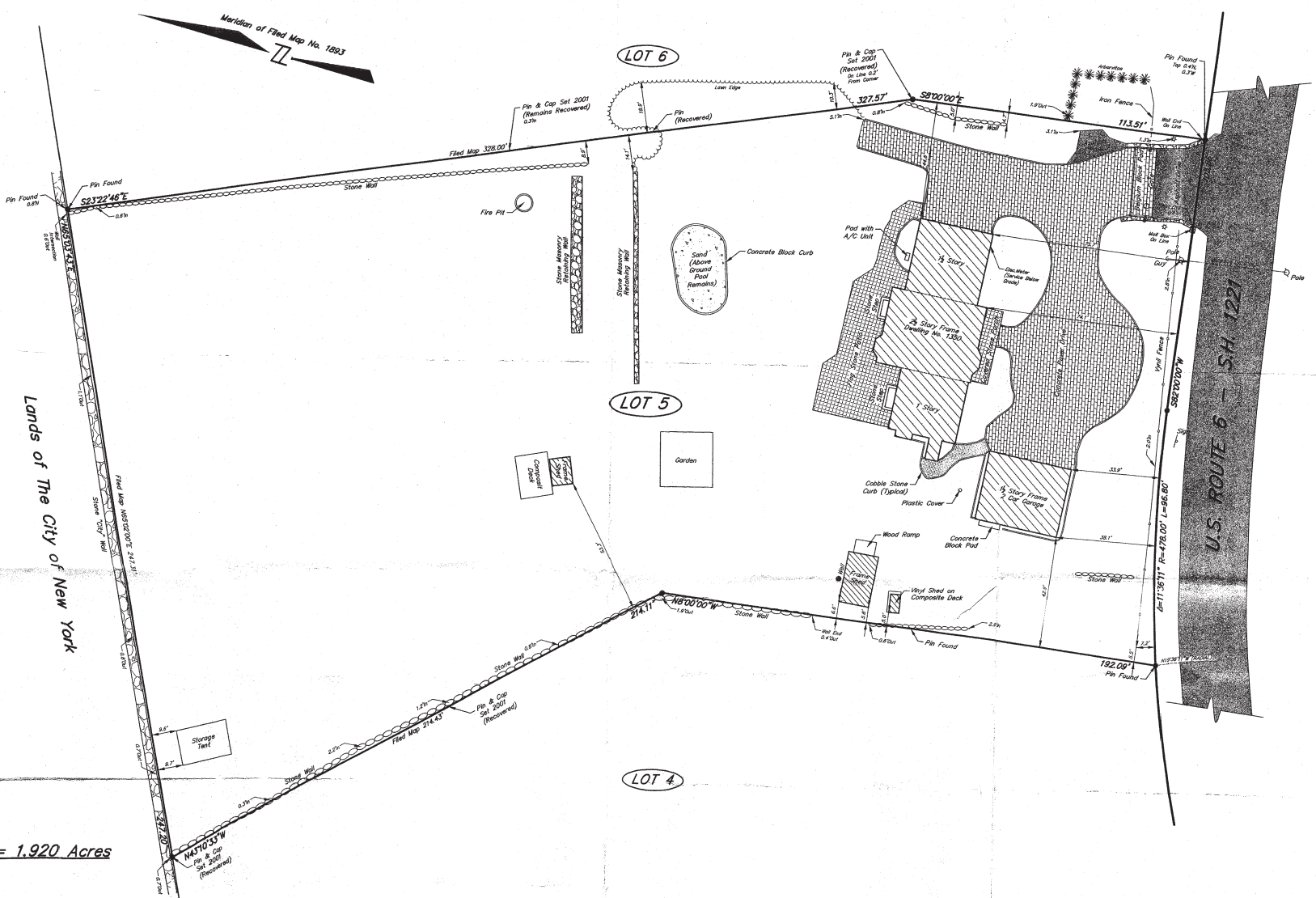
Mailing Address: 1350 ROUTE 6

CARMEL, NY, 10512-1600  
State: NY Zip: 12562

Telephone # \_\_\_\_\_

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.

TA. : 54.19-1-17  
On 2023-10-12  
Checked by SRM  
Drawn by JFT  
Spell checked by JFT  
Checked by SRM  
W.C. No. 27042  
Layout: SUR/NET  
Drawing Name: LS\_LO05\_R01\_12ZELDNG



Area = 1.920 Acres

This map was prepared for the exclusive use of and is certified only to:  
NORBERT LATAWIEC

- Notes
1. COPYRIGHT "2023" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
  2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
  3. All certifications are valid for this map and copies thereof only if sold map or copies bear the embossed seal of the surveyor whose signature appears hereon.
  4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
  5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
  6. The premises hereon is Lot 5 as shown on that certain map entitled "Subdivision Plat prepared for Wayne Ryder & Dean Ryder..." which was filed in the Putnam County Clerk's office on November 15, 1982 as Map No. 1823.

SURVEY OF PROPERTY  
PREPARED FOR  
**NORBERT LATAWIEC**  
SITUATE IN THE  
**TOWN OF CARMEL**  
**PUTNAM COUNTY**  
**NEW YORK**  
SCALE 1 in. = 20 ft. SEPTEMBER 26, 2023

We hereby certify that the survey shown hereon was completed by us on September 26, 2023 that this map was completed on October 12, 2023 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

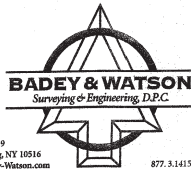


**BADEY & WATSON**  
Surveying & Engineering, D.P.C.  
By: *[Signature]*  
NEW YORK STATE LICENSED LAND SURVEYOR  
LICENSE No. 49789

PRINTED

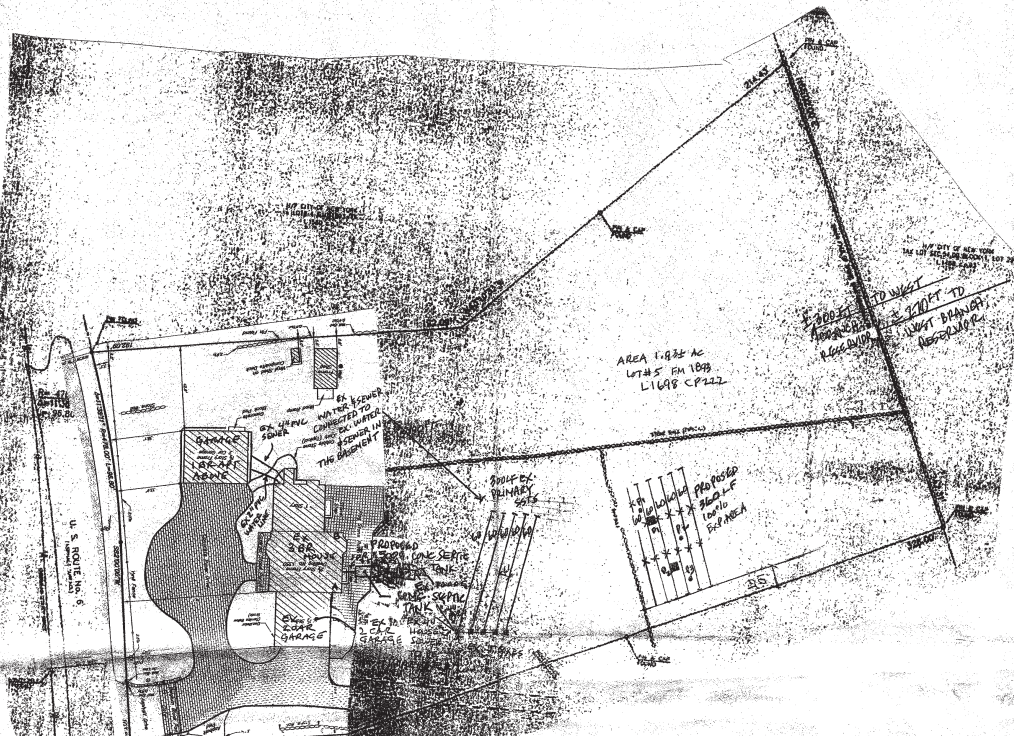
October 12, 2023

**BADEY & WATSON**  
Surveying & Engineering, D.P.C.

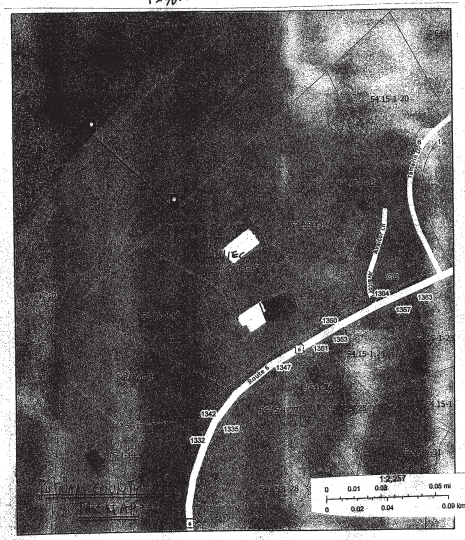


3063 Route 9  
Cold Spring, NY 10516  
www.Badey-Watson.com  
646.363.9217  
877.3141.593 (Toll Free)





**SITE PLAN**  
SCALE  
1" = 30 FT



**ZONING SCHEDULE**

R - RESIDENTIAL	REQUIRED	EXISTING	
		HOUSE	GARAGE
MIN LOT AREA (SF)	40,000	84,070	
MIN LOT WIDTH (FT)	200	180**	
MIN LOT DEPTH (FT)	200	400	
MIN YARD DIMENSIONS (FT)	PRINCIPAL / ACCESSORY		
FRONT	40 40	68	33' 9" **
SIDE	25 20	45	42' 9"
REAR	30 20	292	320
MAX BUILDING HEIGHT (FT)	35	< 35	< 35
MIN FRONTAGE (FT)	100		200
MAX LOT COVERAGE (%)	30		12

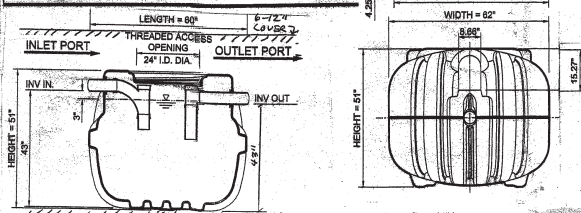
\*\* variance previously granted

**CONSTRUCTION NOTES FOR SSTS**

- All trees within 10 feet of the proposed subsurface sewage treatment system (SSTS) shall be removed.
- SSTS to be inspected by the Licensed Design Professional and the Putnam County Health Department after construction and prior to backfill.
- The SSTS area shall be staked and roped off so that no trucks, machinery, building materials, nor excavated earth shall be allowed in the SSTS area.
- All erosion control measures shall be installed prior to the start of any construction and must be maintained until construction is complete and stabilization has occurred.
- Construction of SSTS to be in accordance with these plans, any revisions thereto, and the rules and regulations of the permit issuing governmental agency.
- The SSTS design shown hereon does not provide for installation of a garbage grinder. Such installation requires additional design and the approval of the Putnam County Department of Health.
- Putnam County Health Department approval is based on the location of the proposed septic tank shown on the approved drawing. Modifications are to have prior Putnam County Health Department approval. Unauthorized modifications made to this drawing after the date of Putnam County Health Department approval voids said approval.
- All stonewalls in and within 10 feet of the SSTS area shall be removed to their entire depth and the resulting void replaced with similar on site soil.
- Cut or fill is not permitted in the SSTS area, except if so specified on this plan.
- Occupancy of this structure will not be permitted until the Construction Compliance Application has been received and approved by the Putnam County Health Department and forwarded to the Building Inspector of the respective municipality as part of the Certificate of Occupancy application.
- This plan is approved for septic tank only, and all other required permits and/or approvals are the responsibility of the permittee.
- The Putnam County Health Department approval expires two (2) years from the date on the approval stamp and is required to be renewed as or before the expiration date. The approval is revocable for cause or may be amended or modified when considered necessary by the Department.
- A copy of the house plans submitted to the building inspector of the local Health Department to verify the bed room count. Modifications are to have prior Putnam County Health Department approval. Unauthorized modifications made to this drawing after the date of Putnam County Health Department approval voids said approval.
- For all SSTS's which are subject to Joint Review and approval with NYCDER the Design Professional is to notify PCHD and NYCDER at least 24 hours prior to the commencement of the SSTS construction.

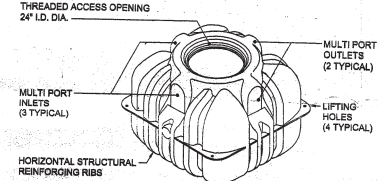
**40" LIQUID LEVEL**

**ROTH MultiTank®  
500 GALLON / MODEL RMT-500**



**TANK SPECIFICATIONS**

DESIGN CAPACITY	TOTAL CAPACITY	WEIGHT
GALLONS	LITERS	POUNDS
500	1893	625
		1987
		225



**NOTES -:**

- OWNER: Norbert Latawiec
- SITE ADDRESS: 1350 State Route 6, Carmel (T)
- WATERSHED: New York City, West Branch Reservoir
- All pipes connecting to all tankage and boxes shall be cut flush with the inside wall of the tank or box.
- Prior to any excavation all underground utilities must be located. Call 1-800-962-7962.
- not used
- Construction Start Date: August 1, 2023  
Finish Date: August 15, 2023
- Soil characteristics: see below
- Soil permeation rate: 5-7 minutes per inch existing primary from approved plan  
19 minutes per inch expansion area tested May 31, 2023
- Design based upon 4 bedrooms, 600 gpd three in existing home and one in garage apartment:
- Proposed Septic Tank Size: 500 gallons concrete  
Existing Septic Tank Size: 1000 gallons concrete
- Proposed absorption trenches: none  
Existing absorption primary trenches: 300 LF (at perc 6-7 min/in)  
Proposed expansion trenches: 360 LF (at perc 10 min/in)
- not used
- Soils - Charlton - Chatfield complex (C/C) 8-15%, rocky, Hydrologic Soil Group B
- Area of disturbance 450 square feet.
- Map datum - none no topo
- Property 1.50 acres
- No topographic survey
- No existing or proposed wells within 100 feet of the proposed SSTS area, 200 feet if in Direct line of drainage.

**SOIL TESTING**  
DEEP HOLES EXPANSION AREA

D1 5" depth, 9"-7" Brown sandy loam, no water or rock to 7 ft	
D2 6" depth, 6"-7" same as D1	
DEEPS INSPECTED 5/31/2023	
<b>HOLES</b>	
P1 7.33 minutes per inch	P3 10 minutes per inch
P2 4	
PRESOAK 5/30/2023	
PERC 5/31/2023	

**SEPTIC SYSTEM DESIGN**  
4 bedrooms, 150 GPD/BEDROOM, DAILY FLOW 600 GALLONS  
Perc Rate 10 minutes per inch, Application Rate 0.5 GPD/SF  
REQUIRED AREA: 600 DIVIDED BY 0.9 = 667 SQUARE FEET  
REQUIRED TRENCH LENGTH: REQUIRED AREA (667) DIVIDED BY TRENCH WIDTH (2 FT) = 333 LINEAL FEET

**TANK NOTES**

- Access at or above grade level must be secured against unauthorized access.
- Tank is not rated for vehicular traffic loading.
- All rebar used is compliant with ASTM D 1248 as required by CSA B66 and IAPMO v ANSI Z1000-2007.
- Tank material of construction is HMW-HDPE.
- Primary dimensions are in inches
- Minimum tank wall thickness is 1/4"
- Labeling will include: manufacturer name, liquid capacity, date, maximum burial depth, and model number.
- Riser cover contains the following: 6" x 3" warning: "Danger - Do not enter - Poison Gas" - written in English, French & Spanish.
- Maximum burial depth from manufacturer is 36" unless specifically instructed otherwise by the factory.
- Models RMT-750, RMT-1000, RMT-1250 and RMT-1500 are all certified to CSA and IAPMO standards.
- Models RMT-500, RMT-600 and RMT-1000E are compliant with CSA and IAPMO standards.

UPDATED SURVEY BY BADDY & WATSON DATED SEPTEMBER 26, 2023

THESE ARE NO WATERCOURSES, PONDS, LAKES AND WETLANDS WITHIN 200 FEET OF THE PROPERTY LINE EXCEPT AS SHOWN ON THESE PLANS

Boundary and foundation survey by Steven Shaver LS, February 9, 2007  
As Built SSTS by Thomas Daly, approved by PCHD September 12, 1983

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

10/11/23 SURVEYING

**JOHN KARELL, JR. P.E.**  
121 CUSHMAN ROAD  
PATTERSON, NEW YORK 12563  
943-678-7964 (phone)  
943-673-4833 fax  
943-673-4833 (cell)

OWNER: <b>NORBERT LATAWIC</b> 1350 ROUTE 6 CARMEL (T)	SCALE: 1" = 30 FT	LATEST REVISION: A-1
<b>SSTS ADDITION</b>	DATED: JUNE 10, 2023	SHEET No.
	TAX MAP: 54.15-1.17	

