

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:

FEBRUARY 24, 2022 – 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS:

1. Application of **JOSEPH HADDEN** for a Variation of Section 156-15 seeking permission to legalize shed. The property is located at 60 Everett Road, Carmel NY and is known as Tax Map #55.7-1-18.

| Code Requires/Allows | Provided | Variance Required |
|----------------------|----------|-------------------|
| 10' Rear | 4' | 6' |

2. Application of **NEW YORK CITY DEP** for a Variation of Section 156-15 seeking permission to extend temporary trailer variance which expires 2022. The property is located at 1286 Route 6 Carmel, NY and is known as Tax Map #54.-1-29.
3. Application of **RED MILLS REALTY LLC** for a Variation of Section 156-41-C(8) seeking permission to keep 2nd freestanding sign. The property is located at 565 Route 6N, Mahopac Falls NY and is known as Tax Map #75.6-1-69.

| Code Requires/Allows | Provided | Variance Required |
|----------------------|----------------------|-------------------|
| 1 Freestanding Sign | 2 Freestanding Signs | 1 extra sign |
| 32 sf | 228 sf | 196 sf |

4. Application of **LAKE PLAZA SHOPPING CENTER – DOLLAR TREE** for a Variation of Section 156-41-C(2) seeking permission to install one wall sign “Dollar Tree”. The property is located at 983 Route 6, Mahopac NY and is known as Tax Map #65.10-1-45.

| Code Requires/Allows | Provided | Variance Required |
|----------------------|----------------|------------------------|
| 40 sq. ft. | 129.06 sq. ft. | 89.06 sq. ft. variance |

5. Application of **SUEZ WATER NEW YORK, INC. – GEYMER WELLS 1 & 2** for a Variation of Section 156-15 seeking permission to upgrade the existing Geymer Wells 1 & 2 site. The property is located at 70 Geymer Drive, Mahopac NY and is known as Tax Map #75.13-1-6.

| Code Requires/Allows | Provided | Variance Required |
|-------------------------|-------------|-------------------|
| 120,000 s.f. – Lot Area | 26,030 s.f. | 93,970 s.f. |
| 200 ft.- Lot Width | 179.8 ft. | 20.2 ft. |

6. Application of **SUEZ WATER NEW YORK, INC. – LONDON BRIDGE WELLS 1 & 2** for a Variation of Section 156-15 seeking permission to upgrade the existing London Bridge Wells 1 & 2 site. The property is located at 39 Brook Street, Mahopac NY and is known as Tax Map #64.7-1-10.

| Code Requires/Allows | Provided | Variance Required |
|-------------------------|-------------|-------------------|
| 120,000 s.f. – Lot Area | 60,886 s.f. | 59,114 s.f. |
| 40 ft. – Front | 33 ft. | 7 ft. |

7. Application of **FRANK FUMUSA** for a Variation of Section 156-15 seeking permission to retain pool & deck. The property is located at 11 Russ Road, Mahopac NY and is known as Tax Map #65.15-1-55.

| Code Requires/Allows | Provided | Variance Required |
|----------------------|----------|-------------------|
| Side Yard – 15 ft. | 7ft. | 8 ft. |

MISCELLANEOUS:

MINUTES: January 27, 2022

By Order of the Chairman,

John Maxwell



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

Application Date: 12-20, 2021

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
Name of Property Owner: JOSEPH HADDEN Address: 60 EVERETT RD CARMEL NY
Mailing Address: 60 EVERETT RD CARMEL NY Phone Number(s):
Zoning District: R-120 Tax Map: 55.7-1-18 - 54
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>11-9-</u> | <u>PER DAWN ANDREW</u> <u>NO PREVIOUS APPEARANCE.</u> | |
| | | |
| | | |
| | | |

List all improvements (1 family dwelling, pool, etc.) SHED, 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: SHED PLOTOS + SURVEY WITH SHED

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

I, the applicant, am seeking permission to: LEGALIZE SHED

| CODE REQUIRES / ALLOWS | PROVIDED | VARIANCE REQUIRED |
|------------------------|-----------|-------------------|
| <u>10' Rear</u> | <u>4'</u> | <u>6'</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 20 day of December 2021

[Signature]
Notary Public

LAURA FERREIRA
Notary Public - State of New York
No. 01FE6392629
Qualified in Westchester County
My Commission Expires June 03, 2023

Petitioner Joseph Hadden Date 12-20-2021

City of New York
 TO THE ZONING BOARD OF APPEALS
 OF THE TOWN OF CARMEL

Application Date: December 6, 2021 me

Application For (circle applicable): Area Variance (15615) Use Variance Interpretation 280A
 Name of Property Owner: NEW YORK CITY DEP Address: 1286 ROUTE 6 - CARMEL, NY
 (Address) (City) (State)
 Mailing Address: 1286 ROUTE 6 CARMEL, NY Phone Number(s): _____
 (Address) (City) (State)
 Zoning District: R-120 Tax Map: 54 - 1 - 29
 (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 th ; subject premises:

| DATE | REQUEST | RESULTS |
|-------------|----------------------------------|------------------------------|
| 2016 | KEEP TRAILERS ON PROPERTY | APPROVED |
| 2012 | KEEP TRAILERS ON PROPERTY | APPROVED |
| <u>1999</u> | <u>Keep trailers on property</u> | <u>Application Withdrawn</u> |
| <u>2003</u> | <u>Keep trailers on property</u> | <u>Approved</u> |

List all improvements (1 family dwelling, pool, etc.) THREE CONSTRUCTION TRAILERS

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: SEE EXISTING CONDITIONS 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: YES, ROUTE 6

I, the applicant, am seeking permission to: KEEP TRAILERS ON PROPERTY Extend Temporary Trailers
Variance, Expires 2022

| CODE REQUIRES / ALLOWS | PROVIDED | VARIANCE REQUIRED |
|------------------------|----------|-------------------|
| | | |
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| | | |

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.

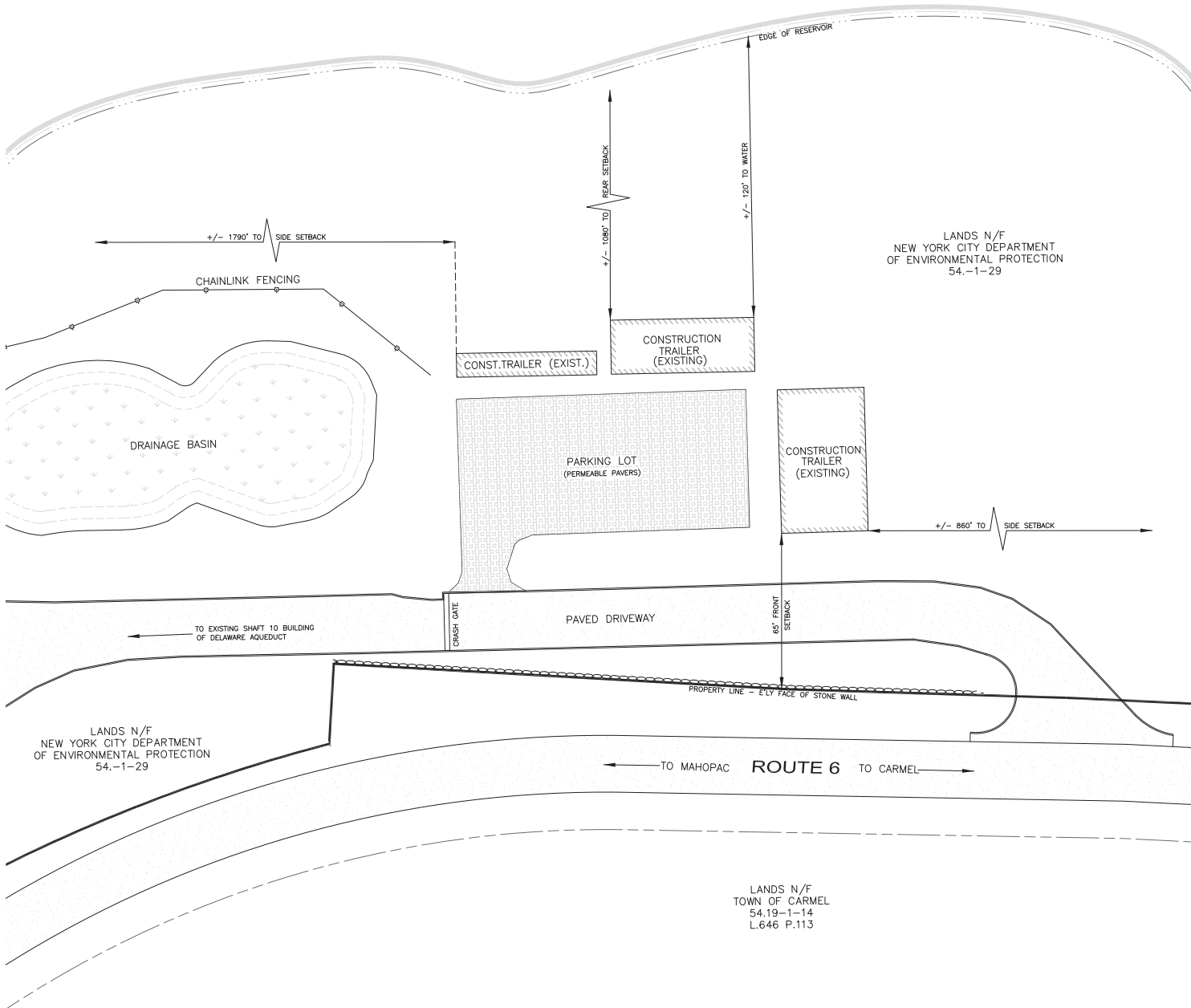
Sworn to before me this 6th day of Dec 2021

Alice Daly
 Notary Public

[Signature]
 Petitioner Date: 12/6/2021

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

WEST BRANCH RESERVOIR

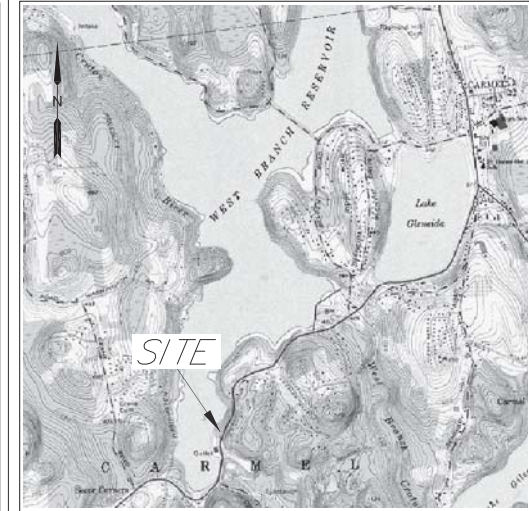


LANDS N/F
NEW YORK CITY DEPARTMENT
OF ENVIRONMENTAL PROTECTION
54.-1-29

LANDS N/F
NEW YORK CITY DEPARTMENT
OF ENVIRONMENTAL PROTECTION
54.-1-29

LANDS N/F
TOWN OF CARMEL
54.19-1-14
L.646 P.113

DRAWN BY: KEVIN YOUNG, SURVEYOR 2



LOCATION MAP: USGS LAKE CARMEL QUADRANGLE - *NTS*

ZONING REQUIREMENTS

ZONE: NEW YORK CITY WATERSHED

| | REQUIRED | PROVIDED |
|-----------------------|---------------|-------------------|
| MINIMUM LOT AREA | NOT SPECIFIED | 17,110,368 SQ.FT. |
| MINIMUM YARD SETBACKS | | |
| FRONT | NOT SPECIFIED | 65 FT. |
| SIDE | NOT SPECIFIED | 860 FT. |
| REAR | NOT SPECIFIED | 1080 FT. |

OWNER

NEW YORK CITY DEPARTMENT
OF ENVIRONMENTAL PROTECTION
5 JAY STREET
KATONAH, NY 10536
C/O JOHN VICKERS - 607-363-7002

APPLICANT

JAMES KEESLER, P.E.
NYC DEP
1286 ROUTE 6
CARMEL, NY 10512
845-808-1777

LOT AREA

± 390 ACRES

TAX MAP

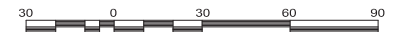
SECTION 54.-BLOCK 1-LOT 29

ZONING VARIANCE

APPLICATION FOR THE
NYCDEP CONSTRUCTION TRAILERS
AT DELAWARE SHAFT 10

SITUATE - 1286 ROUTE 6
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

DECEMBER 5, 2021



Scale: 1" = 30'

JAMES KEESLER, P.E.
NEW YORK LIC. NO. 069412

SHEET 1 OF 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

MC

IN THE MATTER OF THE APPEAL
OF
Red Mills Realty LLC
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: Jan 13, 2022

Application For (circle applicable): Area Variance 156-415⁸ Use Variance Interpretation 280A
 Name of Property Owner: Sam Lede Address: 588 Route 6 West Mahopac Folk
 Mailing Address: 16 Chestnut St Mahopac Phone Number(s): NY 10541
 Zoning District: C-Commercial Tax Map: 75.6 - 1 - 69

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>1/13/22</u> | <u>Per Sam Anderson</u> | <u>1996 - construction of 1,800 sf commercial building in a C-zone granted</u> |
| <u>2008</u> | <u>dismissed w/o prejudice</u> | |

List all improvements (1 family dwelling, pool, etc.) Gas Station w/ convenience store + parking

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: 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 6N

I, the applicant, am seeking permission to: Keep 2nd Freestanding Sign

| CODE REQUIRES / ALLOWS | PROVIDED | VARIANCE REQUIRED |
|----------------------------|-----------------------------|---------------------|
| <u>1 Freestanding Sign</u> | <u>2 Freestanding Signs</u> | <u>1 extra Sign</u> |
| <u>32'</u> | <u>228'</u> | <u>196'</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 13th day of January, 2022
Ann Spofford
 Notary Public

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

Petitioner [Signature] Date 1/13/22



We Have you Covered
at Red Mills Shopping Center



ME



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
Dollar Tree
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 2/18, 2022

Applications For (circle applicable): Area Variance (S)-41 (C)(2) Use Variance Interpretation 280A
Name of Property Owner: Leke Plaza Shopping Address: 983 Route 6 Mahopac NY
Mailing Address: 334 Claker Brook Claker NJ Phone Number(s):
Zoning District: Commercial Tax Map: 65 - 10 - 1-45
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>Sept 2020</u> | <u>Organic Job Lot sign installed to front elevation of tenant space 135sf total</u> | <u>Granted</u> <u>(Signature)</u> |

List all improvements (1 family dwelling, pool, etc.) New Sign on Front wall

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: Photos, drawings

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 on US-Route 6

I, the applicant, am seeking permission to: Install one wall sign "Dollar Tree"

| CODE REQUIRES / ALLOWS | PROVIDED | VARIANCE REQUIRED |
|------------------------|---------------------|------------------------|
| <u>40 sq-ft</u> | <u>129.06 sq-ft</u> | <u>89.06" Variance</u> |
| | | |
| | | |
| | | |

State of New York)
County of Putnam)
The undersigned notaries, being duly sworn, depose and say 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 9th day of Feb, 2022
(Signature)



Natalie Jo Schieber
NOTARY PUBLIC
State of New York
ID # 2387809
My Commission Expires July 28, 2024
(Signature) Date 2-8-2022



AUTHORIZATION FORM

RE: Property of: Lake Plaza Shopping Center LLC
Located at: 483 Route 6, Mahopac, NY 10541
Tax Map #: 65-10-1-45
In the matter of: Sign Size

To whom it may concern:

This letter is to authorize Sign Pros

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

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: Phil Deffert
Nick Kaprielian

Signed: Pablo J. Medeiros

Mailing Address: 1215 Black Horse Rte
Clendon
State: NY Zip: 12028
Telephone # 856-939-1099
Date: 2-8-2022
E-mail: Nick@SignProsNY.com

Mailing Address: 234 Clodster Duck Rd.
Clodster
State: NJ Zip: 07624
Telephone # 201-768-1300

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.



DOLLAR TREE

Lake Plaza

| | |
|-----------------|---|
| SIGN A | 36" Dollar Tree [Stacked] |
| Type: | Individual Channel Letters |
| Illumination: | Internally Illuminated LED |
| Square Footage: | 129.06 |
| To Grade: | Top of Sign to Grade = 22'-2" Bottom of Sign to Grade = 15'-2" |

| | |
|-----------------|-------------------------------------|
| Canopy A | Dollar Tree |
| Type: | Aluminum Canopy |
| Illumination: | Non-Illuminated |
| To Grade: | Bottom of Canopy to Grade = 11'-10" |

| | |
|-----------------|--|
| SIGN B | Dollar Tree |
| Type: | New Applied Vinyl on Existing Lexan Panels |
| Actual Size: | 11" x 87" |
| Viewable Size: | 10" x 83 1/2" |
| Square Footage: | 6.65 |



| | | | | | | | |
|--------------------|----------|-------------------|-------------------------------------|------------|---|----|--|
| DOLLAR TREE | Client: | Dollar Tree | REVISION INFO | 09/03/2021 | Original Renderings | GO | This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement. |
| | Site #: | DL-8943 | | 09/07/2021 | Added Canopy | NW | |
| | Address: | 983 Route 6 | | 09/17/2021 | Updated per request | DA | |
| | | Mahopac, NY 10541 | | 11/05/2021 | Updated per request | DA | |
| | | Lake Plaza | | 11/09/2021 | Updated blue paint on facade to Dollar Tree Green | DA | |
| | | 01/03/2022 | Updated canopy support arm distance | BA | | | |
| | | 01/13/2022 | Added engineering for canopy | BA | | | |



| | |
|-----------------|---|
| SIGN A | 36" Dollar Tree [Stacked] |
| Type: | Individual Channel Letters |
| Illumination: | Internally Illuminated LED |
| Square Footage: | 129.06 |
| To Grade: | Top of Sign to Grade = 22'-2" Bottom of Sign to Grade = 15'-2" |

| | |
|-----------------|-------------------------------------|
| Canopy A | Dollar Tree |
| Type: | Aluminum Canopy |
| Illumination: | Non-Illuminated |
| To Grade: | Bottom of Canopy to Grade = 11'-10" |



Existing



Front Elevation (West)
Scale: 3/16" = 1'-0"

Canopy A

| | |
|---|--------|
| Allowable Square Footage this Elevation: | 40.00 |
| 2 sqft. per 1 linear foot of building frontage (NTE 40 sqft.) | |
| Actual Square Footage this Elevation: | 129.06 |

DOLLAR TREE

Client: Dollar Tree
Site #: DL-8943
Address: 983 Route 6
Mahopac, NY 10541
Lake Plaza

REVISION INFO

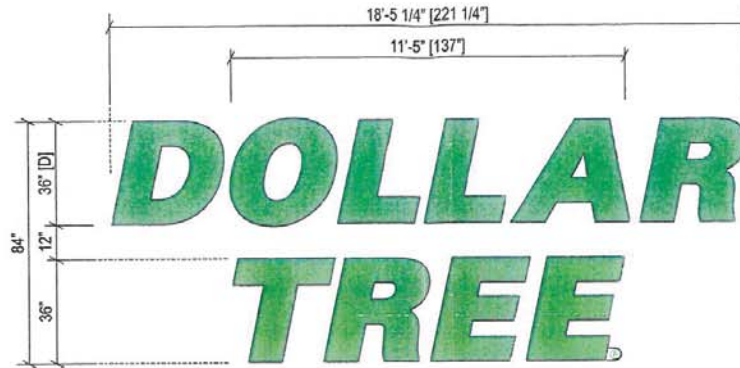
| | |
|------------|---|
| 09/03/2021 | Original Renderings |
| 09/07/2021 | Added Canopy |
| 09/17/2021 | Updated per request |
| 11/05/2021 | Updated per request |
| 11/09/2021 | Updated blue paint on façade to Dollar Tree Green |
| 01/03/2022 | Updated canopy support arm distance |
| 01/13/2022 | Added engineering for canopy |

GO
NW
NW
DA
DA
BA
BA

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.

AnchorSign
1.800.213.3331

| | |
|-----------------|---|
| SIGN A | 36" Dollar Tree [Stacked] |
| Type: | Individual Channel Letters |
| Illumination: | Internally Illuminated LED |
| Square Footage: | 129.06 |
| To Grade: | Top of Sign to Grade = 22'-2" Bottom of Sign to Grade = 15'-2" |

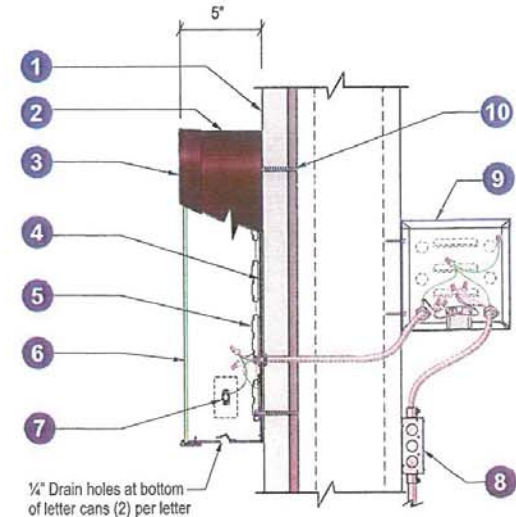


Sign Layout Detail
Scale: 1/4" = 1'-0"

| | |
|--------------------------------------|--|
| Electrical Detail: | |
| P-LED Green LEDs | |
| (3) 60w Transformers @ 1.1 amps each | |
| Total Amps: 3.3 | |
| (1) 20 amp 120V Circuit Req. | |

| | |
|---|--|
| General Notes: | |
| This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. | |
| 1) Grounded and bonded per NEC 600.7/NEC 250 | |
| 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps | |
| 3) Sign is to be UL listed per NEC 600.3 | |
| 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer* *For multiple signs, a disconnect is permitted but not required for each section | |

| | |
|--|--|
| Specifications: Channel Letters | |
| 1. Existing Facade: Stucco Block | |
| 2. 0.040" Aluminum letter returns painted to match Bronze | |
| 3. 1" Jewelite trimcap (Bronze) bonded to face and #8 pan head screws to returns | |
| 4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination) | |
| 5. Green LEDs | |
| 6. 0.15" Clear lexan faces w/ second surface vinyl | |
| ■ 3M 3630-156 Vivid Green (Translucent) | |
| □ 3635-70 diffuser | |
| 7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6 | |
| 8. Primary electrical feed in UL conduit / customer supplied UL junction box | |
| 9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws | |
| 10. Mounting hardware: 3/8" Large Diameter Tapcons | |



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.

| | | | | | | |
|--------------------|---|---|------------|---------------------|----|--|
| DOLLAR TREE | Client: Dollar Tree | REVISION INFO | 09/03/2021 | Original Renderings | GO | This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement. |
| | Site #: DL-8943 | | 09/07/2021 | Added Canopy | NW | |
| | Address: 983 Route 6 Mahopac, NY 10541 Lake Plaza | | 09/17/2021 | Updated per request | NW | |
| | | | 11/05/2021 | Updated per request | DA | |
| | 11/09/2021 | Updated blue paint on facade to Dollar Tree Green | DA | | | |
| | 01/03/2022 | Updated canopy support arm distance | BA | | | |
| | 01/13/2022 | Added engineering for canopy | BA | | | |



mc



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
SUEZ Water New York, Inc. - Geymer Wells 1 & 2
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20__

Application For (circle applicable): Area Variance Chapter 150 Attachment 1 Use Variance Interpretation 280A

Name of Property Owner: SUEZ Water New York, Inc. Address: 70 Geymer Drive, Mahopac, NY 10541
(Address) (City) (State)

Mailing Address: 152 Old Mill Road, West Nyack, NY 10944 Phone Number(s): _____
(Address) (City) (State) (Zip)

Zoning District: Conservation Tax Map: 75.13 - 1 - 6
(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 |
|----------|---|--|
| 10/28/21 | An interpretation is required to clarify that the applicant is a public utility | ZBA determined that SUEZ is a public water company |
| | | |
| | | |
| | | |

List all improvements (1 family dwelling, pool, etc) Proposed Improvements: PFAS building, underground utility, and rain garden.

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: Narrative, Site Plan, Deed, Director of Code Enforcement's letter

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES NO
Explain: None

I, the applicant, am seeking permission to: upgrade the existing Geymer Wells 1 & 2 site. See attached narrative for details.

| CODE REQUIRES / ALLOWS | PROVIDED | VARIANCE REQUIRED |
|------------------------|---------------|-------------------|
| 120,000 sq. ft. | 26,030 sq.ft. | 93970 |
| 200 ft. | 179.8 ft. | 20.2' |
| | | |
| | | |
| | | |

* Director of Code Enforcement's letter is attached

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: 8th day of FEB, 2022

Larisa Quinn
Notary Public

LARISA QUINN
Notary Public, State of New York
No. 01QU6382297
Qualified in Rockland County
Commission Expires October 22, 2022

Petitioner *[Signature]* Date _____



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: SUEZ Water New York, Inc
(Owner)
Located at: 70 Geymer Drive, Mahopac
(Address) (City, Town, Village)
Tax Map #: 75.13 - 1 - 6
In the matter of: Area variance for minimum lot area, minimum lot width
(Variance Request)

To whom it may concern:

This letter is to authorize Atzl, Nasher & Zigler, P.C.

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

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]
(Representative)
John Atzl - Atzl, Nasher & Zigler P.C.
(Print Name)

Signed: [Signature]
(Owner of Property)
Christopher Graziano, General Manager
SUEZ Water New York, Inc
(Print Name)

Mailing Address: 234 North Main Street, New City

Mailing Address: 162 Old Mill Road, West Nyack

State: NY Zip: 10956

State: NY Zip: 10944

Telephone # _____

Telephone # _____

Date: _____

E-mail: _____

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.



**SUEZ WATER NEW YORK INC
PFAS COMPLIANCE FOR GEYMER WELL SITE**

Narrative Summary

SUEZ Water New York Inc. (SWNY) owns and operates the existing Geymer well site located in a residential area near 76 Geymer Drive in Mahopac, Putnam County, New York and serve approximately 50 customers. SWNY plans to construct upgrades to the existing Geymer well site using the Engineering, Procurement, and Construction (EPC) project delivery method. This method will be utilized to comply with the state drinking water regulations for per - and polyfluoroalkyl substances (PFAS).

The existing facility pump capacity is 100 gallons per minute (gpm). The chemical feed uses Sodium hypochlorite(disinfectant). The onsite controls include the ability to operate the site remotely through the supervisory control and data acquisition SCADA program.

The proposed treatment system will include upsizing the pumps to compensate for headloss during the GAC treatment. The dimensions of the proposed PFAS treatment building is 33 ft. x 22 ft x 22 ft. It will not increase firm capacity of the well. Raw water will pass through a prefilter unit followed by the granular activated carbon (GAC) treatment system in lead-lag configuration. Water will be dosed with sodium hypochlorite at a dose of 1 ppm. There is a 10,000 gallon pressurized storage tank in the distribution system.

The planned upgrade will not increase the firm capacity of the well, but will add treatment for PFAS to comply with the New York State Drinking Water maximum contaminant level (MCL) of 10 ppt for PFOA and PFOS. The well will remain operational during the course of construction with limited disruption during tying in and testing of the new treatment system.

Architectural treatment/elements will be consistent with the existing visible on-site structures and area residential structures to conform and provide a consistent appearance acceptable to the Owner and be approved by applicable Municipal Agencies and review boards.

The site is almost entirely encumbered by NYSDEC wetlands and the 100 year floodplain. The only area not encumbered is the area where the access road is off Geymer Drive. All improvements are proposed to be located upland of the NYSDEC wetlands. However, they will be within the 100 ft. wide wetland adjacent area, as the wetlands and adjacent area encumber the whole area including the access road.

We are respectfully requesting a waiver of the landscaping requirement. The location for

the proposed improvements from the existing homes is approximately 145 feet away. Also, the density of the existing foliage is quite extensive, and should serve as an adequate buffer to the homes.

All work will be in full conformance with the New York State Department of Environmental Conservation (NYSDEC), New York State and Putnam County Departments of Health, the Town of Carmel, and other authorities having jurisdiction.

Geymer Well Site



Geymer Well site



SWNY PFAS COMPLIANCE
Geymer Well Site



SWNY PFAS COMPLIANCE
Geymer Well Site



ME



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
SUEZ Water New York, Inc. - London Bridge Wells 1 & 2
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 2022

Application For (circle applicable): Area Variance Chapter 156 Attachment 1 Use Variance Interpretation 280A
Name of Property Owner: SUEZ Water New York, Inc. Address: 39 Brook Street Mahopac: NY 10541
Mailing Address: 182 Old Mill Road, West Nyack, NY 10994 Phone Number(s): _____
Zoning District: Residential Tax Map: 64.7 - 1 - 10
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 |
|----------|--|---|
| 10/28/21 | An interpretation is required to clarify that the applicant is a public utility. | ZBA determined that SUEZ is a public water company. |
| | | |
| | | |
| | | |

List all improvements (1 family dwelling, pool, etc.) Proposed improvements: PFAS building, retaining wall, fence, gravel drive, underground utility, and gate.

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: Narrative, Site Plan, Deed, Director of Code Enforcement's letter

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

I, the applicant, am seeking permission to: upgrade the existing London Bridge Wells 1 & 2 site. See attached narrative for details.

| CODE REQUIRES / ALLOWS | PROVIDED | VARIANCE REQUIRED |
|------------------------|----------------|-------------------|
| 120,000 sq. ft. | 60,888 sq. ft. | 59,114 |
| 40 ft. | 33 ft. | 7' |
| | | |
| | | |
| | | |

* Director of Code Enforcement's letter is attached

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 8th day of FEB. 2022

Larisa Quinn
Notary Public

LARISA QUINN
Notary Public, State of New York
No. 01QU6382297
Qualified in Rockland County
Commission Expires October 22, 2022

Petitioner [Signature] Date 2/8/22



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: SUEZ Water New York, Inc
(Owner)
Located at: 39 Brook Street, Mahopac
(Address) (City, Town, Village)
Tax Map #: 64.7-1-10

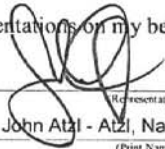
In the matter of: Area variances for minimum lot area and minimum front yard setback
(Variance Request)

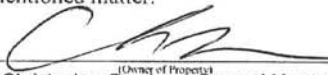
To whom it may concern:

This letter is to authorize Atzl, Nasher & Zigler, P.C.

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

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)
John Atzl - Atzl, Nasher & Zigler P.C.
(Print Name)

Signed: 
(Owner of Property)
Christopher Graziano, General Manager
SUEZ Water New York, Inc
(Print Name)

Mailing Address: 234 North Main Street, New City

Mailing Address: 162 Old Mill Road, West Nyack

State: NY Zip: 10956

State: NY Zip: 10944

Telephone # _____

Telephone # _____

Date: _____

E-mail: _____

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.



**SUEZ WATER NEW YORK INC
PFAS COMPLIANCE FOR LONDON BRIDGE WELL SITE**

Narrative Summary

SUEZ Water New York Inc. (SWNY) owns and operates the existing London Bridge well site located in a residential area near 39 Brook Street in Mahopac, Putnam County, New York and serve approximately 65 customers. SWNY plans to construct upgrades to the existing London Bridge well site using the Engineering, Procurement, and Construction (EPC) project delivery method. This method will be utilized to comply with the state drinking water regulations for per- and polyfluoroalkyl substances (PFAS).

The existing facility pump capacity is 60 gallons per minute (gpm). The chemical feed uses Sodium hypochlorite (disinfectant). The onsite controls include the ability to operate the site remotely through the supervisory control and data acquisition SCADA program.

The proposed treatment system will include upsizing the pumps to compensate for headloss during the GAC treatment. The dimensions of the proposed PFAS treatment building is 33 ft. x 22 ft. x 22 ft. It will not increase firm capacity of the well. Raw water will pass through a prefilter unit followed by the granular activated carbon (GAC) treatment system in lead-lag configuration. Water will be dosed with sodium hypochlorite and then routed to the existing 36,000-gallon raw water tank to achieve the proper chlorine contact time. The two existing booster pumps will convey finished water from the 36,000-gallon raw water storage tank to a 25,000 gallon finished water storage tank in the distribution system.

The planned upgrade will not increase the firm capacity of the well, but will add treatment for PFAS to comply with the New York State Drinking Water maximum contaminant level (MCL) of 10 ppt for PFOA and PFOS. The well will remain operational during the course of construction with limited disruption during tying in and testing of the new treatment system.

Architectural treatment/elements will be consistent with the existing visible on-site structures and area residential structures to conform and provide a consistent appearance acceptable to the Owner and be approved by applicable Municipal Agencies and review boards.

All work will be in full conformance with the New York State Department of Environmental Conservation (NYSDEC), New York State and Putnam County Departments of Health, the Town of Carmel, and other authorities having jurisdiction.

London Bridge Well



London Bridge Well



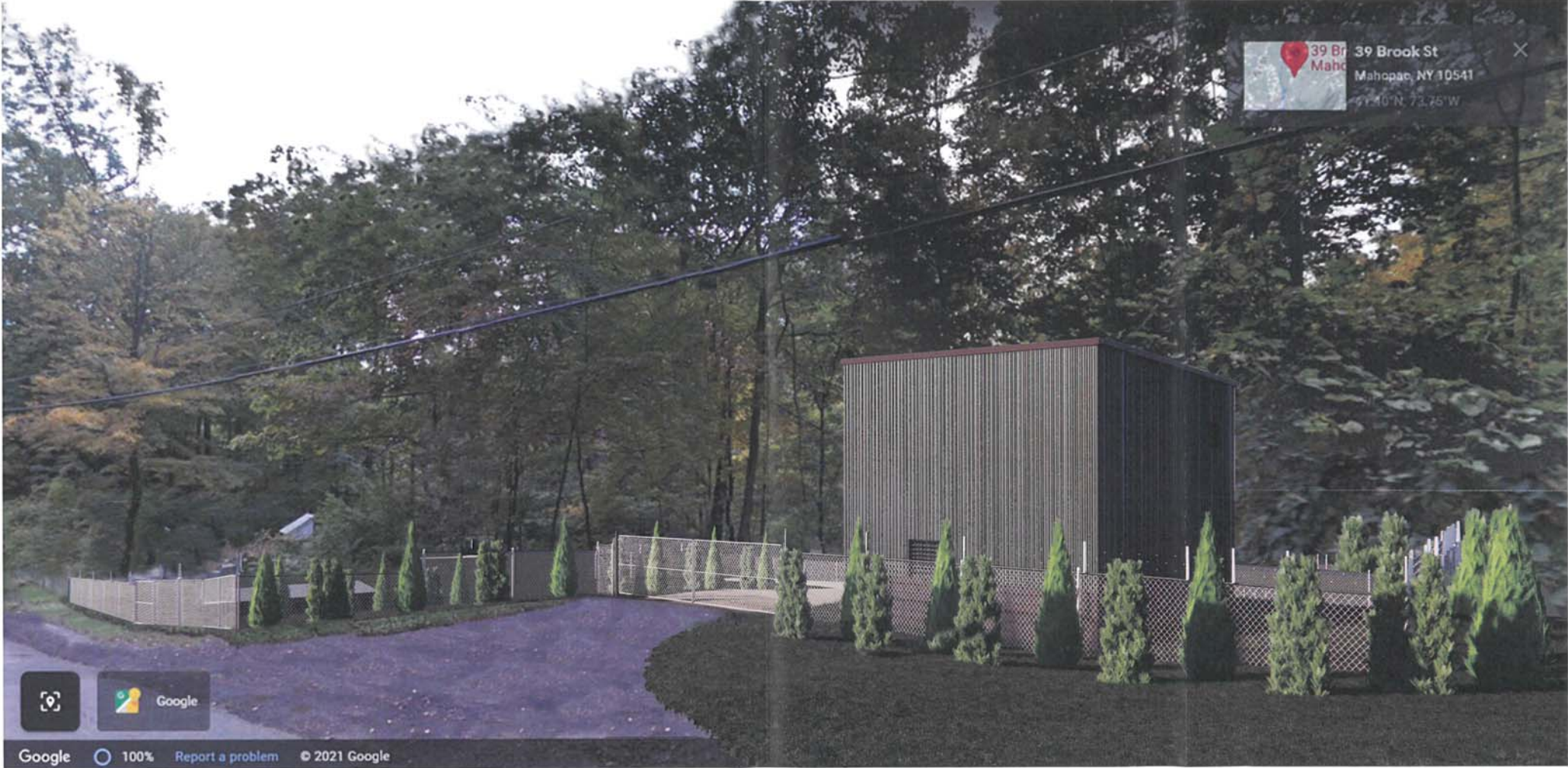
SWNY PFAS COMPLIANCE
London Bridge Well Site - 8 Ft Trees



SWNY PFAS COMPLIANCE
London Bridge Well Site - 20 Ft Trees



SWNY PFAS COMPLIANCE
London Bridge Well Site - 8 Ft Trees



SWNY PFAS COMPLIANCE
London Bridge Well Site - 20 Ft Trees



39 Brook St
Mahopac, NY 10541
41°40'N, 73°45'W





ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

AME

IN THE MATTER OF THE APPEAL
OF
Fumusa

Application Date: February 3, 2022

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (156-15) Use Variance Interpretation 280A
 Name of Property Owner: Frank Fumusa Address: 11 Russ Road, Mahopac, NY 10541
 Mailing Address: 11 Russ Road, Mahopac, NY 10541 Phone Number(s): _____
 Zoning District: R-120 Tax Map: 65.15 - 1 - 55
 Applicant is: (circle one) **(Owner)** (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
 E-Mail Address: _____

Previous Appeals regarding the subject premises: None

| DATE | REQUEST | RESULTS |
|------------|-------------------------------|----------|
| April 2006 | Side yard variance for garage | Approved |
| | | |
| | | |
| | | |

List all improvements (1 family dwelling, pool, etc.) 1 family dwelling, pool, deck & shed

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

I, the applicant, am seeking permission to: Retain pool & deck

| CODE REQUIRES / ALLOWS | PROVIDED | VARIANCE REQUIRED |
|------------------------|------------------------------|------------------------------|
| Side Yard - 15 FT | 15 FT <u>7 FT</u> | 15 FT <u>8 FT</u> |
| | | |
| | | |
| | | |
| | | |

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 31 day of February, 2022

 Notary Public

ALPA PANDYA
 Notary Public, State of New York
 Reg. No. 01PA6397542
 Qualified in Westchester County
 Commission Expires 09/09/2023

Petitioner Joel Greener Date 2/3/22