

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:

JUNE 23, 2022 – 7:30 P.M.

To hear the following applications:

NEW APPLICATIONS:

1. Application of **MANUEL & MELISSA FERNANDEZ** for a Variation of Section 156-45.2(B)(1) seeking an Interpretation that an apartment can be added to garage built after 1998. If not, variance from that Section. The property is located at 4 Timber Ridge Court, Carmel NY and is known as Tax Map #65.-1-30.

Code Requires/Allows	Provided	Variance Required
Accessory Apt. in house on "existing" accessory structure (always used 1998 as date Code went into effect.)	Proposed Apt. in garage built after 1998.	To allow Accessory Apt. in detached garage.

2. Application of **BOHUMIL FILIP** for a Variation of Section 156-15 seeking an Area Variance for permission to retain shed. The property is located at 5 Battista Drive, Mahopac NY and is known as Tax Map #75.16-1-28.

Code Requires/Allows	Provided	Variance Required
10' Rear	1'	9'
10' Side	4'	6'

3. Application of **ANTHONY SCARNATI** for a Variation of Section 156-15 seeking a Variance for permission to retain existing shed and canopy. The property is located at 22 Overlook Drive, Mahopac NY and is known as Tax Map #65.18-1-6.

Code Requires/Allows	Provided	Variance Required
Rear; Shed w/overhang; 15'	Shed; 2.3'	12.7'
Rear; 10'	Shed; 2.5'	7.5'
Rear; 15'	Gazebo; 9'	6'
Rear; 30'	Trellis; 25'	5'

4. Application of **SUEZ WATER NEW YORK - CHATEAU WELLS 1 , 2 & 3** for a Variation of Section 156-15 seeking a Variance for permission to upgrade the existing Chateau Wells 1, 2 & 3 site. The property is located at 59 McNair Drive, Mahopac NY and is known as Tax Map #75.20-1-16.

Code Requires/Allows	Provided	Variance Required
<u>Min. Lot Area:</u> 120,000 S.F.	47,745 S.F.	72,255 S.F.
<u>Min. Lot Width:</u> 200 feet	117 feet	83 feet
<u>Min. Street Frontage (on Cul-de-Sac):</u> 50 feet	46.4 feet	3.6 feet
<u>Min. Side Yard:</u> 25 feet	18 feet	7 feet

MISCELLANEOUS:

MINUTES: May 26, 2022

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

ML

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

Application Date: May 17, 2022

Application For (circle applicable): Area Variance () Use Variance () Interpretation 280A
 Name of Property Owner: Melissa Fernandez Address: 4 Timber Ridge Ct Carmel NY
 Mailing Address: 4 Timber Ridge Ct Carmel NY Phone Number(s): _____
 Zoning District: R-120 Tax Map: 65 - 1 - 30
 (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: 1

156.45.2 B(1)

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

List all improvements (1 family dwelling, pool, etc.) 1 family Dwelling, Detached Garage, Sled

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: Floor 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: NEW YORK City - watershed area

I, the applicant, am seeking permission to: Interpret if Apt can be added to Garage Built after 1948, also not, Valued from that Section

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>Accessory Apt in House or "Existing" Accessory Structures (always used 1948 as date Code went into effect)</u>	<u>Proposed Apt in garage Built after 1948</u>	<u>To Allow Accessory Apt in Detached garage.</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 17 day of May 20 22

Alice Daly
 Notary Public

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

Petitioner Melissa Fernandez Date 17 May 2022



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
okd

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

Application Date: 5/4, 20 22

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A
 Name of Property Owner: BOHUMIL FILIP Address: 5 BATTISTA DR. MAHOPAC, NY
 Mailing Address: 5 BATTISTA DR. MAHOPAC, NY Phone Number(s):
 Zoning District: C-6P Tax Map: 75.16 - 1 - 28
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
 E-Mail Address:
 Previous Appeals regarding the subject premises:

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

List all improvements (1 family dwelling, pool, etc.) 1 family dwelg. 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: Photos + 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: R+6

I, the applicant, am seeking permission to: Retain Shed

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>10' Rear</u>	<u>1'</u>	<u>9'</u>
<u>10' Side</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 12th day of May, 20 22

GARY KIBERNAN
 Notary Public, State of New York
 Registration #01K6222608
 Qualified in Putnam County
 Commission Expires May 24, 2022

Petitioner Bohumil Filip Date 5/12/2022
 NYSDC 341 638 061



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

ML

IN THE MATTER OF THE APPEAL
OF
SCARNATI

Application Date: JUNE, 7, 2022

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance (165-15) Use Variance Interpretation 280A
Name of Property Owner: ANTHONY SCATNATI Address: 22 OVERLOOK DR

Mailing Address: 22 OVERLOOK DR, MAHOPAC, NY 10541 Phone Number(s): _____

Zoning District: R-120 Tax Map: 65.18 - 1 - 6

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

E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
NONE		

List all improvements (1 family dwelling, pool, etc.) HOUSE, SHED WITH CANOPY OVER OUTDOOR KITCHEN

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, PLANS AND APPLICATION

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

I, the applicant, am seeking permission to: RETAIN EXISTING SHED AND CANOPY

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
REAR Shed w/ canopy 15' mc	SHED 2.3'	12.7'
REAR 10' mc	SHED 2.5'	7.5'
REAR 15' mc	GAZEBO 9'	6'
REAR 30'	TRELLIS 25'	5'

mc
mc
mc
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State of New York)

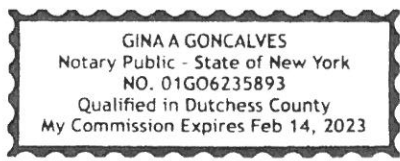
ss:

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 June 20 day of June 22

[Signature]
Notary Public



Petitioner *[Signature]* Date 6-7-22



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

mc

IN THE MATTER OF THE APPEAL
OF

SUEZ Water New York, Inc. – Chateau Well 1, 2 & 3
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: May 31, 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: 59 McNair Drive, Mahopac, NY 10541
(Address) (City) (State)
 Mailing Address: 162 Old Mill Road, West Nyack, NY 10994 Phone Number(s): 845-620-3319
(Address) (City) (State)
 Zoning District: Residential Tax Map: 75.20 - 1 - 16
(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: steven.garabed@veolia.com

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, dry pond, and gravel drive

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 Chateau Wells 1, 2, and 3 site. See attached narrative for details.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
Min. Lot Area: 120,000 SQ. FT.	47,745 SQ. FT.	72,255 SQ. FT.
Min. Lot Width: 200 FT.	117 FT.	83 FT.
Min Street Frontage (on Cul-De-Sac): 50 FT.	46.4 FT.	3.6 FT.
Min. Side Yard: 25 FT.	18 FT.	7 FT.
Min. Total Side Yard: 50 FT.	43 FT.	7 FT.

* Director of Code Enforcement's letter is attached

State of New York)

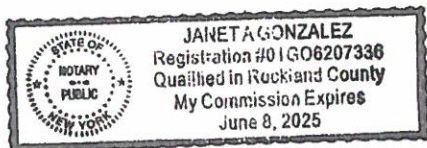
ss.

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 6th day of June 2022

[Signature]
Notary Public



Petitioner

[Signature]

Date 6/6/2022



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: 59 McNair Drive, Mahopac
(Address) (City, Town, Village)
Tax Map #: 75.20-1-16

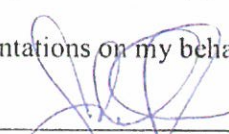
In the matter of: Area variances for Min. Lot Area, Min. Lot Width, Min. Street Frontage (On Cul-De-Sac), Min. Side Yard,
and Min. Total Side Yard (Variance Request)

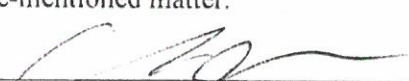
To whom it may concern:

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: 232 North Main Street, New City

Mailing Address: 162 Old Mill Road, West Nyack

State: NY Zip: 10956

State: NY Zip: 10994

Telephone # 845- 634- 4694

Telephone # 845-620-3319

Date: May 31, 2022

E-mail: jatzl@anzny.com

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 CHATEAU WELL SITE**

Narrative Summary

SUEZ Water New York Inc. (SWNY) owns and operates the existing Chateau well site located in a residential area 180 feet northwest of 60 McNair Drive in Mahopac, Putnam County, New York and serve approximately 180 customers. SWNY plans to construct upgrades to the existing Chateau 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 150 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 38.67 ft. x 24 ft. x 24 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 three storage tanks (20,000-gallon pressure tank, 20,000-gallon interior tank and a 20,000-gallon exterior tank). The water will be sent to the distribution system through the three existing booster pumps.

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.