

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
CARL GREENWOOD
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
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MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
SEPTEMBER 16, 2015 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1.	NYC DEP – Drewville Rd & Stoneleigh Ave	66.-2-53	09/16/15	07/2015	Site Plan
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RESOLUTION

2.	Wallauer's Carmel at Putnam Plaza – 1924 Route 6	55-11-1-4		07/29/15	Amended Site Plan
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SITE PLAN

3.	New York SMSA Limited Partnership d/b/a Verizon Wireless – 946-954 South Lake Blvd	75.44-1-46		08/25/15	Site Plan
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MISC.

4.	Yankee Development – Piggott Road	76.15-1-12			Extension of Preliminary Subdivision Approval
5.	Mahopac Wastewater Treatment Plant - 35 Mud Pond Road	65.17-1-41			Bond Return
6.	Cozy Cub Day Care Center – 235 E. Lake Blvd	65.17-1-30		08/31/15	Waiver of Site Plan Application

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

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LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

WESTCHESTER OFFICE

August 26, 2015

Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Application by New York SMSA Limited Partnership d/b/a Verizon Wireless
to Co-Locate a Public Utility Wireless Communications Facility on the Roof of
the Building Located at 946-954 South Lake Boulevard, Carmel, New York

Honorable Chairman Gary
and Members of the Planning Board:

I am the attorney for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request for site plan approval to co-locate a public utility wireless communications facility ("Facility") at the above captioned property ("Property"). The proposed Facility consists of antennas to be co-located on the roof of the existing building at the Property.

Verizon Wireless is a provider of wireless communications services, and is licensed by the Federal Communications Commission to provide same throughout the New York metropolitan area, including the Town of Carmel. The Facility will enable Verizon Wireless to enhance its wireless services to the area surrounding the Property.

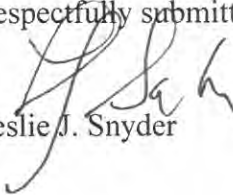
In support of the foregoing, Verizon Wireless is pleased to enclose the following materials:

1. A check made payable to the Town of Carmel, in the amount of \$3,000.00, representing the required application fee;
2. Eleven (11) copies of the Site Plan Application Form;
3. Two (2) copies of the Disclosure Statement;

4. Eleven (11) copies of the Memorandum in Support of the Application;
5. Eleven (11) copies of the short Environmental Assessment Form¹; and
6. Ten (10) copies of the Site Plan.

We thank you for your consideration, and look forward to discussing this matter at the next Planning Board meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Respectfully submitted,



Leslie J. Snyder

LJS:et

Enclosures

cc: Verizon Wireless
KMB
Environmental Conservation Board
Mahopac Fire Department
Putnam County Health Department

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¹Please note that it is respectfully submitted that the application is a Type II action under the New York State Environmental Quality Review Act ("SEQRA") since it involves construction of a non-residential structure involving less than 4000 square feet under 6 NYCRR 617.5 (c) (7). Under SEQRA, a Type II action is deemed not to have a significant impact on the environment or are otherwise precluded from environmental review.



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Grimaldi 9/8/15
Planning Board Secretary; Date

[Signature] 9/8/15
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: New York SMSA Limited Partnership d/b/a Verizon Wireless public utility telecommunications facility		Application # 15-0011
Site Address: No. 946-954 Street: South Lake Boulevard Hamlet: Mahopac		Date Submitted: 8/28/15
Property Location: (Identify landmarks, distance from intersections, etc.) On U.S. Rte 6N, between Cherry Lane and Sycamore Road		
Town of Carmel Tax Map Designation: Section 75.44 Block 1 Lot(s) 46		Zoning Designation of Site: C (Commercial)
Property Deed Recorded in County Clerk's Office Date 2/6/15 Liber 1972 Page 37		Liens, Mortgages or other Encumbrances Yes No
Existing Easements Relating to the Site No Yes Describe and attach copies:		Are Easements Proposed? No Yes Describe and attach copies:
Have Property Owners within a 500' Radius of the Site Been Identified? Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Theorina, LLC		Phone #: Fax#:
Owners Address: No. 946-954 Street: South Lake Boulevard Town: Mahopac State: NY Zip: 10541		Email:
Applicant (If different than owner): New York SMSA Limited Partnership d/b/a Verizon Wireless c/o Snyder & Snyder		Phone #: (914) 333-0700 Fax#: (914) 333-0743
Applicant Address (If different than owner): No. 94 Street: White Plains Road Town: Tarrytown State: NY Zip: 10591		Email:
Individual/ Firm Responsible for Preparing Site Plan: KMB Design Group		Phone #: (732) 280-5623 Fax#:
Address: No. Street: Town: State: Zip:		Email:
Other Representatives: Snyder & Snyder LLP		Phone #: (914) 333-0700 Fax#: (914) 333-0743
Address: No. 94 Street: White Plains Road Town: Tarrytown State: NY Zip: 10591		Email: lsnyder@snyderlaw.net
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Installation of public utility wireless telecommunication facility on the roof of existing building		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: +/- .1637 Square Feet: +/- 7130		Square footage of all existing structures (by floor): +/- 4340	
# of existing parking spaces: N/A		# of proposed parking spaces: 0	
# of existing dwelling units: 0		# of proposed dwelling units: 0	
Is the site served by the following public utility infrastructure:			
• Is project in sewer district or will private septic system(s) be installed? <u>N/A</u>			
• If yes to Sanitary Sewer answer the following: <div style="margin-left: 40px;"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="margin-left: 40px;"> ▶ Is this an in-district connection? _____ Out-of district connection? _____ </div>			
<div style="margin-left: 40px;"> ▶ What is the total sewer capacity at time of application? _____ </div>			
<div style="margin-left: 40px;"> ▶ What is your anticipated average and maximum daily flow <u>N/A</u> </div>			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u>N/A</u>			
• Water Supply		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
If Yes:		N/A, the proposed facility is unmaned and therefore does not require water, sewer, or additional parking	
▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/>		▶ What is the total water capacity at time of application? _____	
▶ What is your anticipated average and maximum daily demand <u>N/A</u>		N/A no increase in impermeable surface area is proposed as the facility will be located on the roof of the existing building	
• Storm Sewer		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
• Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• Gas Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows <u>N/A</u>			
Sewer Flows <u>N/A</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
<u>N/A the facility will be located on</u>		<u>the roof of the existing building</u>	
Site slope categories:		Estimated quantity of excavation:	
15-25% <u>0</u> %		Cut (C.Y.) <u>0</u>	
25-35% <u>0</u> %		Fill (C.Y.) <u>0</u>	
>35% <u>0</u> %		Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?			
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site?		Are new curb cuts proposed?	
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance?		What is the sight distance?	
Left _____ Right _____		Left _____ Right _____	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Jurisdiction: NYCDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? N/A, the proposed facility is unmaned and Public: <input type="checkbox"/> Private: <input type="checkbox"/> therefore will not generate any waste necessitating disposal			
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
What is the estimated time of construction for the project?			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area			
Lot Coverage			
Lot Width			
Lot Depth			
Front Yard			
Side Yard	SEE Z01 OF SITE PLAN SUBMITTED HEREWITH		
Rear Yard			
Minimum Required Floor Area			
Floor Area Ratio			
Height			
Off-Street Parking			
Off-Street Loading			

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If yes, identify variances: ?
PROPOSED BUILDING MATERIALS		
Foundation	N/A	
Structural System	Steel	
Roof	N/A	
Exterior Walls	N/A	
APPLICANTS ACKNOWLEDGEMENT		
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.		
New York SMSA Limited Partnership d/b/a Verizon Wireless Applicants Name		New York SMSA Limited Partnership d/b/a Verizon Wireless By: <u>RIB</u> <u>RE Manager</u> Applicants Signature
Sworn before me this <u>18th</u> day of <u>June</u> 2015		
<u>H. Bonhomme</u> Notary Public		Michael R. Bonhomme Notary Public, State of New York No. 01BO6144229 Qualified in Orange County Commission Expires 04/24/20 <u>18</u>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	N/A	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	N/A	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	N/A	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	N/A	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/> See Note 7 on Z01 of Site Plan	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/> See Note 2 on Z01 of Site Plan	<input type="checkbox"/>

* Waiver requested since facility on rooftop.

**Not Applicable.



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I Rose Trombetta hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Trombetta
Signature - Planning Board Secretary

9/8/15
Date

[Signature]
Signature - Town Engineer

9/8/15
Date

LETTER OF AUTHORIZATION

Municipality: Town of Carmel

APPLICATION FOR APPROVALS

THEORINA, LLC, the owner of the property located at 946-954 South Lake Boulevard, Mahopac, New York (the "Property"), does hereby appoint New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), and its authorized representatives, as the owner's agent for the purpose of consummating any applications necessary to insure Verizon Wireless' ability to use the Property for the purpose of installing a communications facility on the Property, consisting of antennas and related equipment.

Assessor's Parcel Number: Section 75.44, Block 1, Lot 46

Signature of Property Owner:

THEORINA, LLC

By: 

Authorized Signatory

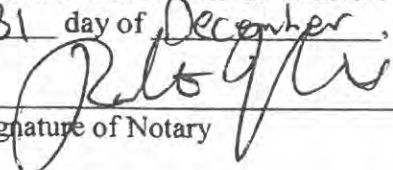
Name: Dan Lamprooulos

Title: President

Authorized Agent:

New York SMSA Limited Partnership d/b/a Verizon Wireless

Sworn to and subscribed to before me on this 31 day of December, 2015

Signature of Notary 

VIOLA ROBERTO
Notary Public, State of New York
No. 01VIC189860
Commission Expires 03/30/2016
Office in Queens County

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Verizon Wireless Installation of a rooftop Wireless Communications Facility							
Project Location (describe, and attach a location map): 946-954 S Lake Blvd., Mahopac, NY (Town of Carmel, Putnam County)							
Brief Description of Proposed Action: The proposed action is the collocation of a public utility wireless communications facility on the roof of an existing building. The Facility consists of antennas and related equipment.							
Name of Applicant or Sponsor: New York SMSA limited partnership d/b/a Verizon Wireless C/O Snyder & Snyder, LLP		Telephone: 914-333-0700 E-Mail: lsnyder@snyderlaw.net					
Address: 94 White Plains Road							
City/PO: Tarrytown		State: NY	Zip Code: 10591				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Planning Board - Site Plan Approval, Building Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.148 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.004 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Action is an unmanned facility which does not require public, private or potable water services.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Action is an unmanned facility which does not produce effluence or waste.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area? (See 1D Informational Details)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? (See 1D Informational Details)	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? (See 1D Informational Details)	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ #340013 - Mahopac Business District Wells - State Superfund - Subject Parcel is listed within the 6 acre area - ground water contamination. Installation on the roof of an existing building will not be impacted by this Superfund.	NO <input type="checkbox"/>	YES <input checked="checked" type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>New York SMSA Limited Partnership(d/b/a Verizon Wireless)</u> Date: <u>August 14, 2015</u></p> <p>Signature: By: <u><i>Dorinda Yari Stepo</i></u></p>		

1D Informational Details

The following information and references are offered to assist in the review of the project.

Q12b: This question was a predetermined positive response on the document. The following provides clarification. A review of the NY State Parks, Recreation and Historic Preservation online data base indicated that the Subject Parcel is within an Archeological Sensitive area. The Proposed Action is the installation of a wireless communications facility upon a rooftop. No ground disturbance is proposed.

Q13a: This question was a predetermined positive response on the document which has been revised to reflect a corrected response based on an on-line review of the following databases: FEMA, US Fish & Wildlife Service: National Wetlands, NYS DEC Freshwater Wetland Mapper, all of which revealed that the Subject Parcel is not within or adjacent to any regulated wetland or water bodies. The lands of the Subject Parcel do not abut Lake Mahopac. The Proposed Action is the installation of a wireless communications facility upon a rooftop. No ground disturbance is proposed.

Q15: This question was a predetermined positive response on the document which has been revised to reflect a corrected response. The Proposed Action is the installation of a wireless communications facility upon a rooftop. The project site does not contain a designated significant natural community or endangered or threatened species.

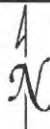


Project Location Map

Subject P

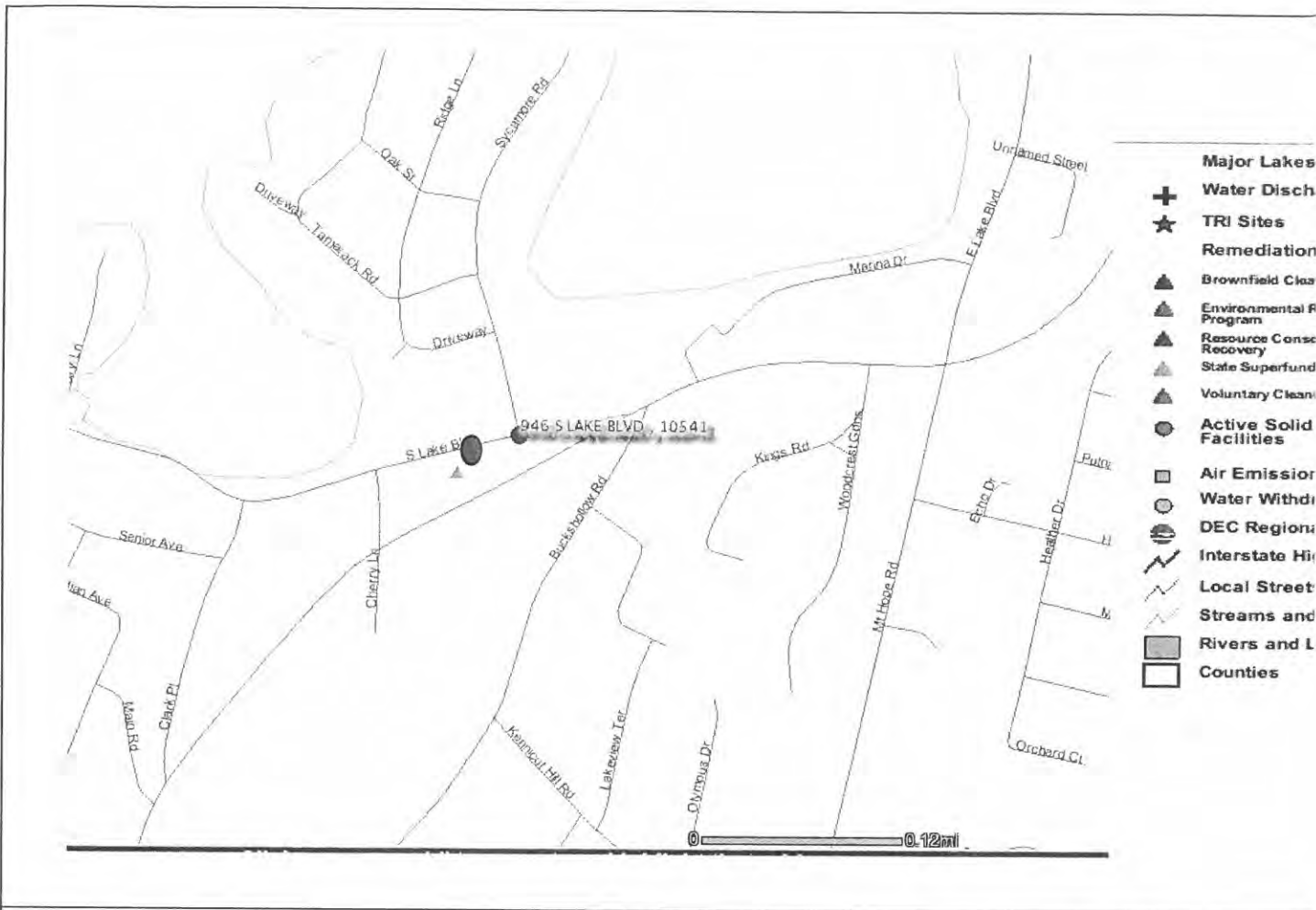
Verizon Wireless

Site Name:
Mahopac 5_SC



Project Address:
946-954 S Lake Boulevard
Mahopac, NY 10541

DMS CONSULTING
65 Ramapo
Mahwah



NYS DEC Environmental Facilities Database
Map

Subject P

Verizon Wireless		<p><u>Project Address:</u> 946-954 S Lake Boulevard Mahopac, NY 10541</p>	<p> DMS CONSULTING 65 Ramapo Mahwah</p>
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PLANNING BOARD
TOWN OF CARMEL

-----X

In the matter of the Application of

**NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS**

Premises: 946-954 South Lake Boulevard
Carmel, New York
Section 75.44, Block 1, Lot 46

-----X

**MEMORANDUM IN SUPPORT OF APPLICATION
BY NEW YORK SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS TO CO-LOCATE A PUBLIC UTILITY
WIRELESS COMMUNICATIONS FACILITY**

I. Introduction

New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") respectfully submits this memorandum in support of its application to co-locate a public utility wireless communication facility ("Facility") on the roof of the building ("Building") located at 946-954 South Lake Boulevard, Carmel, New York ("Property"). The proposed Facility consists of four panel antennas to be located on the Building rooftop together with related equipment. A detailed site plan ("Site Plan"), prepared by KMB Design Group ("KMB") depicting Verizon Wireless' Facility is submitted herewith.

Verizon Wireless seeks site plan approval for the Facility pursuant to Section 156-61 of the Town of Carmel Zoning Ordinance ("Zoning Code").

The Property is known as Section 75.44, Block 1, Lot 46 on the Town of Carmel ("Town") Tax Map and is located in the C (Commercial) Zoning District. The proposed Facility will enhance wireless communication services to the area surrounding the Property.

II. Public Utility Status

Verizon Wireless is licensed by the Federal Communications Commission ("FCC"), and is a wireless communication public utility in the State of New York, providing an essential public service. See Cellular One v. Rosenberg, 82 NY2d 364 (1993) (hereinafter referred to as "Rosenberg"); Cellular One v. Meyer, 607 NYS 2d 81 (2nd Dept. 1994); Sprint Spectrum L.P. v. Town of West Seneca, 659 NYS2d 687 (Sup. Ct. Erie County, 1997); Sprint Spectrum L.P. v. Zoning Board of Appeals of the Town of Guilderland, 662 NYS2d 717 (Sup. Ct. Albany County, 1997). In Rosenberg, the Court of Appeals, New York's highest court, held that federally licensed wireless carriers are public utilities in the State of New York, and provide an essential public service. The court found that public utilities, such as Verizon Wireless, are entitled to a relaxed standard in zoning decisions, since the proposed use is necessary for it to render safe and adequate service.

Verizon Wireless' status as a public utility is underscored by the fact that its services are an important part of the national telecommunications infrastructure and will be offered to all persons that require advanced digital wireless communications services, including local businesses, public safety entities, and the general public.

The instant application is filed in furtherance of the goals and objectives established by Congress under the federal Telecommunications Act of 1996. The federal Telecommunications Act of 1996 is "an unusually important legislative enactment," establishing national public policy in favor of encouraging "rapid deployment of new telecommunications technologies (emphasis supplied)." Reno v. ACLU, 521 U.S. 844, 857, 117 S.Ct. 2329, 2337-38 (1997). The federal Telecommunications Act of 1996 builds upon the regulatory framework for commercial mobile [radio] services which Congress established in 1993. Indeed, since 1993, it has been the policy of the United States to "foster the growth and development of *mobile services* that, by their nature, operate without regard to state lines as an integral part of the national telecommunications infrastructure." H.R. Rep. No. 103-111, 103d Cong., 1st Sess. 260 (1993) (emphasis added). As such, Verizon Wireless is licensed to provide wireless communications service to subscribers throughout New York, including the Town.

In 1999, Congress expanded further upon this policy by enacting the Wireless Communications and Public Safety Act of 1999, Pub.L. 106-81, 113 Stat. 1286 (the "911 Act"). The "911 Act," empowered the FCC to develop regulations to make wireless 911 services available to all Americans. The express purpose of the Act, as articulated by Congress, was "*to encourage and facilitate the prompt deployment throughout the United States of seamless, ubiquitous, and reliable end-to-end infrastructure for communications, including wireless communications, to meet the Nation's public safety and other communications needs.*" (emphasis added).

Please note that, on November 18, 2009, the FCC issued a Declaratory Ruling regarding timely review of applications for siting of wireless facilities, WT Docket NO. 08-165 (the "Shot Clock Order").¹ The Shot Clock Order finds that a "reasonable period of time" for a local government to act on this type of application, a collocation application, is presumptively 90 days.² According to the Shot Clock Order, if the Town fails to act within such reasonable period of time, the applicant may commence an action in court for "failure to act" under Section 332(c)(7)(B)(v) of the Federal Communications Act. Zoning Code Sections 156-61(E)(1) and (F) are consistent with the Shot Clock Order, requiring a public hearing to be held within 45 days of submission of a complete application, and a decision within 45 days of the date of the public hearing.

III. The Proposed Public Utility Wireless Communications Facility Meets the Standards for Site Plan Approval

In reviewing Verizon Wireless' request for site plan approval in accordance with Zoning Code Sections 156-37, 156-61, and Section 274-a of New York State Town Law, the following factors are offered for consideration in accordance with:

A. Operation of the Facility: The Facility will be constructed, operated and maintained so as not to endanger the public or surrounding property. The nature of the operations in connection with the proposal will not be objectionable to nearby properties since the Facility will not produce any smoke, gas, heat, fumes or vibrations. Moreover, the Facility will be unmanned and will not require water supply or waste disposal. No commercial or retail signage is proposed.

With respect to health and safety, the Facility will be in compliance with all applicable FCC standards with respect to radio-frequency level. See Antenna Site FCC RF Compliance Report, prepared by Pinnacle Telecom Group, attached hereto as Exhibit "1" ("FCC Compliance Report"). The FCC Compliance Report establishes that the RF levels from the proposed antennas and existing antenna operations will be "in compliance with the FCC regulations concerning RF exposure."

Moreover, by granting site plan approval for the Facility, this Honorable Board will enable Verizon Wireless to enhance its wireless communication services to the surrounding area. Indeed, the Facility will have no adverse impact to the surrounding area since the Facility involves a co-location utilizing an existing building, thus not requiring the construction of a new structure or tower to support Verizon Wireless' Facility, and the Building can structurally accommodate the proposed installation. See Structural Analysis attached hereto and made a part hereof as Exhibit "2".

¹ A copy of the Rule is available at http://hraunfoss.fcc.gov/edocs_public/attachmatch/FCC-09-99A1.pdf.

² Rule, ¶71.

B. Conformity to Applicable Laws: The Facility will comply with all applicable codes, laws and ordinances. In addition, the Facility has been designed in accordance with all applicable structural standards. See Structural Analysis, attached hereto as Exhibit 2.

C. Parking and Access. The proposal will have no impact on pedestrian or vehicular traffic since the Facility is unmanned, requiring infrequent maintenance visits of approximately once per month. The existing parking for the Property will be utilized for such maintenance visits. The Facility will be located on the rooftop of the existing Building, so that it will have no impact on the flow of traffic surrounding the Property. Therefore, there will be no traffic hazards or nuisances created by the Facility.

D. Design/Screening: The antennas will not increase the height of the Building. It is respectfully submitted that the Building's facade will satisfactorily screen the Facility from surrounding uses in accordance with the requirements of Section 156-37(C). Therefore, Verizon Wireless respectfully requests a waiver from the requirements of Sections 156-37(C) and 156-61(B) (17) to provide additional landscaping. In accordance with the foregoing design, the Facility is not visually obtrusive to the surrounding community.

F. Signage: No commercial or retail signs are proposed in connection with the Facility.

G. Lighting: No lighting is proposed in connection with the Facility.

H. Environmental Concerns: The Facility will not produce any smoke, gas, odor, heat, dust, noise above ambient levels, fumes, or vibrations. In addition, the Facility will be unmanned, and will not generate solid waste, waste water or sewage, nor require water supply or waste disposal. The Facility will not have an impact on watercourses nor will it cause soil erosion, due to the proposed gravel surface. Therefore, the Facility will not have an adverse environmental impact.

Where the board is considering an application by a public utility such as in the instant application, there is a relaxed standard for zoning approvals, including site plan applications. Indeed, in Rosenberg, supra, the Court found that "where the intrusion or burden on the community is minimal, the showing required by the utility shall be correspondingly reduced." Id. at 372.

Based upon the foregoing, it is respectfully submitted that Verizon Wireless has met the requirements for site plan approval for the Facility pursuant to Section 156-61 of the Zoning Code.

Conclusion

By granting Verizon Wireless' request for site plan approval of the Facility, the Planning Board will permit Verizon Wireless to enhance its wireless services to the area. Any potential impact on the community created by Verizon Wireless' Facility will be minimal and of no significant adverse effect.

WHEREFORE, for all of the foregoing reasons, Verizon Wireless respectfully prays that this Honorable Board issue a negative declaration under the State Environmental Quality Review Act,³ and grant site plan approval for the Facility.

Dated: August 26, 2015
Tarrytown, New York

Respectfully submitted,
Leslie J. Snyder, Esq.
SNYDER & SNYDER, LLP
94 White Plains Road
Tarrytown, NY 10591

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³ It is Verizon Wireless' position that the Facility is a Type II proposal pursuant to 6 NYCRR Part 617.5(c) (7) since it involves construction of a non-residential structure involving less than 4000 square feet. Under SEQRA, a Type II action is deemed not to have a significant impact on the environment and otherwise precluded from environmental review, and hence no SEQRA determination is required in this instance.

EXHIBIT 1
FCC COMPLIANCE REPORT



PINNACLE TELECOM GROUP

Professional and Technical Services

**ANTENNA SITE FCC COMPLIANCE
ASSESSMENT AND REPORT**

**NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS**

**"MAHOPAC 5_SC" SITE
946-954 S. LAKE BOULEVARD
MAHOPAC, NY**

JUNE 23, 2015

14 RIDGEDALE AVENUE - SUITE 209 • CEDAR KNOLLS, NJ 07927 • 973-451-1630

CONTENTS

INTRODUCTION AND SUMMARY	3
ANTENNA AND TRANSMISSION DATA	5
COMPLIANCE ANALYSIS	6
COMPLIANCE CONCLUSION	13
CERTIFICATION	13

Appendix A. BACKGROUND ON THE FCC MPE LIMIT

INTRODUCTION AND SUMMARY

At the request of New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for a proposed "small cell" wireless communications facility on the roof of a building at 946-954 S. Lake Boulevard in Mahopac, NY. Verizon Wireless refers to the site as "Mahopac 5_SC", and its operation involves low power transmission in the 700 MHz frequency band.

The FCC requires wireless system operators to perform an assessment of potential human exposure to radiofrequency (RF) fields emanating from all the transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the Maximum Permissible Exposure (MPE) limit in the FCC regulations. In this case, there are no other transmitting antennas at the site to include in this compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the RF effects of all proposed and then-existing antennas at the site.

This report describes mathematical analyses of compliance with the FCC MPE limit for safe continuous exposure of the general public. The RF effects of the antennas are calculated using standard FCC mathematical models, and the analyses are designed to conservatively overstate the RF levels that actually occur from the antennas. In that way, as long as the results indicate RF levels below the MPE limit, we can have great confidence the compliance requirement is satisfied.

The results of a compliance assessment can be explained in layman's terms by describing the calculated RF levels as simple percentages of the FCC MPE limit. If the reference for that limit is 100 percent, then calculated RF levels higher than 100 percent indicate the MPE limit is exceeded, while calculated RF levels consistently lower than 100 percent serve as a clear and sufficient demonstration of compliance with the MPE limit. We can also describe the overall worst-case calculated result via the "plain-English" equivalent "times-below-the-limit factor".

The results of the FCC RF compliance assessment in this case are as follows:

- At street level around the site, the conservatively calculated maximum RF level from the proposed antenna operations is 1.6268 percent of the applicable FCC general population MPE limit. In other words, even with the significant degree of conservatism incorporated in the analysis, the worst-case calculated RF level is still more than 60 times below the FCC limit established as safe for continuous human exposure to the RF emissions from antennas.
- A conservative analysis of the RF levels on the rooftop as close as one can get to the Verizon Wireless antennas shows a maximum RF level of only 0.2 percent of the FCC general population MPE limit. As a result of that compliance, there is no FCC requirement for any special access restriction or the posting of RF alert signage.
- The results of the analysis demonstrate satisfaction of the FCC regulations and associated guidelines on compliance. Note that because of the conservative methodology and incorporated assumptions, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the proposed Verizon Wireless small cell antenna operations at the site;
- a description of the applicable FCC mathematical models for assessing MPE compliance, and application of the relevant technical data to those models; and
- the results of the analysis, and the compliance conclusion for the site.

In addition, Appendix A provides background on the FCC MPE limit and a list of key FCC references on RF compliance.

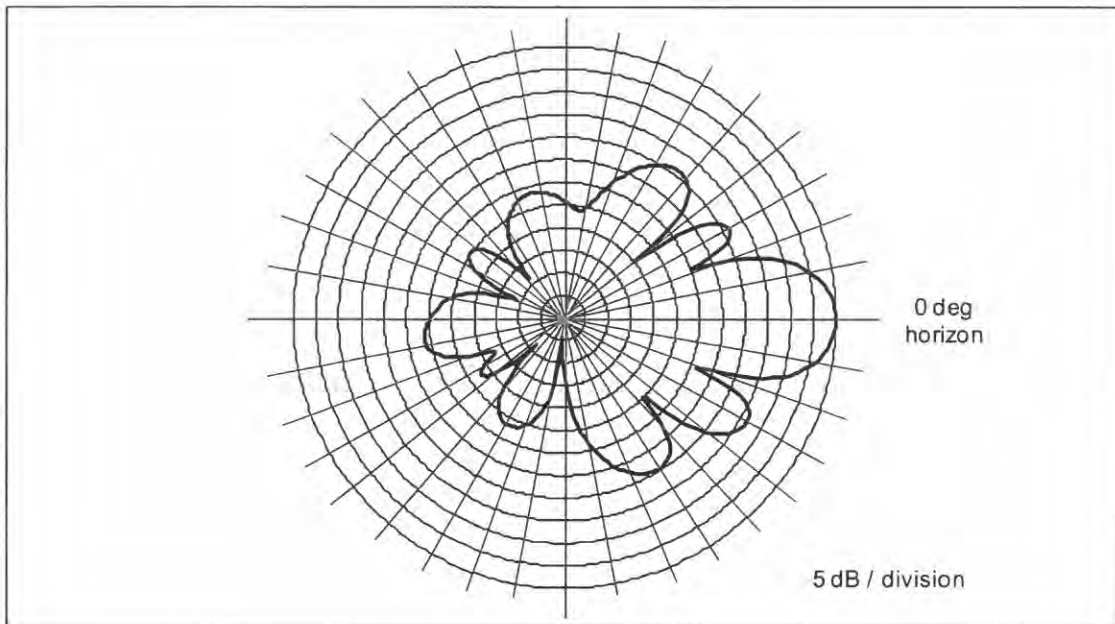
ANTENNA AND TRANSMISSION DATA

The table below provides the key compliance-related antenna information for the proposed Verizon Wireless antenna operation at the site.

General Data	
Frequency Band	746 MHz
Service Coverage Type	Sectorized (2 sectors, 2 antennas/sector)
Antenna Type	40° Directional Panel
Antenna Model	CSS X7C-FRO-440
Antenna Centerline Height AGL	39 ft. 3 in.
Antenna Line Loss	0 dB (conservatively ignored)
746 MHz Antenna Data	
Antenna Maximum Gain	15.5 dBi
RF Channels per Sector	1 @ 40 watts

The area below the antennas at street level is of interest in terms of potential “uncontrolled” exposure of the general public, so the antenna’s vertical-plane emission characteristic is used in the compliance analysis. Figure 1 that follows shows the vertical-plane pattern of the Verizon Wireless antenna model. In this type of antenna pattern diagram, the antenna is effectively pointed at the three o’clock position (the horizon) and the relative strength of the pattern at different angles is described using decibel units. The use of a decibel scale to describe the relative pattern at different angles actually serves to visually understate the actual focusing effects of the antenna. Where the antenna pattern reads 20 dB the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000th of the maximum. Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties’ depictions of the same antenna model.

Figure 1. CSS X7C-FRO-440 Antenna – 700 MHz Vertical-plane Pattern



Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 ("OET Bulletin 65") provides guidelines for mathematical models to calculate the RF levels at various points around transmitting antennas. Different models apply in different areas around antennas, with one model applying to street level around a site, and another applying to the rooftop near the antennas. We will address each area of interest in turn in the subsections that follow.

Street Level Analysis

At street-level around an antenna site (in what is called the "far field" of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF

exposure is enhanced by reflection of the RF energy from the ground. Our calculations will assume a 100% "perfect" reflection, the worst-case approach.

The formula for street-level RF compliance calculations for any given wireless antenna operation is as follows:

$$\text{MPE\%} = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc}/10)} * 4) / (\text{MPE} * 4\pi * R^2)$$

where

MPE%	=	RF level, expressed as a percentage of the MPE limit applicable to continuous exposure of the general public
100	=	factor to convert the raw result to a percentage
TxPower	=	maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss
$10^{(\text{Gmax-Vdisc}/10)}$	=	numeric equivalent of the relative antenna gain in the downward direction of interest, referenced to any applied antenna mechanical downtilt; data on the antenna vertical-plane pattern is taken from manufacturer specifications
4	=	factor to account for a 100-percent-efficient ground reflection, and the squared relationship between RF field strength and power density ($2^2 = 4$)
MPE	=	FCC general population MPE limit
R	=	straight-line distance from the RF source to the point of interest, centimeters

The MPE% calculations are performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 2 on the next page.

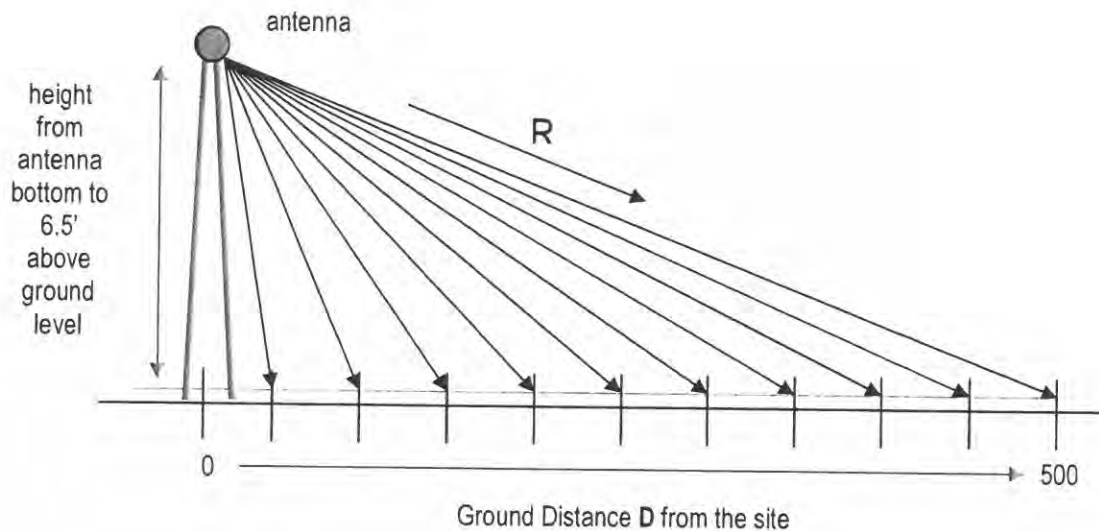


Figure 2. Street-level MPE% Calculation Geometry

It is popularly understood that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled, and as a result the RF levels generally decrease with increasing distance, and are well understood to be in compliance.

Street-level FCC compliance is assessed in the following manner. At each distance point along the ground, an MPE% calculation is made, and the result at each point is compared to 100 percent, the normalized reference for compliance with the MPE limit. Any calculated MPE% result exceeding 100 percent is, by definition, higher than the FCC limit and represents non-compliance and a need to mitigate the potential exposure. If all results are consistently below 100

percent, on the other hand, that set of results serves as a clear and sufficient demonstration of compliance with the MPE limit.

The following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antenna is assumed to be operating continuously at maximum power, and we are conservatively ignoring the power-attenuation effects associated with the antenna cabling.
2. The power-attenuation effects of shadowing or other obstructions to the line-of-sight path from the antenna to the point of interest are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of each operator's lowest-mounted antenna, as applicable.
4. The potential RF exposure at street level is assumed to be 100-percent enhanced (increased) via a "perfect" field reflection from the intervening ground.

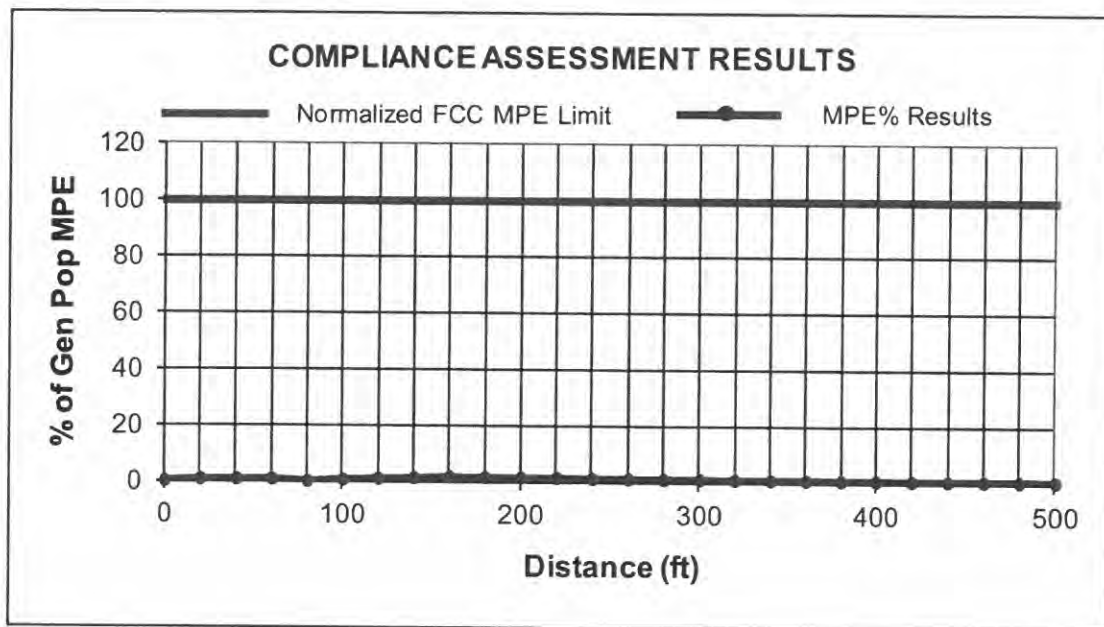
The net result of these assumptions is to significantly overstate the calculated RF exposure levels relative to the levels that will actually occur – and the purpose of this conservatism is to allow very "safe-side" conclusions about compliance.

The table on the next page provides the results of the street-level MPE% calculations, with the overall worst-case result highlighted in bold in the last column.

Ground Distance (ft)	Verizon Wireless 746 MHz MPE%
0	0.0008
20	0.6624
40	0.7111
60	0.7395
80	0.0234
100	0.5976
120	0.9762
140	1.3264
160	1.6268
180	1.5214
200	1.4556
220	1.3866
240	1.1687
260	1.0944
280	0.9454
300	0.9044
320	0.7959
340	0.7057
360	0.6751
380	0.6063
400	0.5476
420	0.4969
440	0.4854
460	0.4443
480	0.4082
500	0.3763

As indicated, even with the significant degree of conservatism built into the calculations, the maximum calculated RF level is only 1.6268 percent of the FCC MPE limit – well below the 100-percent reference for compliance.

A graph of the overall calculation results, provided on the next page, probably provides a clearer *visual* illustration of the relative insignificance of the calculated RF levels. The line representing the calculated total MPE% results barely rises above the graph's baseline, and shows an obviously clear and consistent margin to the FCC MPE limit.



Rooftop Analysis

As noted earlier, there are two Verizon Wireless antenna sectors ("Alpha, Beta and Gamma"), each with two antennas. All the antennas are mounted at the edges of the roof, with immediate access limited to the rear of the antennas. Moreover, because of the antenna mounted hardware, there is no reasonable access to any of the antennas within one foot of the antenna.

The rooftop compliance analysis for the rooftop is performed using the Richard Tell Associates *RoofView* program, which is based on the near-field models in FCC Bulletin OET65 and which is considered an industry standard, and is accepted by the FCC for rooftop compliance analyses.

RF levels in the near field of an antenna depend on the power input to the antenna, the antenna's length and horizontal beamwidth, the mounting height of the antenna above nearby roof, and one's position and distance from the antenna. RF levels in front of a directional antenna are higher than they are to the sides or rear, and in any given horizontal direction are inversely proportional

to the straight-line distance to the antenna. In addition, when the RF signal is obstructed by a solid obstruction such as a wall, the attenuation is at least 10 dB (a numeric factor of 10).

The *RoofView* program's primary output is a color-coded depiction of the calculated RF levels in the vicinity of antennas. The color-coding scheme uses green for areas found to be subject to RF levels satisfying the FCC general population MPE limit, red for areas where the FCC occupational limit is exceeded, and yellow for RF levels between those extremes. Note that in a grayscale printout, green appears as medium gray, yellow is a lighter gray, and red is a dark gray.

Since the near-field exposure-related parameters in both sectors are fundamentally the same, the results of a single *RoofView* analysis apply equally to both sectors.

The *RoofView* graphic output for either sector is reproduced below in Figure 4.

For convenient display, we have depicted the antennas as pointing generally "up" on the page. We have also overlaid a black box to represent the parapet over which the antennas are positioned, and a line to represent the closest accessible distance to the antennas. The distance between the gridlines in the *RoofView* program is 10 feet. Note that we are conservatively applying all the transmitted power to one antenna (on the left).

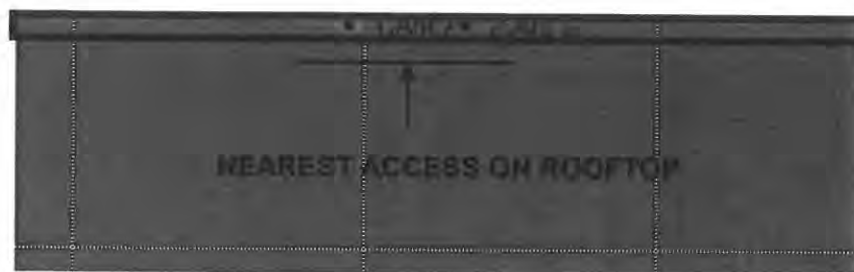


Figure 4. *RoofView* Graphic Output for Rooftop Either Antenna Sector

As indicated by the all-green color-coding of the accessible rooftop area behind the antennas, the calculated RF levels satisfy the FCC general population MPE limit.

The *RoofView* program includes a feature that provides one-at-a-time “pop-up” readouts of the calculation results for any specifically identified location. We used that feature to quantify the results of the analysis, and the maximum calculated RF level near the antennas is 0.2 percent of the FCC general population MPE limit. That result demonstrates rooftop compliance, and also means there is no FCC requirement to implement any special access restriction or RF alert signage to mitigate the RF levels.

COMPLIANCE CONCLUSION

According to the FCC, the MPE limit has been constructed in such a manner that continuous human exposure to RF emissions up to and including 100 percent of the MPE limit is acceptable and safe.

The results of the mathematical analysis of RF levels satisfy the FCC regulations and associated guidelines on compliance. Moreover, because of the conservative calculation methodology and operational assumptions we applied in the analysis, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

CERTIFICATION

The undersigned certifies as follows:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of site RF compliance provided herein is consistent with the

applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.

4. The results of the analysis indicate that the subject antenna operations, will be in compliance with the FCC regulations concerning RF exposure.



Patricia A. Stankovich
Manager – RF Compliance

6/23/15

Date

Appendix A. BACKGROUND ON THE FCC MPE LIMIT

FCC Rules and Regulations

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

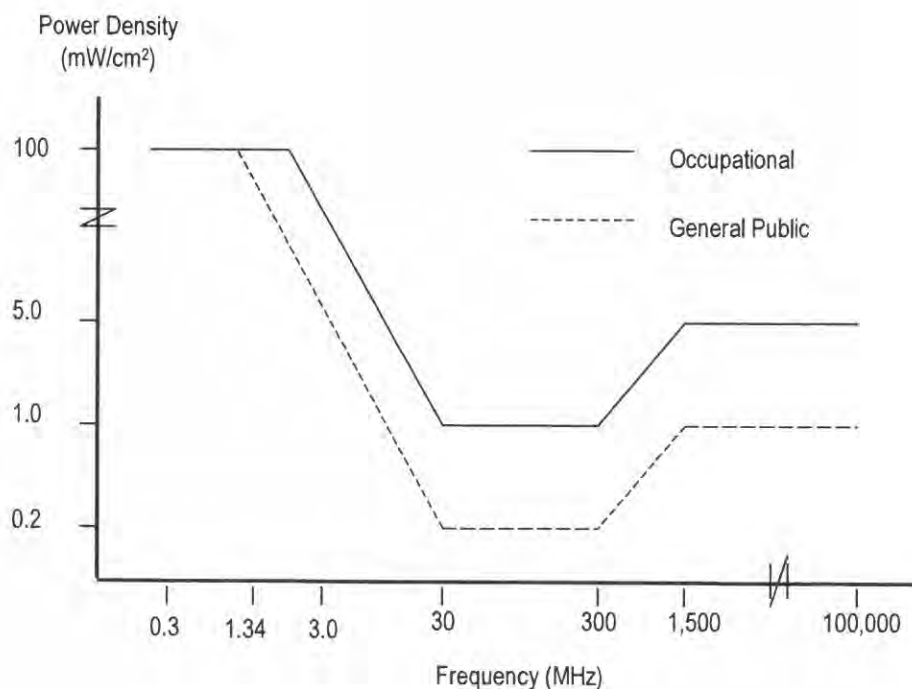
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for two tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm²). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm² reference, for the different radio frequency ranges.

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm ²)	General Public Exposure (mW/cm ²)
0.3 - 1.34	100	100
1.34 - 3.0	100	$180 / F^2$
3.0 - 30	$900 / F^2$	$180 / F^2$
30 - 300	1.0	0.2
300 - 1,500	$F / 300$	$F / 1500$
1,500 - 100,000	5.0	1.0

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's MPE limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC "categorically excludes" certain types of antenna facilities from the routine requirement to specifically (i.e., mathematically) demonstrate compliance with the MPE limit. Among those types of facilities are cellular antennas mounted on any type of tower, when the bottoms of the antennas are more than 10 meters (c. 32.8 feet) above ground. The basis for the categorical exclusion, according to the FCC, is the understanding that because of the low power and the directionality of the antennas, such facilities – individually and collectively – are well understood to have no significant effect on the human environment. As a result, the FCC automatically deems such facilities to be in compliance.

Finally, FCC Rules and Regulations Section 1.1307(b)(3) describes a provision known in the industry as "the 5% rule". It describes that when a specific location – like a spot on a rooftop – is subject to an overall exposure level exceeding the applicable MPE limit, operators with antennas whose MPE% contributions at the point of interest are less than 5% are exempted from the obligation otherwise shared by all operators to bring the site into compliance.

FCC References on Compliance

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934* (WT Docket 97-192), *Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation* (ET Docket 93-62), and *Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

FCC Office of Engineering and Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", Edition 97-01, August 1997.

EXHIBIT 2

STRUCTURAL ANALYSIS



April 22, 2015

Verizon Wireless
New York SMSA Limited Partnership
4 Centerock Road
West Nyack, NY 10994

Re: Mahopac 5_SC – Structural Letter
Site: 946-954 South Lake Boulevard
Mahopac, NY 10541
KMB #: 321.0470

To whom it may concern:

KMB Design Group, LLC (KMB) was requested to perform a structural evaluation of the roof of the existing building to evaluate the proposed Verizon Wireless small cell installation. We have prepared this letter describing the methodology and codes used to review the structural integrity of the proposed modification.

KMB has reviewed the dead and imposed loads on the existing building structural supports for the proposed antenna and small cell equipment mount installation.

As part of the design process, structural engineers, licensed to practice in the State of New York, have reviewed the proposed antenna modification to which the proposed additional loads will be applied. The applicable design codes which govern the structural review of this project are as follows:

- *2010 Building Code of New York State*
- *AISC Steel Construction Manual – 13th Edition*
- *Building Code Requirements for Masonry Structures – ACI 530-08 (MSJC)*
- *Minimum Design Loads for Buildings and other Structures ASCE – 7-05*

Based on our structural assessment, the existing building and parapet walls are structurally capable to support the proposed antenna configuration.

Should you have any questions, do not hesitate to call us.

Sincerely,



Stephen A. Bray, PE
NY Professional Engineer 086064
KMB Design Group, LLC



Know what's below.
Call before you dig.



NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994

MAHOPAC 5_SC
946-954 S LAKE BLVD, MAHOPAC, NY 10541



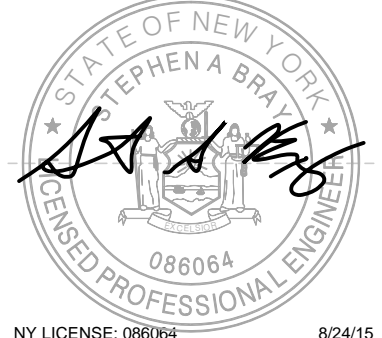
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2	08-25-15	ISSUED AS FINAL	JLS	JRB
1	06-26-15	REVISED PER CLIENT COMMENTS	MCD	JRB
0	05-15-15	INITIAL SUBMISSION	RC	JRB

REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY
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Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE: 086064 8/24/15

PROJECT NUMBER:
321.0470

SITE INFORMATION:
**946-954 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY
MAHOPAC 5_SC**

DESIGN TYPE:
ROOFTOP

DRAWN BY: RC	CHECKED BY: JRB	DATE: 05-12-15
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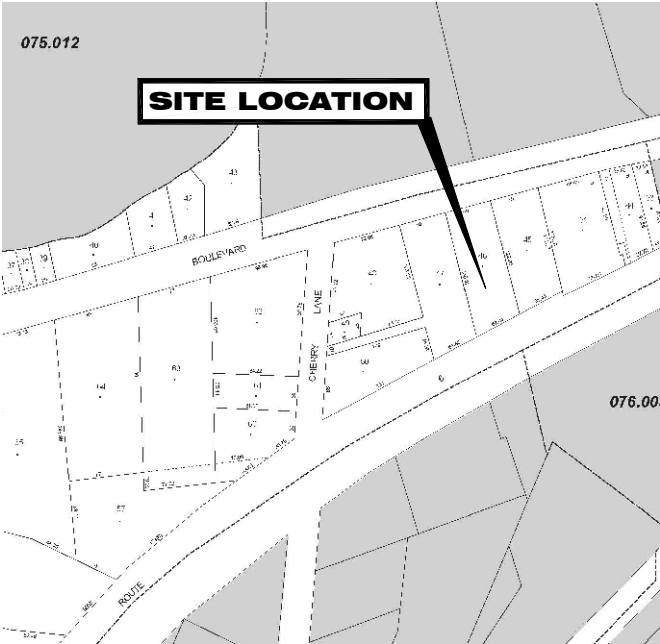
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**COVER
SHEET**

SHEET NUMBER: T01	REV.: 2
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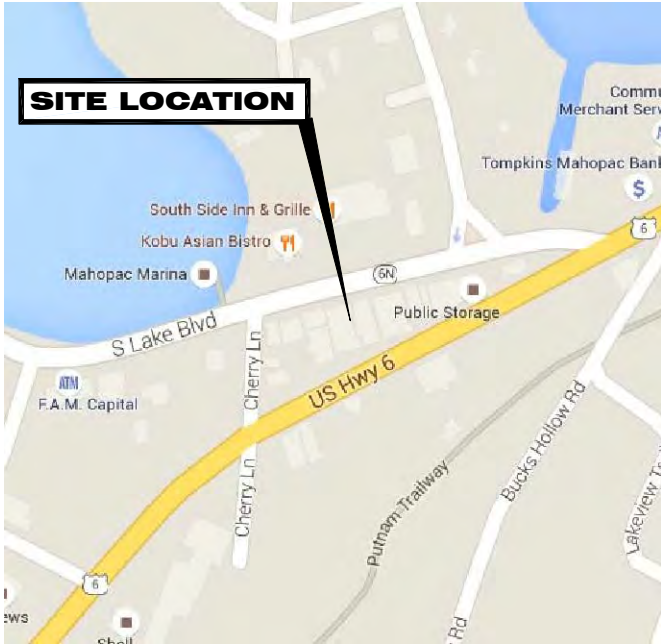
ZONING MAP

11x17 SCALE: 1" = 1000'
24x36 SCALE: 1" = 500'



PARCEL MAP

11x17 SCALE: 1" = 200'
24x36 SCALE: 1" = 100'



LOCATION MAP

11x17 SCALE: 1" = 400'
24x36 SCALE: 1" = 200'

SITE INFORMATION

SECTION: 75.44
BLOCK: 1
LOT: 46
PARCEL ID: 75.44-1-46
ZONING DISTRICT : C
ZONING JURISDICTION: TOWN OF CARMEL

PROJECT INFORMATION:

SITE ADDRESS:
946-954 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY
GROUND ELEVATION:
± 666' (AMSL)
OVERALL STRUCTURE HEIGHT:
± 42'-5" AGL (TOP OF PENTHOUSE)

PROJECT CONTACT INFORMATION

APPLICANT:
NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994

ENGINEER:
KMB DESIGN GROUP, LLC
1800 ROUTE 34, SUITE 209
WALL, NJ 07719
JASON BEATO - PROJECT MANAGER
(732) 280-5623

VERIZON WIRELESS CONSTRUCTION MANAGER:
BRETT LIQUORI

VERIZON WIRELESS EQUIPMENT ENGINEER:
JOHN WALDEN
(576) 659-0375

VERIZON WIRELESS RF ENGINEER:
KADRY AHMED

VERIZON WIRELESS REAL ESTATE CONTACT:
AARON MYL (845) 536-2427

UTILITY CONTACT:
NYSEG (800) 572 1111

PROPERTY OWNER:
THEORINA LLC
946-954 S LAKE BLVD
MAHOPAC, NY 10541

PROPERTY OWNER CONTACT:
DAN LAMPROPOULOS
(917) 686-7432

SCOPE OF WORK

INSTALL A PUBLIC UTILITY WIRELESS COMMUNICATION FACILITY AT
ROOFTOP OF THE BUILDING PROPERTY.

ZONE KEY

ZONE	DESCRIPTION
C	COMMERCIAL
C/BP	COMMERCIAL/BUSINESS PARK
R	RESIDENTIAL
R/T	RECREATION/TRAILWAY
NYCW	NEW YORK CITY WATERSHED

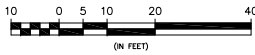
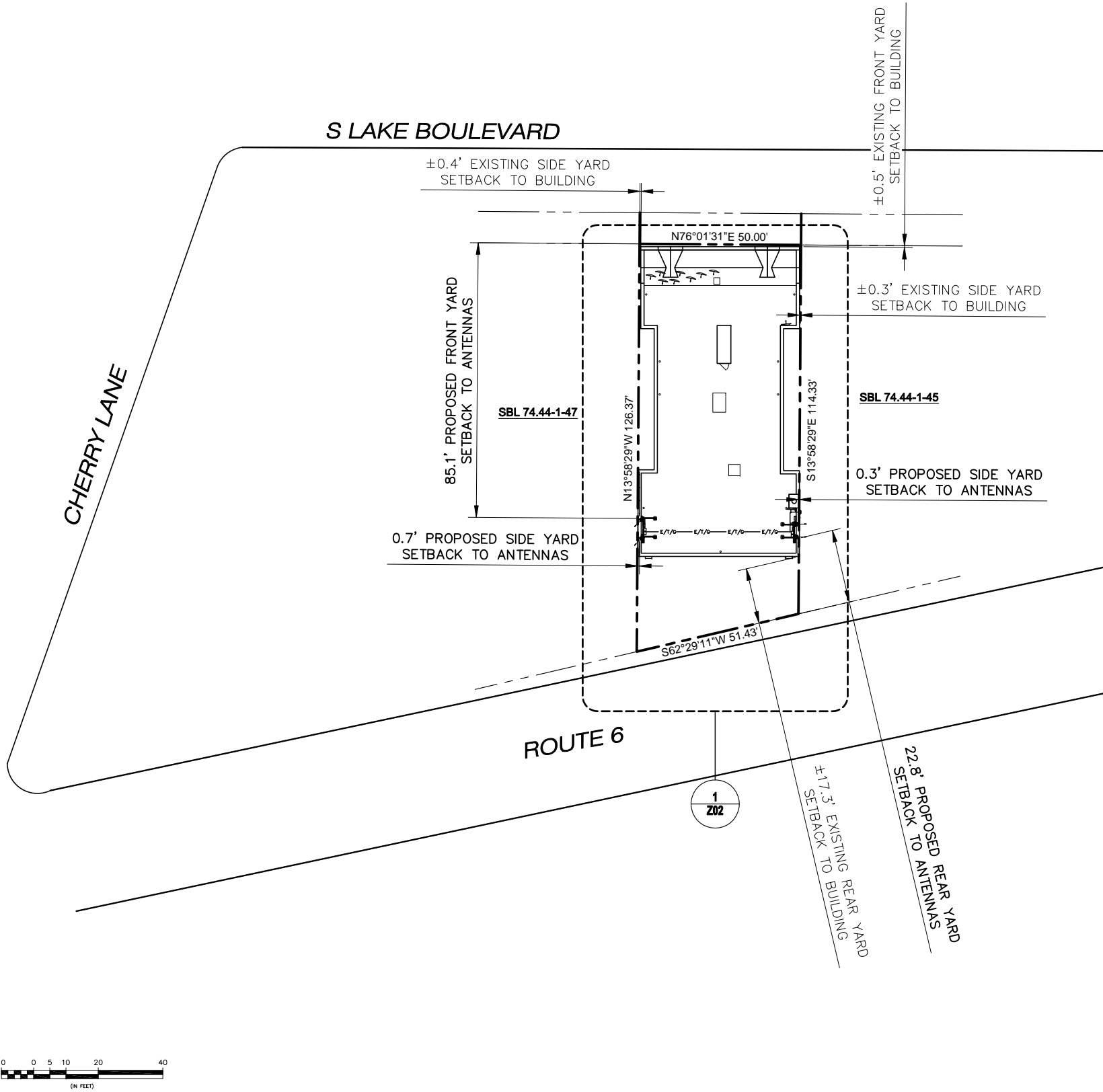
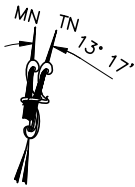
DRAWING INDEX

DWG #	DRAWING TITLES
T01	COVER SHEET
Z01	AREA PLAN
Z01A	RADIUS MAP
Z02	ROOF PLAN
Z03	ELEVATION
Z04	ANTENNA PLANS AND DETAILS (ALL SECTORS)

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1 AREA PLAN

11x17 SCALE: 1" = 40' 24x36 SCALE: 1" = 20'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS KNOWN AS PARCEL ID # 75.44-1-46 IN THE TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK.
- THE PROPOSED PROJECT IS A WIRELESS COMMUNICATIONS FACILITY. THE PROJECT CONSISTS OF INSTALLING FOUR (4) PANEL ANTENNAS, FOUR (4) SMALL CELL UNITS AND TWO (2) GPS ANTENNA TO AN EXISTING BUILDING ROOFTOP. THE PROPOSED FACILITY IS UNMANNED. OCCUPANCY WILL BE LIMITED TO PERIODIC INSPECTIONS BY RADIO TECHNICIANS APPROXIMATELY ONCE PER MONTH. THEREFORE, POTABLE WATER, SANITARY SEWERS, AND ADDITIONAL SITE PARKING ARE NOT REQUIRED.
- FINAL CONNECTION TO ELECTRICAL AND TELEPHONE UTILITIES TO BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS HAS BEEN ISSUED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH:
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- PROPERTY BOUNDARY AND EXISTING FEATURES INFORMATION SHOWN WAS OBTAINED FROM A SURVEY ENTITLED "EXISTING CONDITIONS SURVEY" BY COPPENS LAND SURVEYING, DATED 06-23-15 AND SUPPLEMENTED BY LIMITED FIELD OBSERVATIONS BY KMB ON 11-18-14.
- NO ADDITIONAL SITE SIGNAGE IS PROPOSED WITH THE EXCEPTION OF A SIGN NOTING RF TRANSMISSION ON THE ROOFTOP.
- THERE WILL BE NO CHANGE TO THE EXISTING SITE LANDSCAPING.

BULK REQUIREMENTS TABLE ZONING DISTRICT C			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA (SF)	40,000	±6017.60 *	NO CHANGE
MIN LOT WIDTH (FT)	200	±50 *	NO CHANGE
MIN LOT DEPTH (FT)	200	±114.33 *	NO CHANGE
MIN FRONT YARD SETBACK (FT)	40	±0.5 *	NO CHANGE
MIN SIDE YARD SETBACK (FT)	25	±0.3 *	NO CHANGE
MIN REAR YARD SETBACK (FT)	30	±17.3 *	NO CHANGE
MIN REQUIRED FLOOR AREA OF BUILDINGS (SF)	5,000	±4,344 *	NO CHANGE
MAX HEIGHT (FT)	35	±43.75 *	NO CHANGE
MAX BUILDING COVERAGE (%)	30	±72.2 *	NO CHANGE

* EXISTING NON-CONFORMANCE



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1	06-26-15	REVISED PER CLIENT COMMENTS	MCD	JRB
0	05-15-15	INITIAL SUBMISSION	RC	JRB
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY



Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE: 086064 8/24/15

PROJECT NUMBER:
321.0470

SITE INFORMATION:
946-954 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY

MAHOPAC 5_SC

DESIGN TYPE:
ROOFTOP

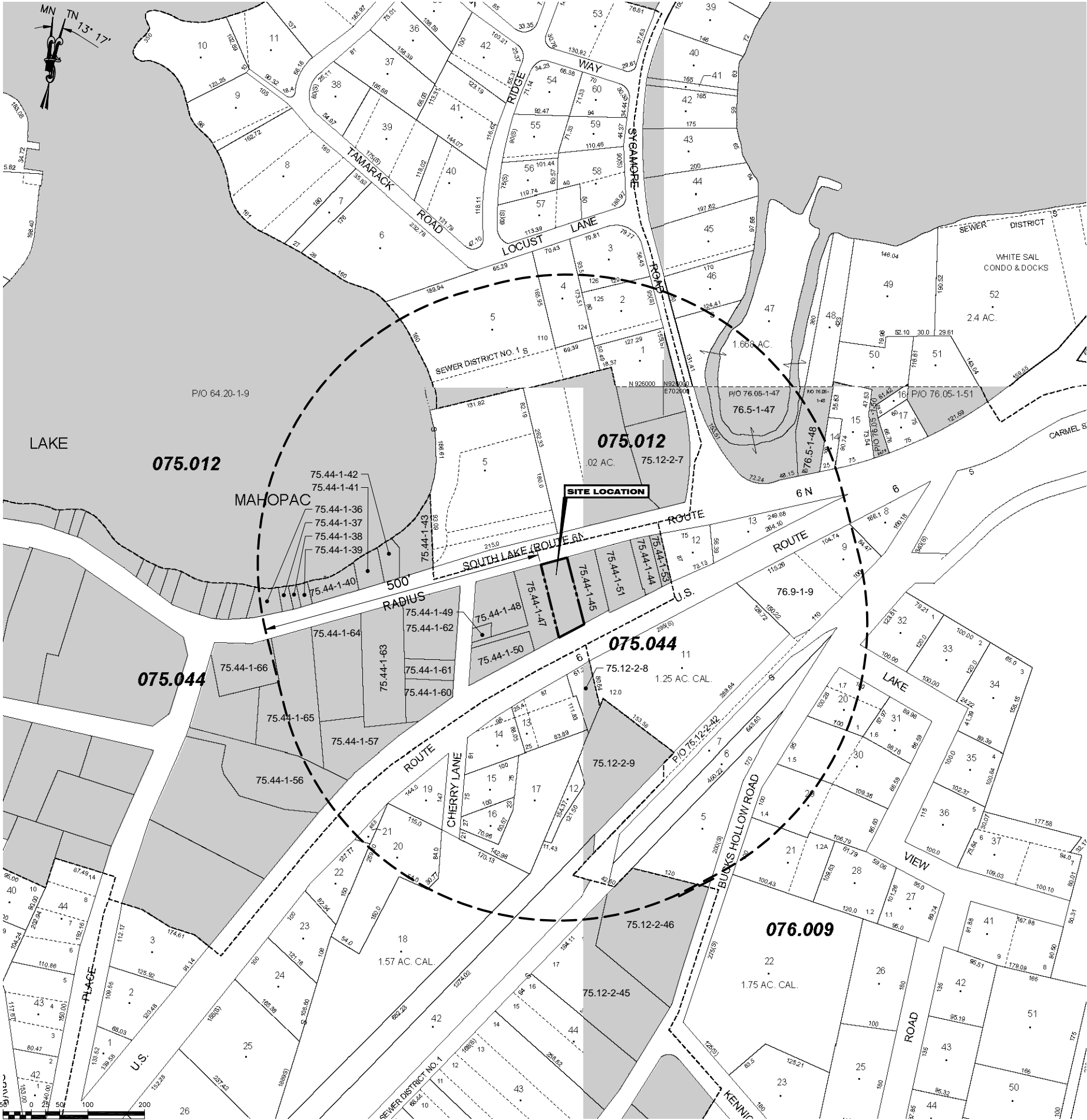
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AREA PLAN

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1 RADIUS MAP

11x17 SCALE: 1" = 200' 24x36 SCALE: 1" = 100'

PROPERTY ID	OWNER'S NAME & ADDRESS	PROPERTY ID	OWNER'S NAME & ADDRESS
75.44-1-46	GREENLTS, LLC 946-954 SOUTH LAKE BLVD MAHOPAC, NY 10541	76.9-1-13	MLN REALTY GROUP INC 278 ROUTE 202 SOMERS, NY 10589
75.44-1-47	N L & M HOLDING CORP 278 ROUTE 202 SOMERS, NY 10589	75.12-2-9	ROWLEY DEVELOPMENT CORP PO BOX 460069 HOUSTON, TX 77056
75.44-1-45	PAUL T VASSALLO 37 RESERVOIR CT CARMEL, NY 10512	75.12-2-12	VINCENZA MISCIOSCIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75.44-1-51	606 ROUTE SIX INC 606 ROUTE SIX MAHOPAC, NY 10541	75.12-2-15	VINCENZA MISCIOSCIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75.44-1-48	S & M PROPERTIES INC 865 68TH STREET BROOKLYN, NY 11220	75.12-2-17	VINCENZA MISCIOSCIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75.44-1-49	S & M PROPERTIES INC 865 68TH STREET BROOKLYN, NY 11220	76.9-1-7	AMERICAN LEGION POST 1080 70-202 MAHOPAC, NY 10541
75.44-1-44	974 SOUTH LAKE INC 23 RIDGE ROAD MAHOPAC, NY 10541	75.44-1-40	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75.44-1-50	FRANK CASTALDI 82 HAYWORD STREET YONKERS, NY 10704	76.9-1-6	LEGION POST 1080 AMERICAN PO BOX 915 MAHOPAC, NY 10541
75.44-1-53	ROBERT P MCGUIGAN 19 MEADOWLARK DRIVE CARMEL, NY 10512	75.44-1-64	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75.12-2-8	CARL HOCHBERGER 291A HERITAGE HILLS DR SOMERS, NY 10589	75.12-2-16	JOSEPH P MISCIOSCIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75.12-2-5	L & G GROUP NY LLC 13 DIAMOND AVE CORTLANDT MANOR, NY 10567	75.12-2-19	ROWLEY DEVELOPMENT CORP PO BOX 460069 HOUSTON, TX 77056
75.44-1-62	NADIA PINCHAS 213 SHEAR HILL ROAD MAHOPAC, NY 10541	75.8-2-1	LANSKY PROPERTIES L P 11D HERITAGE HILLS DR SOMERS, NY 10589
75.9-1-12	GEORGE OREILLY PO BOX 714 MAHOPAC, NY 10541	75.44-1-39	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75.9-1-11	LAKE MAHOPAC PROPERTIES INC 609 RT 6 MAHOPAC, NY 10541	75.44-1-57	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75.12-2-13	SANBEN LLC 597 RT 6 MAHOPAC, NY 10541	75.44-1-38	PATRICK J VICARIO 23 MEMORY LANE MAHOPAC, NY 10541
75.12-2-6	LANSKY PROPERTIES L P 11D HERITAGE HILLS DR SOMERS, NY 10589	76.9-1-5	ROBERT SOKERKA 321 BUCKSHOLLOW ROAD MAHOPAC, NY 10541
75.44-1-43	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541	75.44-1-37	SOUTH LAKE BLVD REALTY INC 4260 BROADWAY NEW YORK, NY 10033
75.12-2-14	RICHARD A DE COLA 593 ROUTE 6 MAHOPAC, NY 10541	75.8-2-5	MARTIN GREENBERG 5 TAMARACK ROAD MAHOPAC, NY 10541
75.12-2-7	MSB HUDSON UNITED BANK 380 WELLINGTON STREET LONDON, ONTARIO, N6A 4S4	76.9-1-9	TJK ENTERPRISES INC 221 QUINEBAUG RD NO GROSVENORDALE, CT 06255
75.44-1-60	PALLADINO REALTY MGMT LLC PO BOX 501 BREWSTER, NY 10509		
75.44-1-42	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541		
75.44-1-63	ANITA MACDONALD 95 CHERRY HILL ROAD CARMEL, NY 10512		
75.44-1-41	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541		

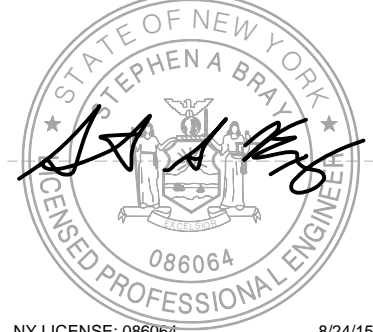
2 PROPERTY OWNERS LIST



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1	06-26-15	REVISED PER CLIENT COMMENTS	MCD	JRB
0	05-15-15	INITIAL SUBMISSION	RC	JRB
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY



Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE: 086064 8/24/15

PROJECT NUMBER: 321.0470

SITE INFORMATION:
946-954 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY

MAHOPAC 5_SC

DESIGN TYPE: ROOFTOP

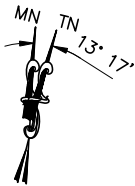
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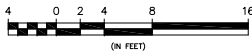
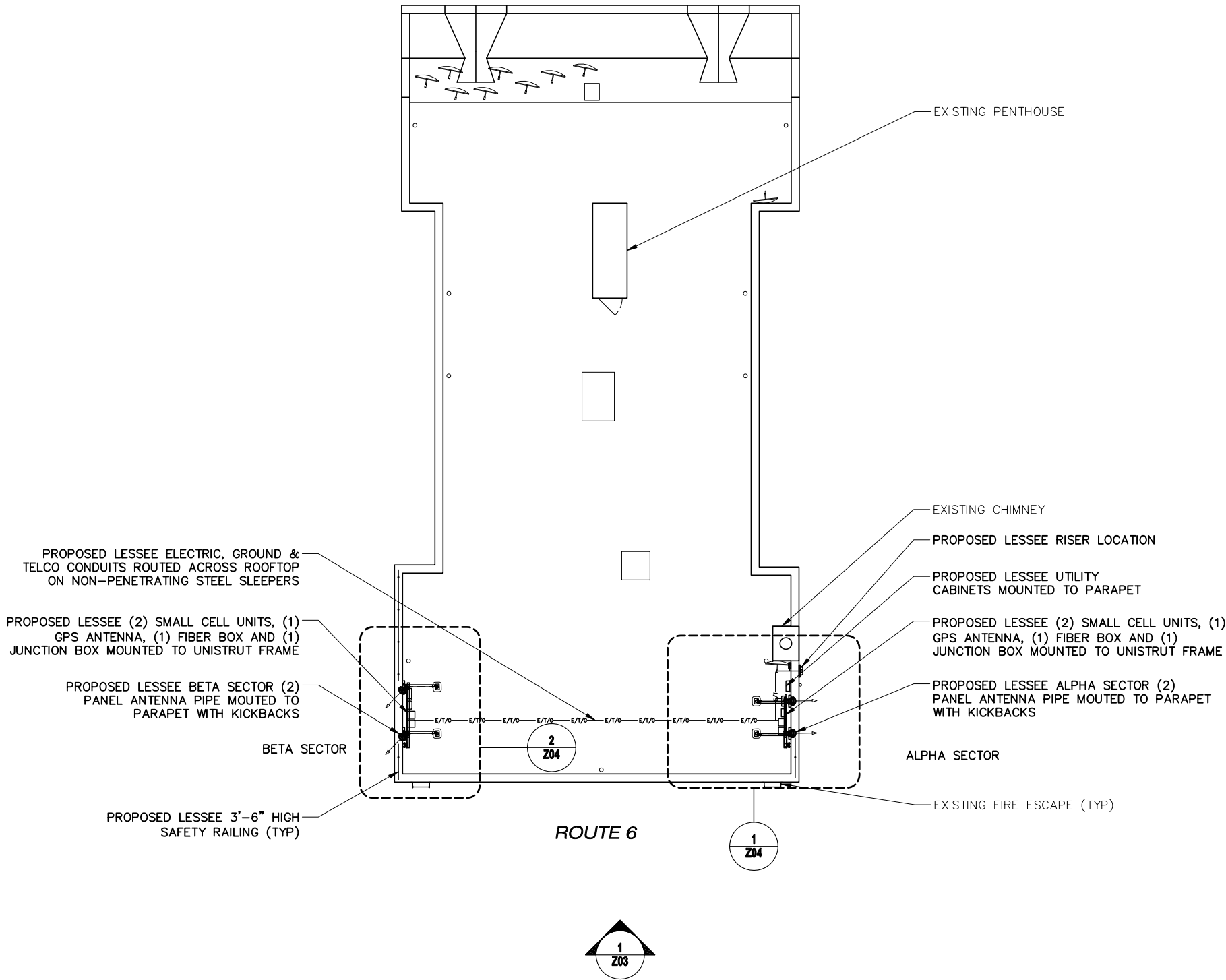
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S LAKE BLVD



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ROOF PLAN

11x17 SCALE: 1/16" = 1'-0"

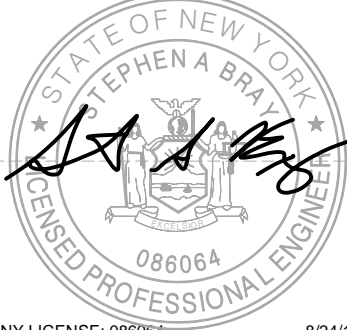
24x36 SCALE: 1/8" = 1'-0"



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0	05-15-15	INITIAL SUBMISSION	RC	JRB
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY



Stephen A. Bray
PROFESSIONAL ENGINEER



PROJECT NUMBER:
321.0470

SITE INFORMATION:
946-954 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY
MAHOPAC 5_SC

DESIGN TYPE:
ROOFTOP

DRAWN BY: RC	CHECKED BY: JRB	DATE: 05-12-15
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SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
Z02

REV.:
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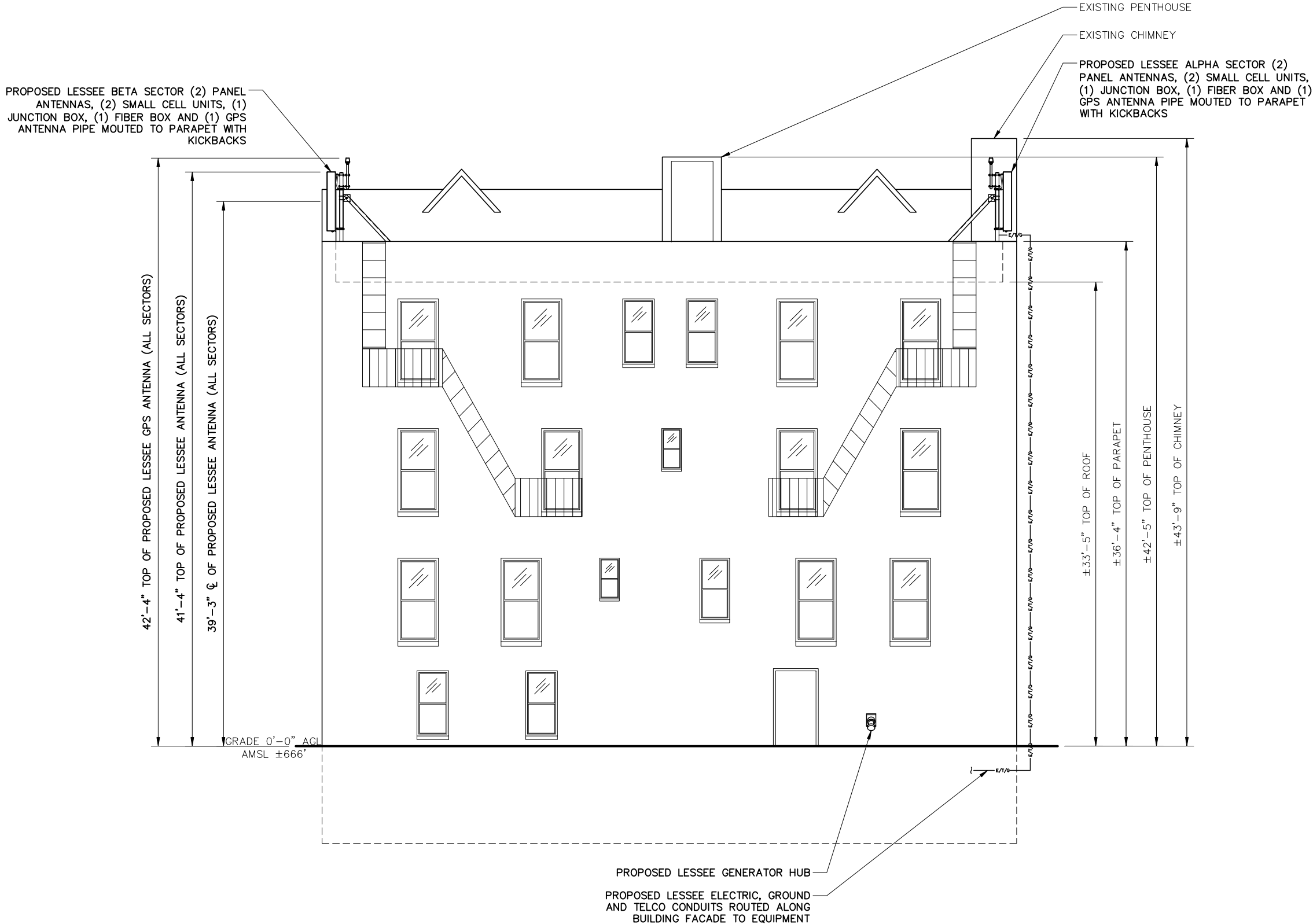
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1 SOUTH ELEVATION

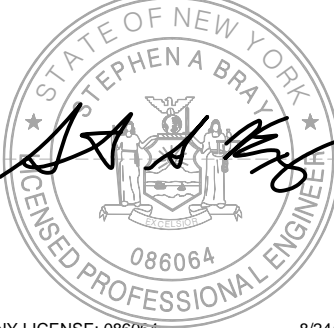
11x17 SCALE: 1/8" = 1'-0" 24x36 SCALE: 1/4" = 1'-0"



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2	08-25-15	ISSUED AS FINAL	JLS	JRB
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0	05-15-15	INITIAL SUBMISSION	RC	JRB
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY



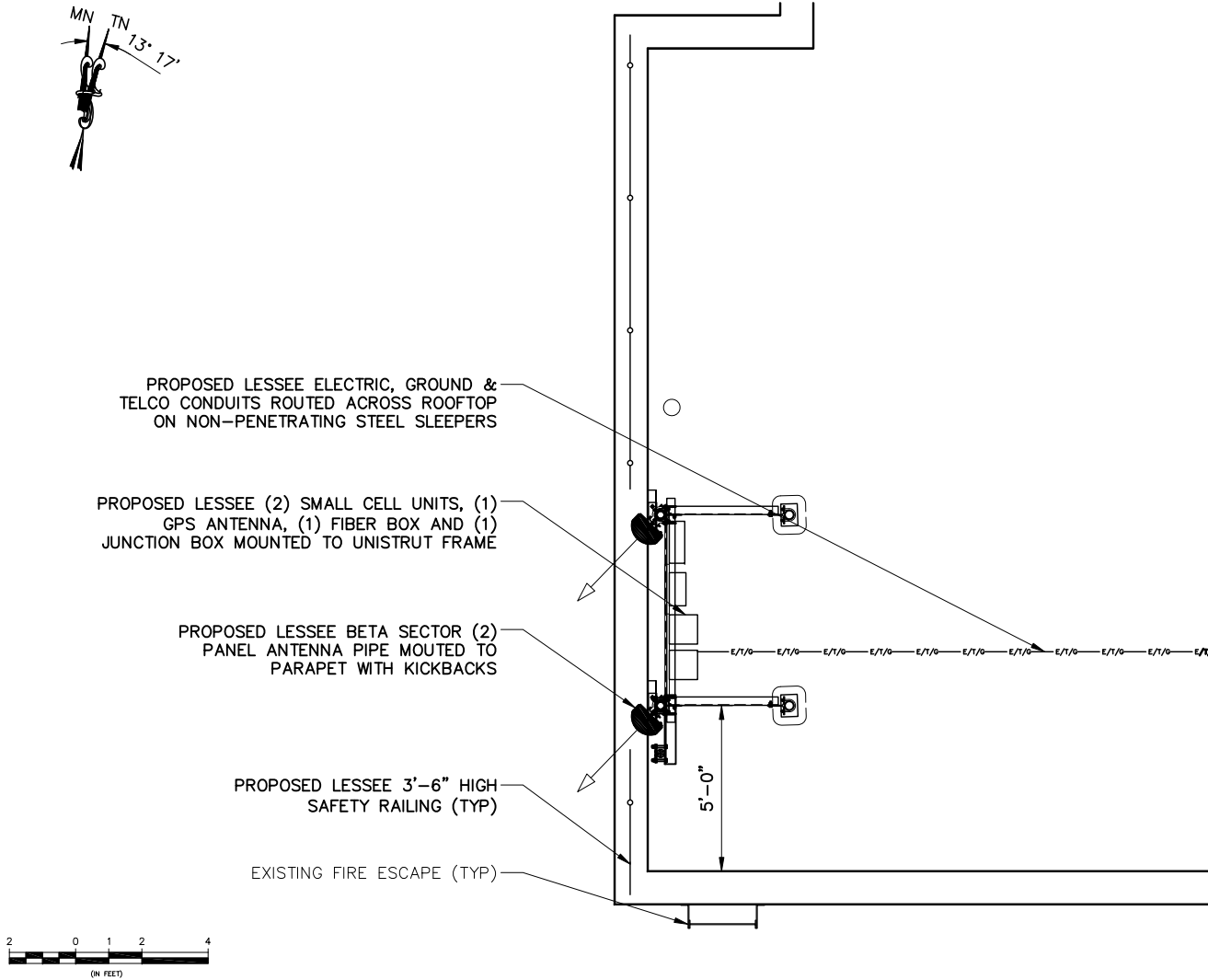
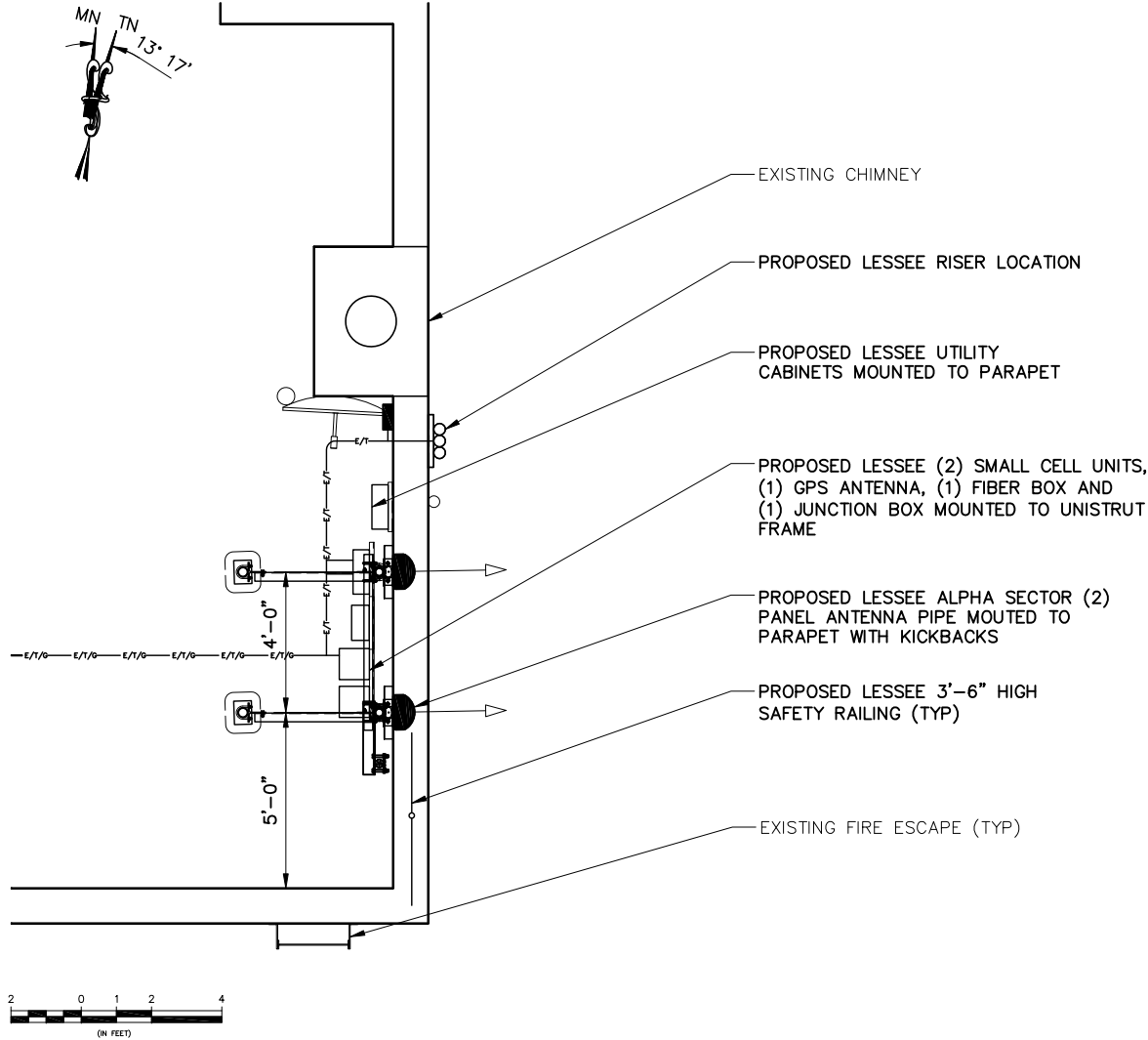
Stephen A. Bray
PROFESSIONAL ENGINEER



PROJECT NUMBER: 321.0470	
SITE INFORMATION: 946-954 S LAKE BLVD MAHOPAC, NY 10541 PUTNAM COUNTY MAHOPAC 5_SC	
DESIGN TYPE: ROOFTOP	
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DATE: 05-12-15	
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SHEET NUMBER: Z03	REV.: 2

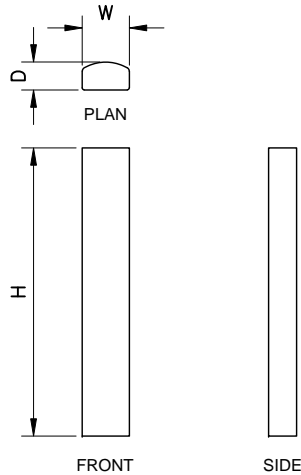
K:\321_Verizon\321.0470_Mahopac 5_SC_402 Route 6\321.0470_CAD\321.0470_Construction\321.0470.C03.dwg, 8/24/2015 5:20:33 PM, jspniewski

OWNERSHIP OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF KMB DESIGN GROUP, LLC AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF KMB DESIGN GROUP, LLC. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL IN WRITING.



1 ANTENNA PLAN (ALPHA SECTOR)

2 ANTENNA PLAN (BETA SECTOR)



MANUF.: CSS
MODEL: CSSX7CAP-FRO-440
LENGTH: 50.5"
WIDTH: 24.0"
DEPTH: 7.0"
WEIGHT: 46.3 lbs
AREA: 8.4 SF

NOTE:
PROPOSED ANTENNAS ARE
SUBJECT TO CHANGE BASED
UPON AVAILABILITY AT THE
TIME OF CONSTRUCTION.

1 PANEL ANTENNA

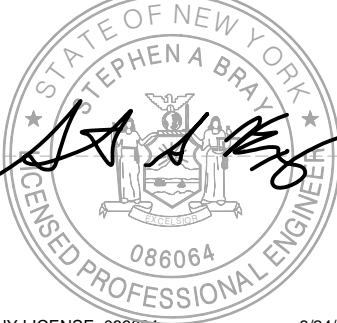
SCALE: NTS



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2	08-25-15	ISSUED AS FINAL	JLS	JRB
1	06-26-15	REVISED PER CLIENT COMMENTS	MCD	JRB
0	05-15-15	INITIAL SUBMISSION	RC	JRB
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY



Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE: 086064		8/24/15
PROJECT NUMBER:		321.0470
SITE INFORMATION:		946-954 S LAKE BLVD MAHOPAC, NY 10541 PUTNAM COUNTY MAHOPAC 5_SC
DESIGN TYPE:		ROOFTOP
DRAWN BY:	CHECKED BY:	DATE:
RC	JRB	05-12-15
SHEET TITLE:		
ANTENNA PLANS AND DETAILS (ALL SECTORS)		
SHEET NUMBER:		REV.:
Z04		2

K:\321_Verizon\321.0470_Mahopac 5_SC_402 Route 6\321.0470_CADD\321.0470_Construction\321.0470.C04.dwg, 8/24/2015 5:20:45 PM, Jsgniewski

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

August 26, 2015

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541-2340

Attn: Mr. Harold Gary, Chairman

Re: Proposed 14-Lot Subdivision
Yankee Development

Dear Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. It is noted that the original Preliminary Resolution was approved on February 15, 2012 and has since been extended at 6-month intervals. It is noted that we have not completed the NYCDEP review process. Enclosed is a check in the amount of \$500 for the renewal fee.

We respectfully request to be placed on your earliest agenda. Should you require any additional information, please contact me directly at (914) 277-5805 ext. 333.

Very truly yours,



Edward J. Delaney, Jr.
Project Manager

EJD/mme
Enclosure

cc: Angelo Luppino
Michael Sirignano
File

Site Design ♦ Environmental

Mill Pond Offices • 293 Route 100, Suite 203 • Somers, NY 10589
Phone: 914-277-5805 • Fax: 914-277-8210 • E-Mail: bibbo@optonline.net



Emily Lloyd
Commissioner

August 3, 2015

Mr. Harold Gary
Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Mahopac Wastewater Treatment Plant
35 Mud Pond Road, Mahopac, NY
Tax Map #65.17-1-41
Request for Release of Performance Bond

Dear Mr. Gary:

The work at the NYC DEP Mahopac Wastewater Treatment Plant for the installation of a UV Disinfection System and Facility Improvements was performed in accordance with the approval granted by the Planning Board on October 12, 2011 (see attached Resolution). This work has been completed and an inspected was performed by the Town on June 29, 2015.

It is respectfully requested that the consideration for the release of the Perform Bond (copy attached) issued by Stratis Contracting Corp to the Town of Carmel be added to the Agenda of the next Planning Board Meeting.

If you require any additional information please do not hesitate to contact me at 914-406-5264.

Very truly yours,

A handwritten signature in blue ink that reads "Patrick E. Sheehan". The signature is fluid and cursive.

Patrick E. Sheehan
Accountable Manager
Water System Capital Program

cc: Ms. Rose Trombetta, Town of Carmel
Ms. Marisa Landi, Haider Engineering
Mr. Dennis Mulvey, Stratis Contracting

Patrick E. Sheehan
Accountable Manager
Bureau of Engineering
Design & Construction
psheehan@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595
T: (914) 406-5264



PLANNING BOARD
Town of Carmel - Town Hall
Mahopac, NY 10541
(845) 628-1500

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

235 EAST LAKE BOULEVARD

Tax Map # 65.17-1-30 in the R-120 Zone.

For the following reasons: NO CHANGES TO THE BUILDING. EXTERIOR WORK IS LIMITED TO REPAIRING THE HANDICAP RAMP AND PLACING A MAT ON EXISTING MACADAM FOR A PLAY AREA.

I do not plan to make any exterior changes to the building.

My proposed use of the site is DAYCARE CENTER

The present use of the site is BUILDING VACANT - FORMER USE WAS A SCHOOL.

ZBA INTERPRETED THAT THE PROPOSED DAY CARE USE WAS PERMITTED.

I will employ 6 people (number).

There is (is not) a loading dock to receive my supplies. (N/A)

Signs will conform to the code. YES

Special Comments _____

In support of my request, I have attached the following:

Requirements: 5 copies of this waiver request.
5 copies of a floor layout drawn to scale.
5 copies of a parking layout drawn to scale on your survey.
5 copies of a location map.

BRITTANY SAETTA, 61 GRAND MEADOW DRIVE, MAHOPAC, NY 10541

Print Applicant's Name, Address & Telephone Number

Brittany Saetta

9/1/2015

Applicant's Signature & Date

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
www.carmelny.org

Board Members

Rose Fabiano
Silvio Balzano
Philip Aglietti
William Rossiter
Marc DiTomaso
Michael Schwarz

DETERMINATION ON REQUEST FOR INTERPRETATION

Name of Petitioner:	Cozy Cub Day Care
Mailing Address:	245 East Lake Boulevard, Mahopac, NY 10541
Property Address:	Same
Tax Map Number:	65.17-1-30
Nature of Petition:	Intepretation of Section 156-39.2
Present at the Meeting:	Chairman John Maxwell, Vice-Chair, Philip Aglietti, Rose Fabiano, Silvio Balzano, William Rossiter, Marc DiTomaso, Michael Schwarz

The above referred to application, having been duly advertised for a public hearing in the official newspapers of the Town of Carmel; and the matter having duly come on to be heard before a duly convened meeting of the board at the Town Hall, Mahopac, NY on March 26, 2015. All the facts and evidence produced by the petitioner, by the administrative official concerned, and by interested parties having been duly heard, received and considered, and due deliberation having been had, the following decision is hereby made:

DESCRIPTION OF REQUEST:

The applicant is seeking an Interpretation of Section 156-39.2 for permission that converting the former private school to a daycare center is in keeping with the previous use. The property is located at 245 East Lake Boulevard and is known by Tax Map #65.17-1-30.


DECISION OF THE BOARD:

Mr. Schwarz moved to interpret that a daycare center is a permitted accessory use to a church. The motion was seconded by Mr. Rossiter with all in favor except for Mr. Balzano, Mrs. Fabiano and Mr. Aglietti who abstained.


Dated, Mahopac, NY
on June 4, 2015

Filed in the Office of the Town Clerk

0 2' 4' 8'



SCALE: $1/4" = 1'-0"$

																																			
A GREENBERG DESIGN GROUP																																			
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 JOEL.GREENBERG@ARCH-VISIONS.COM	P: 845-628-6613 F: 845-628-2807																																		
<h2 style="margin: 0;">PROJECT: COZY CUBS DAYCARE</h2>																																			
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<h2 style="margin: 0;">FLOOR PLANS</h2>																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #f2f2f2;">ISSUANCE</th> </tr> </thead> <tbody> <tr><td>PRIE DESIGN</td><td>8 APRIL 2018</td></tr> <tr><td>JODA MEETING</td><td>16 APRIL 2018</td></tr> <tr><td>FIVE REVIEW</td><td>8 MAY 2018</td></tr> <tr><td>PLANNING BO.</td><td>8 SEPT 2018</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	ISSUANCE		PRIE DESIGN	8 APRIL 2018	JODA MEETING	16 APRIL 2018	FIVE REVIEW	8 MAY 2018	PLANNING BO.	8 SEPT 2018																									
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