

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
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

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 30, 2015 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | |
|--|------------|----------|-------------|
| 1. NYCDEP Mahopac Wastewater
Treatment Plant - 35 Mud Pond Road | 65.17-1-41 | 09/30/15 | Bond Return |
|--|------------|----------|-------------|

RESOLUTION

- | | | | |
|---|----------|---------|-----------|
| 2. NYCDEP – Drewville Rd & Stoneleigh Ave | 66.-2-53 | 07/2015 | Site Plan |
|---|----------|---------|-----------|

SITE PLAN

- | | | | |
|--|------------|----------|-----------|
| 3. New York SMSA Limited Partnership
d/b/a Verizon Wireless – 946-954 South Lake Blvd | 75.44-1-46 | 09/23/15 | Site Plan |
|--|------------|----------|-----------|

MISC.

- | | | | |
|--|------------|----------|------------------------------------|
| 4. Cozy Cub Day Care Center – 235 E. Lake Blvd | 65.17-1-30 | 09/21/15 | Waiver of Site Plan
Application |
|--|------------|----------|------------------------------------|

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591
(914) 333-0700
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LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

WRITER'S E-MAIL ADDRESS

eteyber@snyderlaw.net

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

REPLY TO:

WESTCHESTER OFFICE

September 23, 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 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:

As you may recall, 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 locate a public utility wireless communications facility ("Facility") on the roof of the building ("Building") the above captioned property. In response to the comments from this Honorable Board at its September 16th meeting, and the memoranda from the Town Planner, Town Engineer and Director of Code Enforcement, Verizon Wireless is pleased to enclose ten (10) copies the following materials:

1. Revised Site Plan, showing the Facility's antennas flush mounted to the parapet of the Building and painted to match same;
2. Visual Resource Evaluation, depicting both the existing conditions of Building and simulations of the Building with the Facility thereon; and
3. Alternatives Analysis, describing Verizon Wireless' attempt to locate its Facility on an existing wireless communications facility.

Thank you for your consideration, and I look forward to discussing this matter at the September 30th Planning Board meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Very respectfully submitted,
SNYDER & SNYDER LLP

By: 
Edward Teyber

LJS:et

Enclosures

cc: Verizon Wireless
KMB

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Visual Resource Evaluation
Proposed Rooftop Telecommunications Facility

**946-954 S Lake Boulevard
Town of Carmel, NY 10541
Putnam County**

Site ID: Mahopac 5_SC

KMB ID: 321.0470

Submitted By:

**Verizon Wireless
4 Centerock Road
West Nyack, NY 10994**

Date: September 23, 2015

Prepared By:



**1800 Route 34, Suite 209
Wall, NJ 07719
(732) 280-5623**



Visual Resource Evaluation

KMB Design Group was retained by Verizon Wireless to conduct a Visual Resource Evaluation to determine the potential visibility of a proposed installation of their equipment on the existing building located at 946-954 S Lake Boulevard.

Setting

The proposed installation is located at a 3-story building at 946-954 S Lake Boulevard in the Town of Carmel, Putnam County, New York. The surrounding land use is C, Commercial.

Methodology

KMB conducted a field investigation on 04-28-15 for the purpose of evaluating the views associated with the proposed rooftop installation from various locations. The weather conditions were mostly sunny and approximately 70 degrees.

Photographs were taken from grade level at various vantage points within the area surrounding the project site to document actual views of the existing building. A brief description of the location and orientation of each of the attached photos is summarized below. The locations have also been documented on the attached "Site Photographic Location Map".

- VP1 View from northeast of the site at the intersection of Sycamore Road and S Lake Blvd, approximately 360' from the property.
- VP2 View from east of the site on Route 6, approximately 245' from the property.
- VP3 View from southwest of the site at the intersection of Cherry Lane and Route 6, approximately 265' from the property.
- VP4 View from west of the site on S Lake Blvd, approximately 555' from the property.

Process

Photographs that contain simulated views of the proposed rooftop facility were produced by first photographing the existing building with a digital camera. The digital images of the site were then merged with scaled photos of the proposed equipment and manipulated through the use of the image editing software, Adobe Photoshop. The composite is printed out directly on a color printer, producing the final image.

Conclusion

Views of the existing building are consistent with views of the surrounding structures. The proposed antennas, conduits and associated equipment will be painted to blend with the existing building, and therefore will not have a significant adverse visual impact to the surrounding area.



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5623 Fax (732) 280-3980 - www.kmbcompanies.com

SITE PHOTOGRAPH LOCATION MAP



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



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**EXISTING ELEVATION
VIEW 1
VIEW FROM S LAKE BLVD
NORTHEAST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



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**PROPOSED ELEVATION
VIEW 1
VIEW FROM S LAKE BLVD
NORTHEAST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



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**EXISTING ELEVATION
VIEW 2
VIEW FROM US HWY 6
EAST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5623 Fax (732) 280-3980 – www.kmbcompanies.com

**PROPOSED ELEVATION
VIEW 2
VIEW FROM US HWY 6
EAST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5623 Fax (732) 280-3980 - www.kmbcompanies.com

**EXISTING ELEVATION
VIEW 3
VIEW FROM US HWY 6 & CHERRY LN
SOUTHWEST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5623 Fax (732) 280-3980 – www.kmbcompanies.com

**PROPOSED ELEVATION
VIEW 3
VIEW FROM US HWY 6 & CHERRY LN
SOUTHWEST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



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Phone: (732) 280-5623 Fax (732) 280-3980 – www.kmbcompanies.com

**EXISTING ELEVATION
VIEW 4
VIEW FROM S LAKE BLVD
WEST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC



1800 Hwy 34 • Suite 209 • Wall, NJ 07719
Phone: (732) 280-5623 Fax (732) 280-3980 – www.kmbcompanies.com

**EXISTING ELEVATION
VIEW 4
VIEW FROM S LAKE BLVD
WEST OF PROPOSED SITE**



KMB# 321.0470

DATE: 9/23/15

SITE ADDRESS: 946-954 S LAKE BLVD

SITE NAME: MAHOPAC 5_SC

PLANNING BOARD
TOWN OF CARMEL

-----X

In the matter of the Application of

Affidavit

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

Premises: 496-954 South Lake Boulevard
Town of Carmel, New York

-----X

State of New York)
)ss.:
County of Rockland)

Aaron Myl, does depose and say:

1. I am a site acquisition consultant with more than 10 years of experience and have been retained by New York SMSA Limited Partnership d/b/a Verizon Wireless (“Verizon Wireless”) in connection with the captioned matter. I specialize in identifying and evaluating properties for wireless telecommunications purposes.

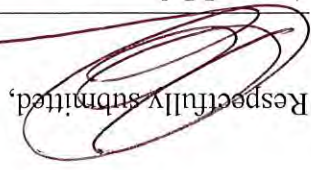
2. I am familiar with Verizon Wireless’ existing and proposed wireless telecommunications facility sites in the Town of Carmel (“Town”) and I respectfully submit this affidavit in support of the application by Verizon Wireless for a public utility telecommunications facility (“Facility”) located 496-954 South Lake Boulevard, Mahopac (Town of Carmel), New York (“Property”).

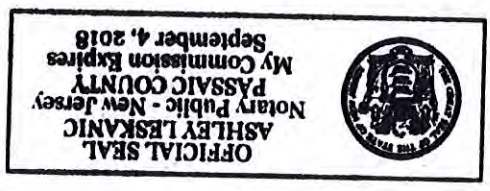
3. Please note that I researched as to whether the proposed Facility could be located on existing towers, buildings or other structures with antennas already thereon (“Base Station”), and there are no such Base Stations that could address Verizon Wireless’ need for service in the area immediately surrounding the Property.

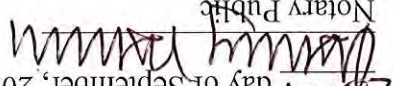
4. The nearest Base Station is the pole located on the Town of Carmel Highway Department property located at 55 McAlpin Avenue, Mahopac, New York. As stated above, my research into this Base Station concluded that it would not address Verizon Wireless’ need for service in the area immediately surrounding the Property.

5. It is respectfully submitted that while there are no Base Stations suitable to provide the necessary coverage, as does the Facility at the Property, the Property is located in the Commercial zoning district, contains nonresidential uses in connection with same, and the Facility will address Verizon Wireless’ critical need for service in the area immediately surrounding the Property.

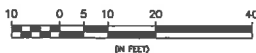
Based on the foregoing, the requested approvals for the Facility at the Property should be granted forthwith.

Respectfully submitted,

Aaron Myl



Signed before me this 23rd day of September, 2015

Notary Public

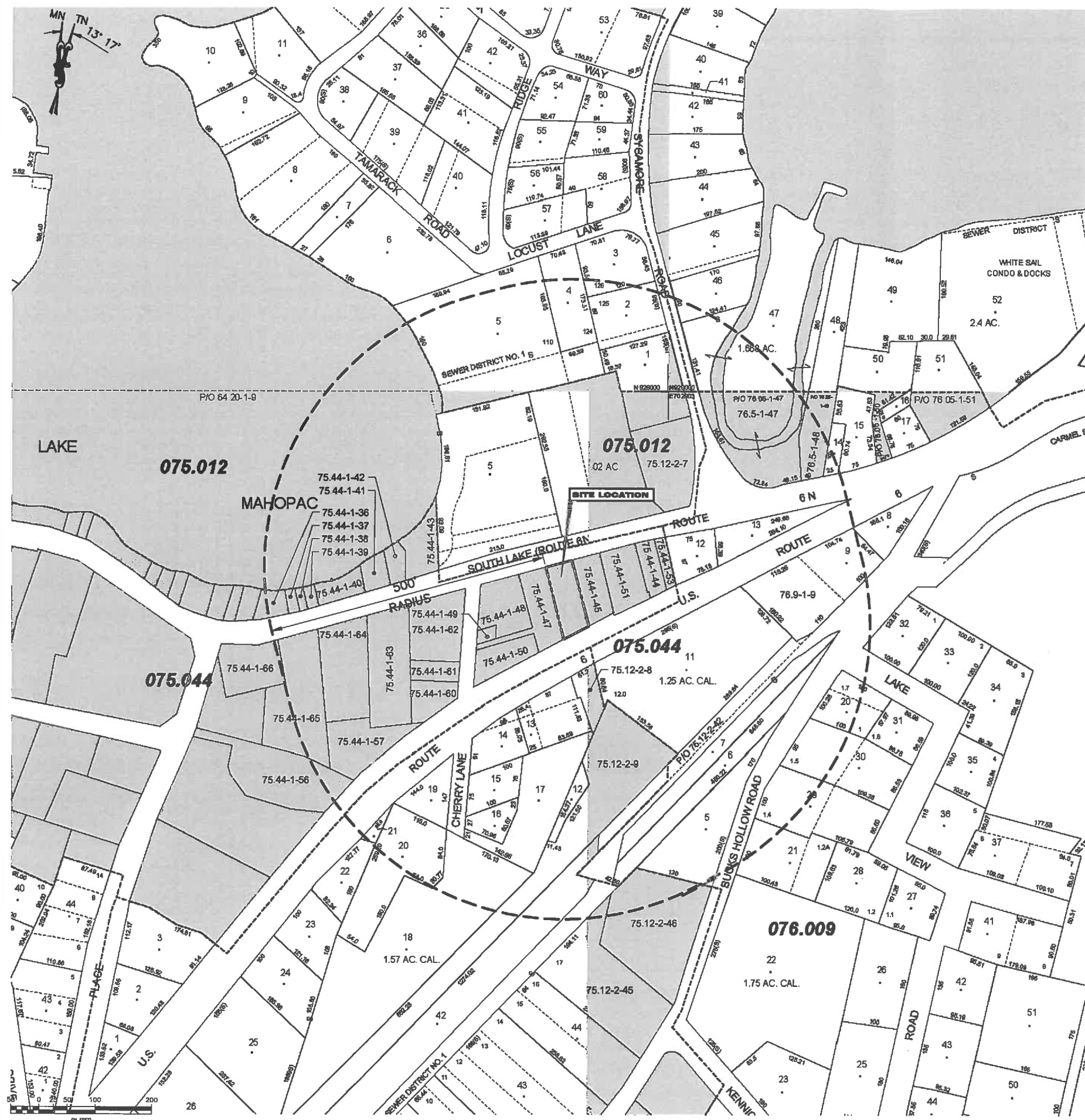
Z:\SSDATA\WPDATA\SS4\WP\NEWBANK\MBreyer\Small Cell Sites\Mahopac 5\Zoning\Alternatives analysis et.6.18.15.rtf



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

* EXISTING NON-CONFORMANCE





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
75.44-1-82	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		



REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD BY
3	08-23-15	REVISED PER PLANNING BOARD COMMENTS	JLS	JRB
2	05-25-15	ISSUED AS FINAL	JLS	JRB
1	05-26-15	REVISED PER CLIENT COMMENTS	MOD	JRB
0	05-15-15	INITIAL SUBMISSION	RC	JRB



Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE: 086064 9/23/15

PROJECT NUMBER: **321.0470**

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

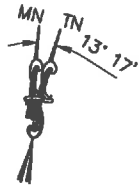
MAHOPAC 5 SC

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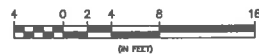
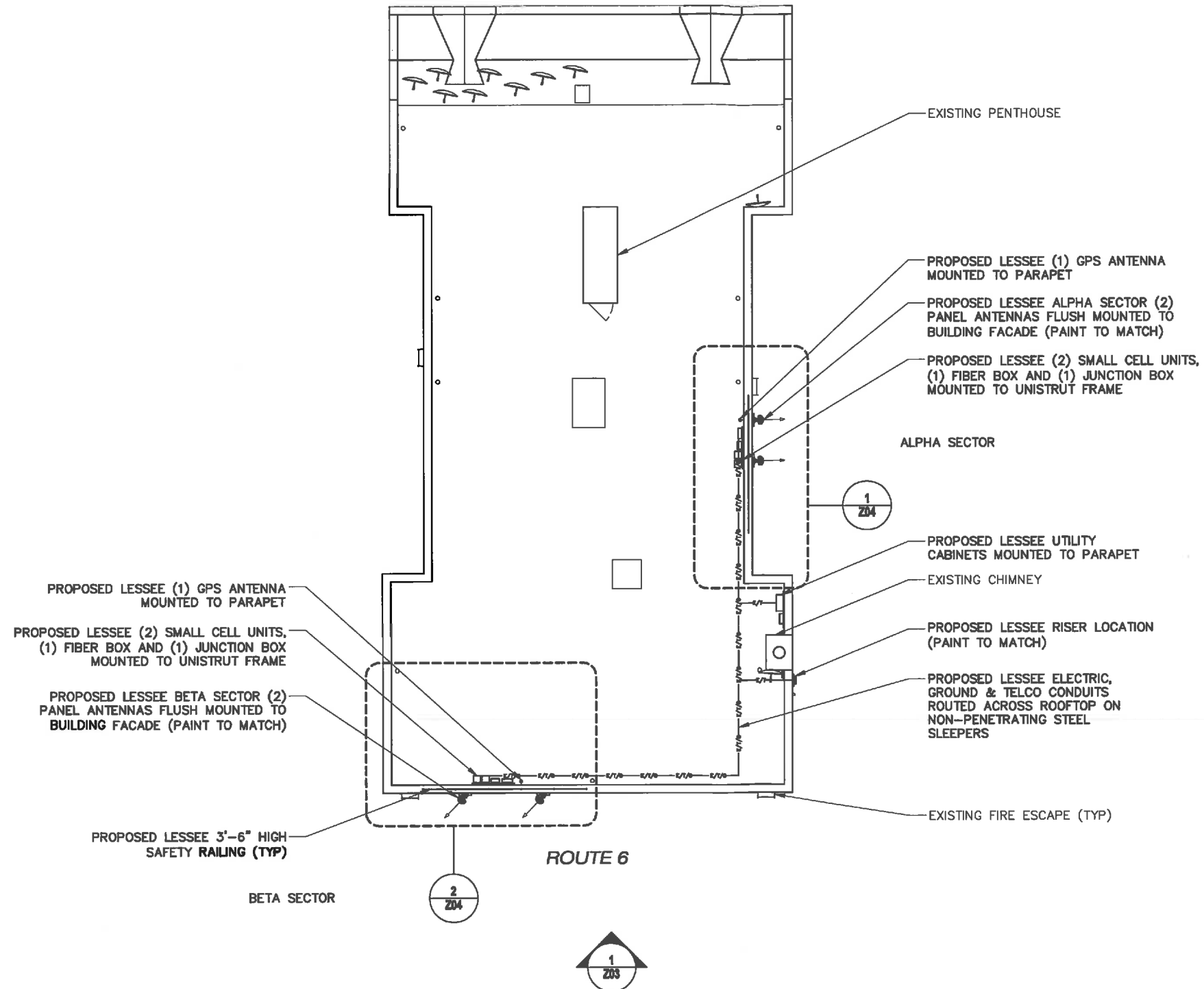
DRAWN BY: RC	CHECKED BY: JRB	DATE: 05-12-15
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SHEET TITLE: RADIUS MAP

SHEET NUMBER: REV:



S LAKE BLVD



1 ROOF PLAN

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

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



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3	08-23-15	REVISED PER PLANNING BOARD COMMENTS	JLS	JRB
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1	05-28-15	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 9/23/15

PROJECT NUMBER:
321.0470

SITE INFORMATION:
**946-954 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY
MAHOPAC_5_SC**

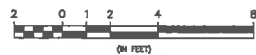
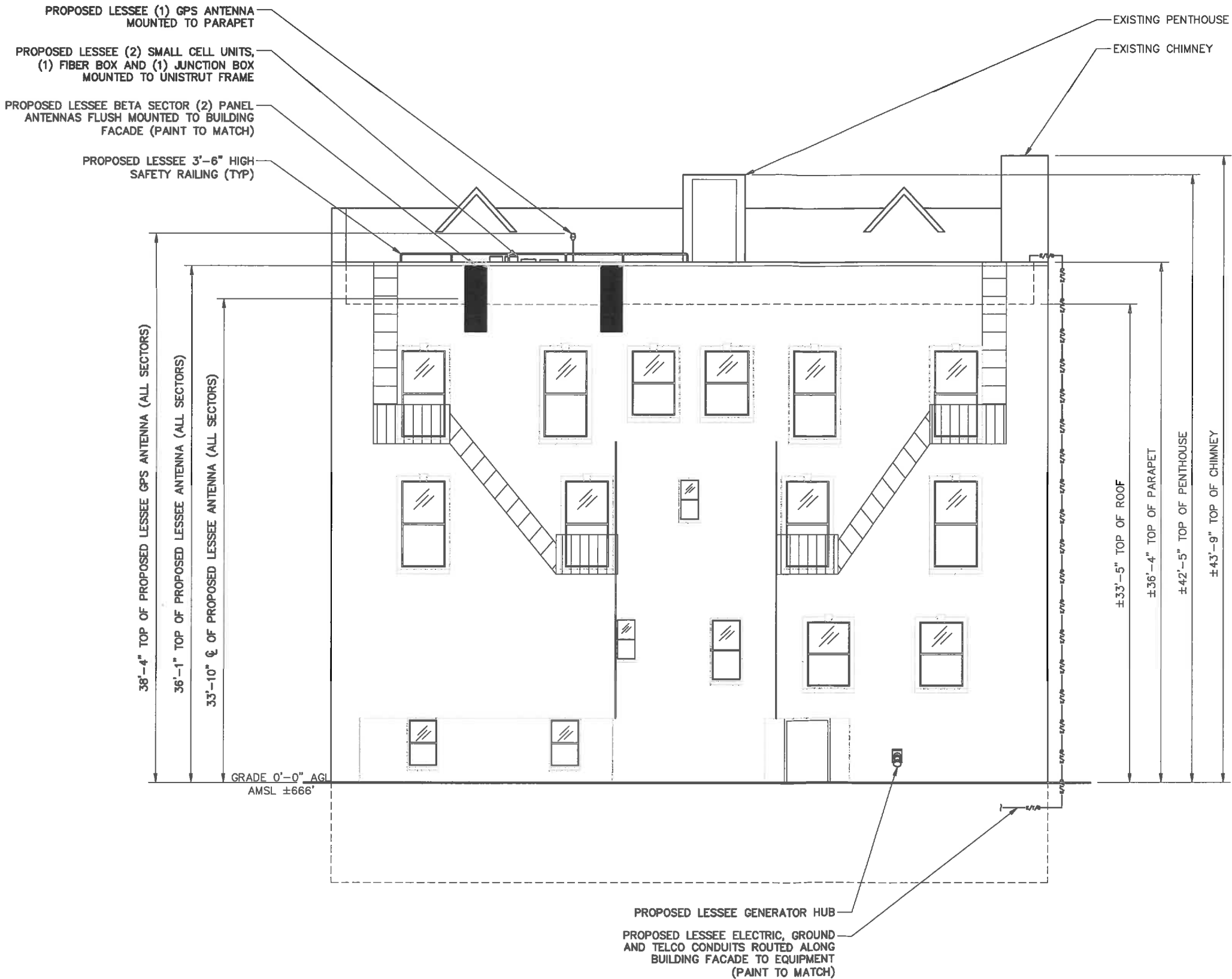
DESIGN TYPE:
ROOFTOP

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

SHEET TITLE:
ROOF PLAN

SHEET NUMBER: **Z02** REV.: **3**

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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	
1	08-25-15	REVISED PER CLIENT COMMENTS	MCD	JRB	
0	06-15-15	INITIAL SUBMISSION	RC	JRB	
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY	



Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE: 086064 9/23/15

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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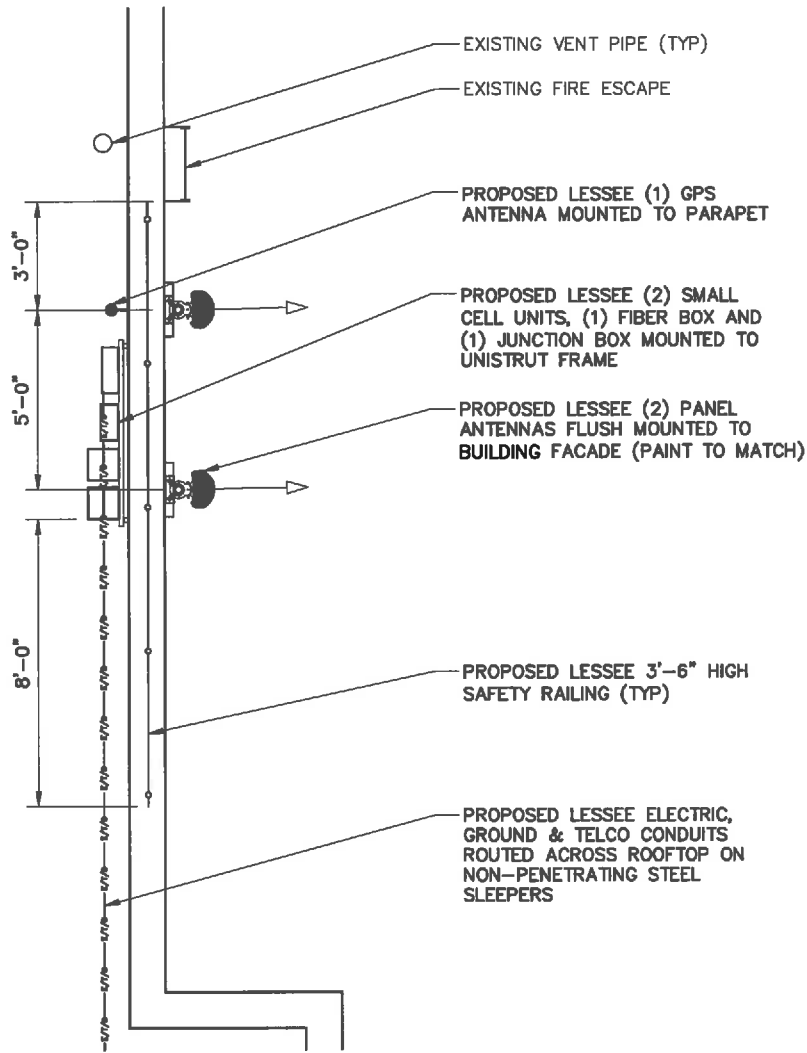
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SHEET NUMBER:	REV:
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Z03

3

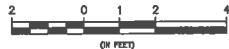
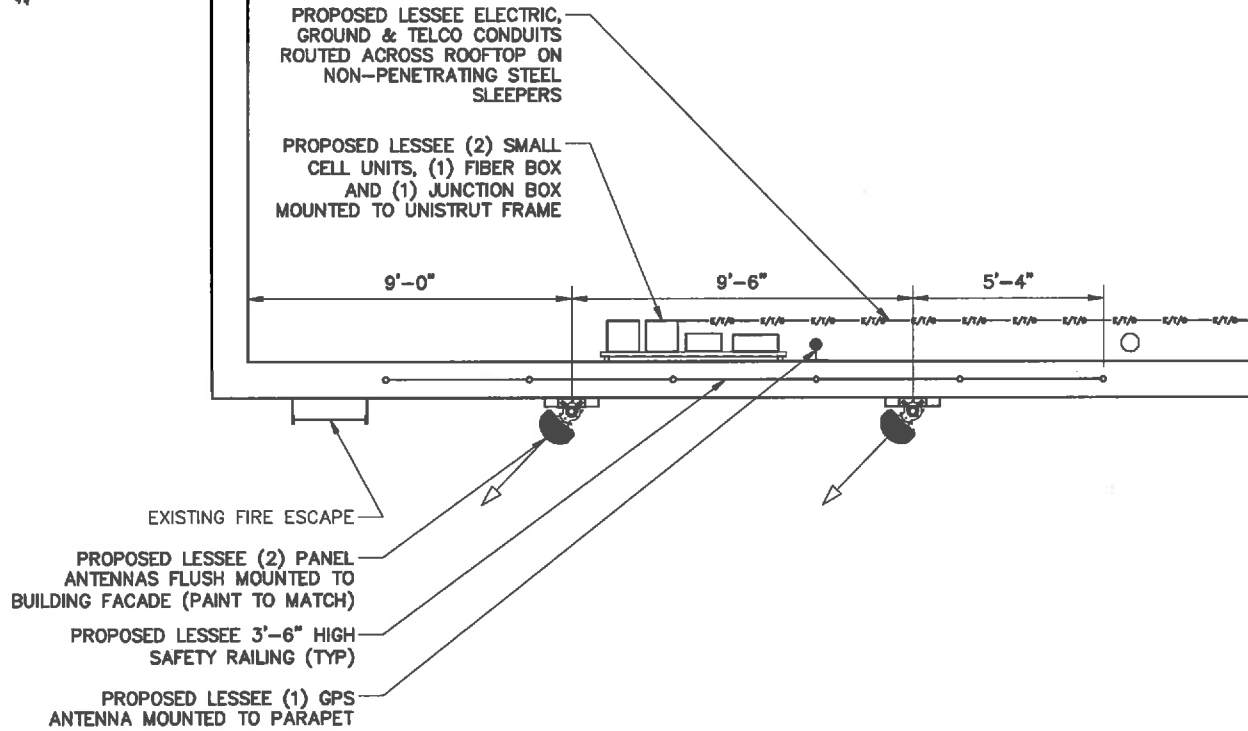
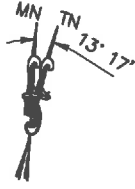
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1 ANTENNA PLAN (ALPHA SECTOR)

11x17 SCALE: 3/16" = 1'-0"

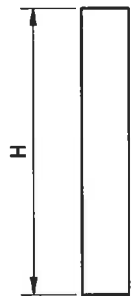
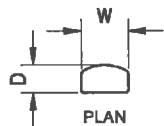
24x36 SCALE: 3/8" = 1'-0"



2 ANTENNA PLAN (BETA SECTOR)

11x17 SCALE: 3/16" = 1'-0"

24x36 SCALE: 3/8" = 1'-0"



FRONT



SIDE

MANUF.: COMMSCOPE
MODEL: SBNHH-1D45A
LENGTH: 55.0"
WIDTH: 18.0"
DEPTH: 7.0"
WEIGHT: 50.7 lbs

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

1 PANEL ANTENNA

SCALE: NTS



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3	08-23-15	REVISED PER PLANNING BOARD COMMENTS	JLS	JRB	
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REV.	DATE	REVISION DESCRIPTION	DRAWN BY	CHKD. BY	



Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE: 086064 9/23/15

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

SHEET TITLE:
ANTENNA PLANS AND DETAILS
(ALL SECTORS)

SHEET NUMBER: REV.:

Z04

3

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

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NEW YORK, NEW YORK 10022
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LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

(914) 333-0700
FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS
lsnyder@snyderlaw.net

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

REPLY TO:

Tarrytown Office

September 22, 2015

Putnam County Department of Health
1 Geneva Road
Brewster NY 10905
Attn: Michael Bodzinski

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

Dear Michael:

The Town of Carmel Zoning Ordinance requires that all applications for public utility installations be forwarded to the Putnam County Department of Health. In accordance therewith, enclosed please find New York SMSA Limited Partnership d/b/a Verizon Wireless' site plan application to the Town of Carmel Planning Board to install a wireless telecommunications facility at the above captioned site.

If you should have any questions, please do not hesitate to call me at (914) 333-0700.

Sincerely yours,


Leslie J. Snyder

cc: Town of Carmel

Z:\SSDATA\WPDATA\SS4\WP\NEWBAN\MBREYER\SMALL CELL SITES\MAHOPAC SZONING\COUNTY NOTICE.ET.9.21.15.DOCX



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Chris Vogt

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FedEx anticipates delays and disruptions in the Washington, D.C., New York, and Philadelphia metro areas because of the papal visit. Learn More

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774567278155

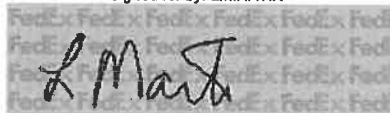
Ship date :
Tues 9/22/2015

Actual delivery :
Wed 9/23/2015 9:44 am

SNYDER and SNYDER
Leslie Snyder
94 White Plains Road
Tarrytown, NY US 10591
914 333-0700

Delivered

Signed for by: L.MARTIN



Putnam County Department of Health
Michael Bodzinski
1 Geneva Road
BREWSTER, NY US 10509
914 333-0700

Travel History

Date/Time	Activity	Location
9/23/2015 - Wednesday		
9:44 am	Delivered	BREWSTER, NY
8:31 am	On FedEx vehicle for delivery	DANBURY, CT
7:13 am	At local FedEx facility	DANBURY, CT
4:30 am	Departed FedEx location	NEWARK, NJ
9/22/2015 - Tuesday		
9:40 pm	Arrived at FedEx location	NEWARK, NJ
8:45 pm	Left FedEx origin facility	ELMSFORD, NY
6:06 pm	Picked up	ELMSFORD, NY
1:42 pm	Shipment information sent to FedEx	

Shipment Facts

Tracking number	774567278155	Service	FedEx Priority Overnight
Weight	1 lbs / 0.45 kgs	Delivery attempts	1
Delivered To	Receptionist/Front Desk	Total pieces	1
Total shipment weight	1 lbs / 0.45 kgs	Terms	Not Available
Shipper reference	NY-Mahopac 5 (SC)	Packaging	FedEx Pak
Special handling section	Deliver Weekday		



September 21, 2015

Mr. Harold Gary and Members of the Planning Board
Town of Carmel
60 Mcalpin Ave
Mahopac, NY 10541

RE: Cozy Cub Daycare
235 East Lake Blvd
Mahopac, NY 10541
T.M. # 65.17-1-30

Dear Mr. Gary and Members of the Board,

The following is my response to the Consultants' reports;

Building Inspector;

1. One way traffic is being provided.
2. The chart has been provided.
3. The play area is greater than 50 feet from the property lines.

Town Engineer;

1. Fence is shown.
2. Handicap designation.
3. Parking space sizes are shown.
4. NYCDEP approval is not required as per Matt Giannetta from the DEP.

Town Planner;

1. License will be obtained from the NYS office of Children and Family Services.
2. Play area does not eliminate any require parking.
3. As mentioned above one way traffic is being provided.
4. No variances are required.

On behalf of my client, I respectfully request a waiver of Site Plan. Thanking you in advance for your interest and cooperation.

Very truly yours,

Joel Greenberg

Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com





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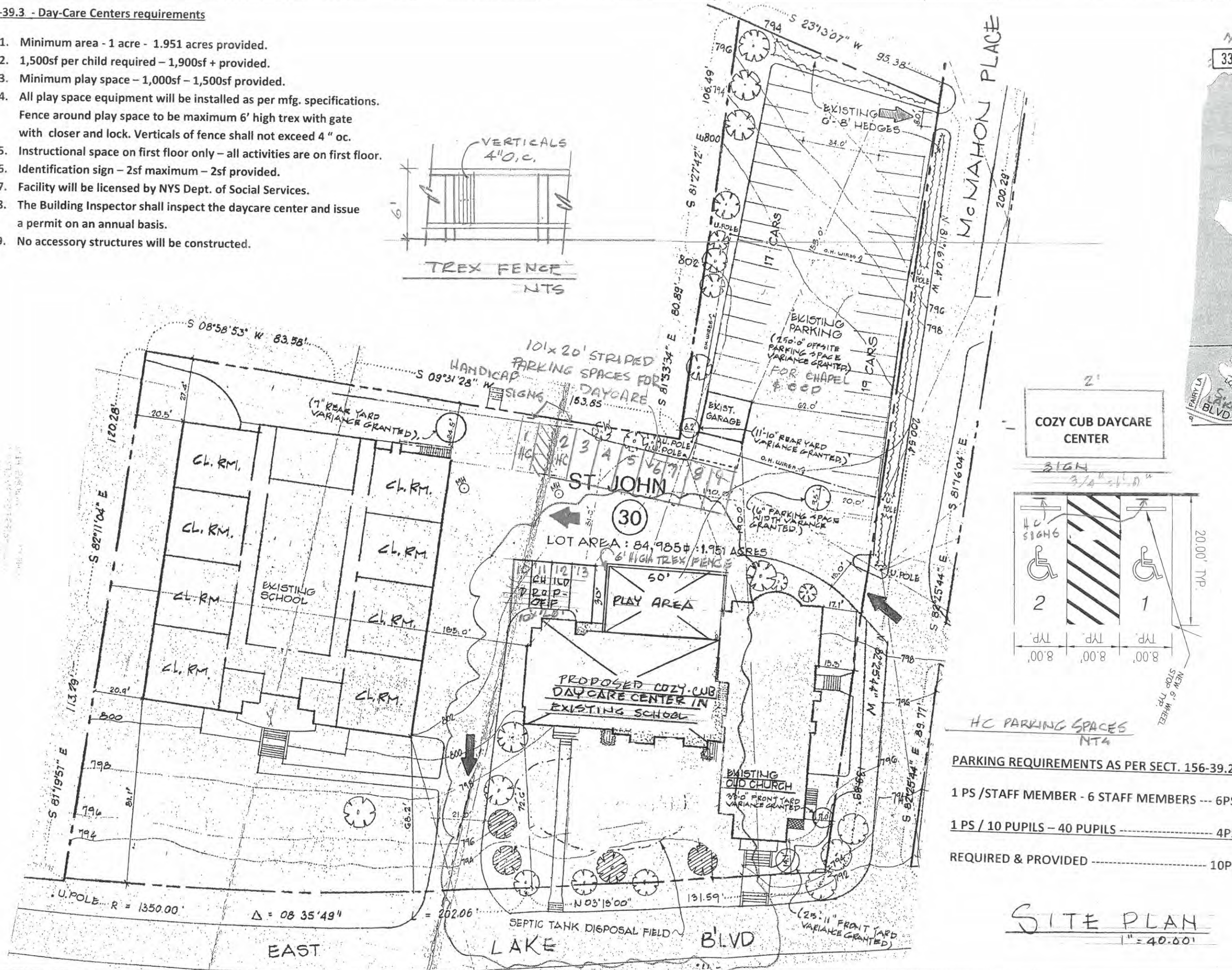
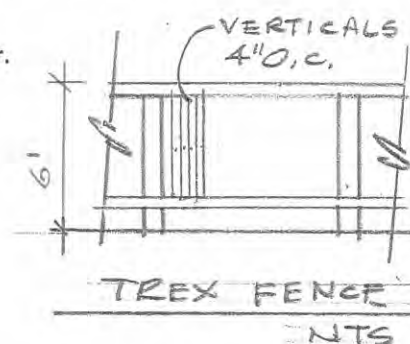
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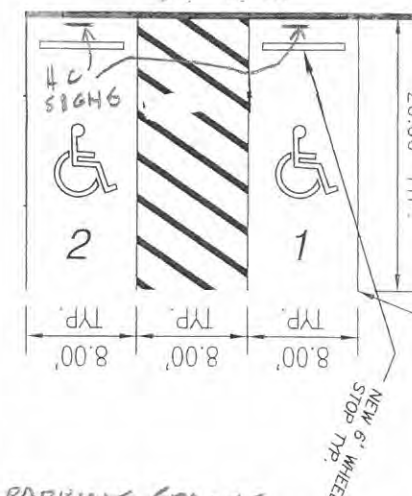


156-39.3 - Day-Care Centers requirements

1. Minimum area - 1 acre - 1.951 acres provided.
2. 1,500sf per child required - 1,900sf + provided.
3. Minimum play space - 1,000sf - 1,500sf provided.
4. All play space equipment will be installed as per mfg. specifications.
Fence around play space to be maximum 6' high trex with gate with closer and lock. Verticals of fence shall not exceed 4" oc.
5. Instructional space on first floor only - all activities are on first floor.
6. Identification sign - 2sf maximum - 2sf provided.
7. Facility will be licensed by NYS Dept. of Social Services.
8. The Building Inspector shall inspect the daycare center and issue a permit on an annual basis.
9. No accessory structures will be constructed.



COZY CUB DAYCARE CENTER



HC PARKING SPACES
NT4

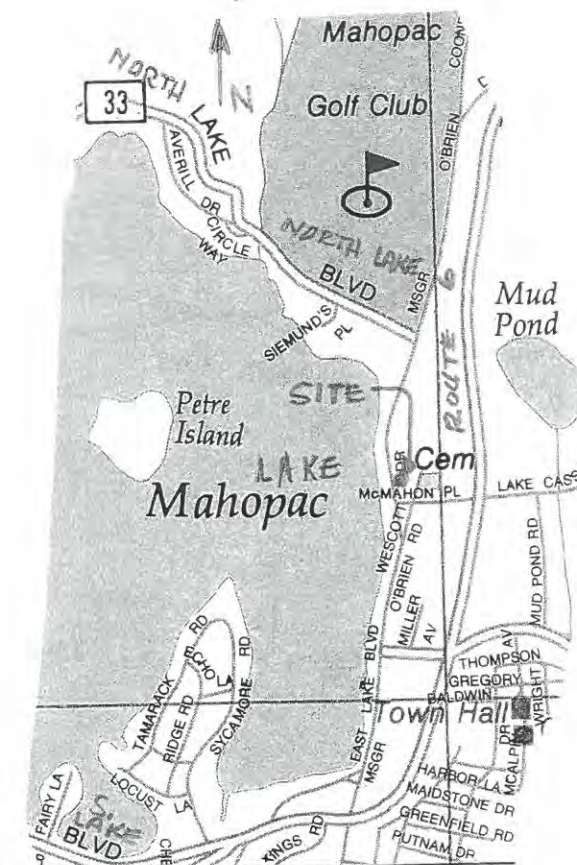
PARKING REQUIREMENTS AS PER SECT. 156-39.2

1 PS / STAFF MEMBER - 6 STAFF MEMBERS --- 6PS

1 PS / 10 PUPILS - 40 PUPILS --- 4PS

REQUIRED & PROVIDED --- 10PS

SITE PLAN
1" = 40.00'



ARCHITECTURAL VISIONS, LLC
A GREENBERG DESIGN GROUP

2 MUSCOT ROAD NORTH
MAHOPAC NY, 10541
P: 845-628-6613
F: 845-628-2807

PROPOSED :
COZY CUB DAYCARE OR
ST. JOHN THE EVANGELIST
235 EAST LAKE BLVD.
MAHOPAC, NY 10541
TM # 65.17 - 1 - 30

SITE PLAN

ISSUANCE

28A 3/9/15
PB - 9/21/15

SCALE 1" = 40.00'

DRAWN BY JLG

PROJECT NO.
01-15-002

S-1