

HAROLD GARY
Chairman

CRAIG PAEPER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
SEPTEMBER 28, 2016
MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|---|---------------|----------|----------|----------------------------------|
| 1. Smajlaj, Zef – 803 South Lake Blvd | 75.42-1-39 | 09-28-16 | 08/26/16 | Site Plan |
| 2. Lake Plaza Shopping Center, LLC
(Proposed Stop & Shop) – 983-1005 Route 6 | 65.10-1-45&46 | 09-28-16 | 08/14/16 | Amended Site Plan |
| 3. NYSMSA Limited Partnership (Sam's)
d/b/a Verizon Wireless – 361 Route 6 | 75.19-1-12 | 09-28-16 | 07/12/16 | Amended Site Plan/
Resolution |

RESOLUTION

- | | | | | |
|--|------------|--|----------|-------------------|
| 4. NYSMSA Limited Partnership (Grenier Building)
d/b/a Verizon Wireless – 692 Route 6 | 76.30-1-22 | | 09/20/16 | Amended Site Plan |
|--|------------|--|----------|-------------------|

LAW OFFICES OF
SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591
(914) 333-0700
FAX (914) 333-0743

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

WRITER'S E-MAIL ADDRESS

eteyber@snyderlaw.net

September 21, 2016

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

Re: Application by 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 692 Route 6, Carmel, New York

Chairman Gary and Members of the Planning Board:

As you recall, we are the attorneys 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") at the above referenced property. Pursuant to our discussion at the September 14th Planning Board meeting, enclosed please find eight (8) sets of the site plans revised to:

- (i) Note that the Facility's "Stealth" antenna enclosure on the roof of the Building will be painted to match the existing HVAC equipment on the roof; and
- (ii) Minimize the size of said "Stealth" antenna enclosures.

We look forward to receiving approval for this matter at your September 28th meeting. If you have any questions, please do not hesitate to contact me at 914-333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Edward Teyber, Esq.

Enclosures

cc: Verizon Wireless

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

MAHOPAC 6_SC
GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL

DESIGN REFERENCES

- 2010 BUILDING CODE OF NEW YORK STATE
 - REFERENCED STANDARDS INCLUDING:
 - AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - NFPA 70-08 NATIONAL ELECTRIC CODE
 - TIA/EIA-222-F-96 STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES
- NOTE: THE MORE RECENT AND STRINGENT TIA-222-G HAS BE USED

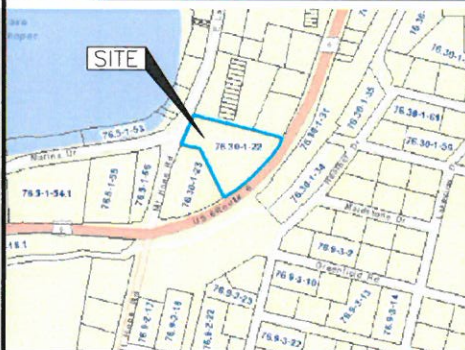
SCOPE OF WORK

1. INSTALL (2) "SMALL CELL" ANTENNA SECTORS ON THE ROOF CONSISTING OF (2) PANEL ANTENNAS, (1) GPS ANTENNA AND RELATED EQUIPMENT AT EACH SECTOR. ANTENNAS SHALL BE CONCEALED WITHIN A "STEALTH" ENCLOSURE SUPPORT ON STEEL DUNNAGE BEAMS.
2. INSTALL 100AMP ELECTRICAL SERVICE TAPPED FROM EXISTING BUILDING SERVICE UP TO ROOF.
3. INSTALL CONDUITS FROM ROOFTOP DEMARCATION POINTS TO EACH ANTENNA SECTOR.

AERIAL VIEW (NOT TO SCALE)



ZONING MAP (NOT TO SCALE)



SITE INFORMATION

SITE NAME:	MAHOPAC 6_SC
SITE ADDRESS:	692 ROUTE 6 MAHOPAC, NY
ZONE:	C - COMMERCIAL
MAP-BLOCK-LOT:	76.30-1-22
COORDINATES:	N 41° 22' 25.0" W 73° 43' 44.0"
GROUND ELEV.:	664' ± AMSL
STRUCTURE HEIGHT:	27'-6" ± AGL (ROOF)
ANTENNA RAD CENTER:	32'-11" ± AGL
PROPERTY OWNER:	BRIMAT REALTY LLC 692 RT. 6 MAHOPAC, NY 10541
LOCAL POWER COMPANY:	CON ED
LOCAL TELCO COMPANY:	VERIZON
APPLICANT:	VERIZON WIRELESS

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	SITE PLAN
A-1	ROOF PLAN & ANTENNA PLANS
A-2	SOUTH & PARTIAL EAST ELEVATION
A-3	FIRST FLOOR & ACCESS PLANS
A-4	EQUIPMENT DETAILS
R-1	500 FT. RADIUS MAP & ABUTTERS LIST
R-2	500 FT. ABUTTERS LIST CONDOMINIUMS



On Air Engineering, LLC
88 Foundry Pond Rd.
Cold Spring, NY 10516
201-456-4624 direct
onair@optonline.net

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LICENSEURE



DAVID WEIDMANN, P.E.
NY LIC NO. 078901

NO.	DATE	SUBMISSIONS
4	09.20.18	REVISED PER PLANNING BOARD
3	07.16.18	REVISED BULK TABLE NOTES
2	06.28.18	REVISED TO INCLUDE PARKING CALCS
1	04.11.18	REVISED PER ATTORNEY COMMENTS
0	03.16.18	REVIEW

DRAWN BY:	CHECKED BY:
MF	DW

SITE NAME:
MAHOPAC 6_SC
SITE ADDRESS:
**GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL**

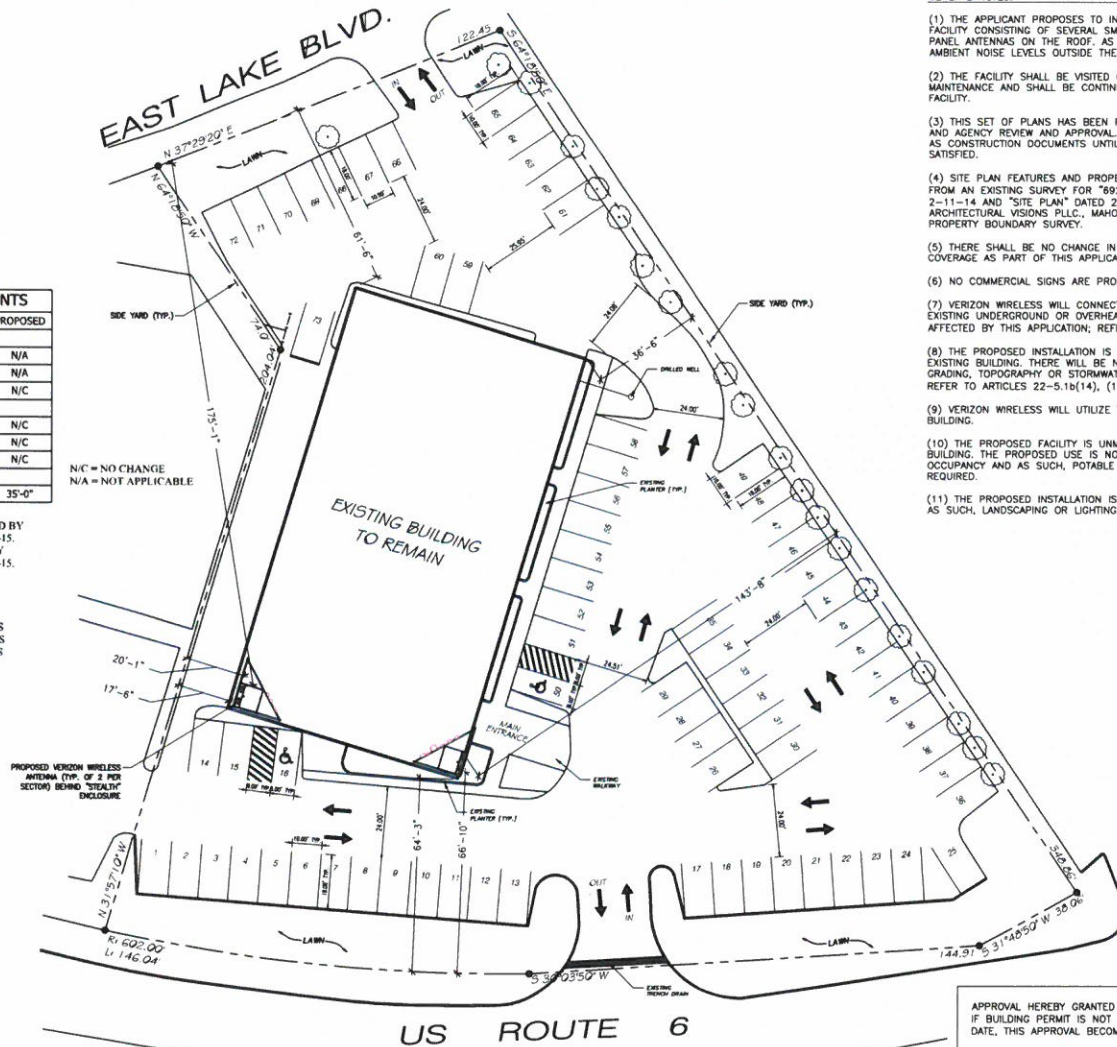
SHEET TITLE:
TITLE SHEET

DWG NO:
T-1

ZONE C (COMMERCIAL) BULK REQUIREMENTS			
REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT REQUIREMENTS:			
MIN. LOT AREA (SQ. FT.)	40,000	61,345	N/A
MIN. LOT WIDTH (FT.)	200	330 (1)	N/A
OFF-STREET PARKING	71	73 (2)	N/C
MINIMUM YARD DIMENSIONS:			
FRONT	40'	64'-3"±	N/C
SIDE	25'	17'-6"±	N/C
REAR	30'	61'-6"±	N/C
MAXIMUM HEIGHT OF BUILDING:			
IN FEET	± 35'-0"	27'-6" (3)	35'-0"

BULK TABLE NOTES:
 (1) LOT WIDTH TAKEN FROM EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-23-15.
 (2) BASED ON 156-42 AND EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-23-15.
 (3) HEIGHT TO EXISTING ROOF ABOVE GRADE AT FRONT.

PARKING REQUIREMENTS (BASED ON 2-23-15 SITE PLAN):
 RETAIL/FUNERAL HOME AND OFFICES: 14,195 SF
 14,195 SF @ 1 PARKING SPACE/200 SF = 71 PARKING SPACES
 UNMANNED PUBLIC UTILITY = 2 PARKING SPACES
 PARKING SPACES PROVIDED = 73 PARKING SPACES



GENERAL NOTES:

- (1) THE APPLICANT PROPOSES TO INSTALL A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF SEVERAL SMALL OUTDOOR EQUIPMENT CABINETS AND PANEL ANTENNAS ON THE ROOF. AS SUCH, THERE WILL BE NO INCREASE IN AMBIENT NOISE LEVELS OUTSIDE THE BUILDING FROM THIS PROPOSED INSTALLATION.
- (2) THE FACILITY SHALL BE VISITED ON THE AVERAGE OF ONCE A MONTH FOR MAINTENANCE AND SHALL BE CONTINUOUSLY MONITORED FROM A REMOTE SWITCH FACILITY.
- (3) THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.
- (4) SITE PLAN FEATURES AND PROPERTY LINE INFORMATION SHOWN ARE TAKEN FROM AN EXISTING SURVEY FOR "692 ROUTE 6 GRENIER BUILDING" DATED 2-11-14 AND "SITE PLAN" DATED 2-23-15, BOTH DOCUMENTS PREPARED BY ARCHITECTURAL VISIONS, PLLC., MAHOPAC, NY, AND SUBJECT TO A CURRENT PROPERTY BOUNDARY SURVEY.
- (5) THERE SHALL BE NO CHANGE IN LOT COVERAGE AND/OR IMPROVED LOT COVERAGE AS PART OF THIS APPLICATION.
- (6) NO COMMERCIAL SIGNS ARE PROPOSED AS PART OF THIS APPLICATION.
- (7) VERIZON WIRELESS WILL CONNECT TO EXISTING UTILITIES WITHIN THE BUILDING. EXISTING UNDERGROUND OR OVERHEAD UTILITIES ON THE PROPERTY WILL NOT BE AFFECTED BY THIS APPLICATION; REFER TO ARTICLE 22-5.1b(13).
- (8) THE PROPOSED INSTALLATION IS CONTAINED WITHIN THE LIMITS OF THE EXISTING BUILDING. THERE WILL BE NO DISTURBANCE TO THE EXISTING PROPERTY GRADING, TOPOGRAPHY OR STORMWATER SYSTEMS AS PART OF THIS APPLICATION; REFER TO ARTICLES 22-5.1b(14), (18), (23) AND (26).
- (9) VERIZON WIRELESS WILL UTILIZE THE EXISTING PARKING LOT TO ACCESS THE BUILDING.
- (10) THE PROPOSED FACILITY IS UNMANNED AND CONTAINED WITHIN THE EXISTING BUILDING. THE PROPOSED USE IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY AND AS SUCH, POTABLE WATER AND SANITARY SEWERS ARE NOT REQUIRED.
- (11) THE PROPOSED INSTALLATION IS CONTAINED WITHIN THE EXISTING BUILDING, AS SUCH, LANDSCAPING OR LIGHTING ARE NOT PROPOSED.

APPROVAL HEREBY GRANTED THIS _____ DAY OF _____, 20____.
 IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEL PLANNING BOARD
 SIGNED THIS _____ DAY OF _____, 20____ BY _____

CHARIMAN

1 SITE PLAN
 C-1 Scale: 1" = 20'



On Air Engineering, LLC
 88 Foundry Pond Rd.
 Cold Spring, NY 10516
 201-456-4624 direct
 onair@optonline.net

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LICENSEURE



DAVID WENZEL, P.E.
 NY LIC NO. 078601

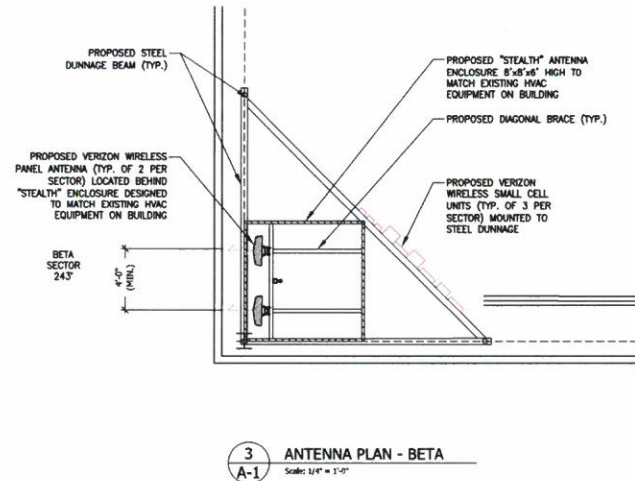
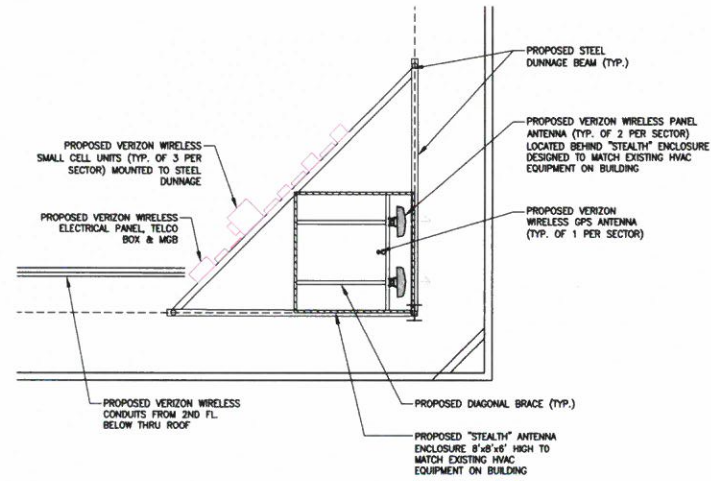
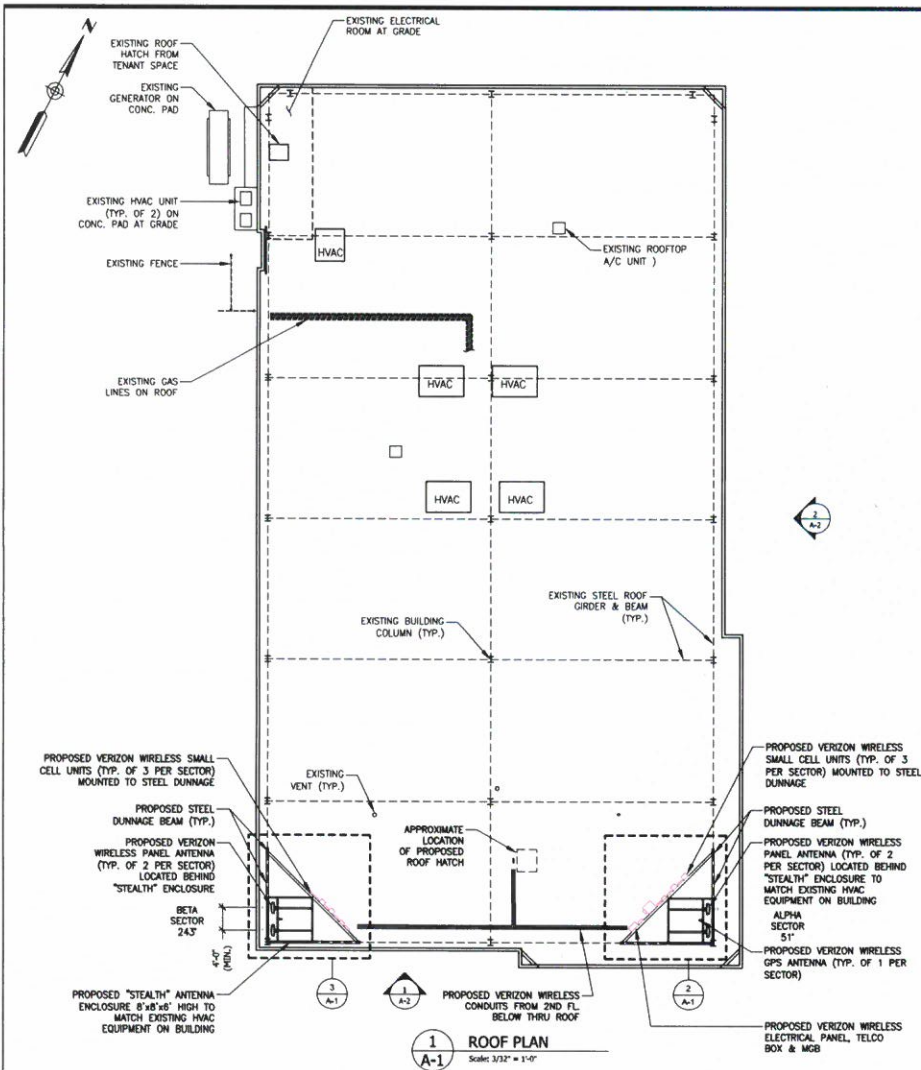
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2	04.28.16	REVISED TO INCLUDE PARKING CALCS
1	04.11.16	REVISED PER ATTORNEY COMMENTS
0	03.16.16	REVIEW

DRAWN BY: MF
 CHECKED BY: DW

SITE NAME:
 MAHOPAC 6_SC
 SITE ADDRESS:
 GRENIER BUILDING
 692 ROUTE 6
 MAHOPAC, NY 10541
 TOWN OF CARMEL

SHEET TITLE:
 SITE PLAN

DWG NO:
 C-1



verizon wireless
NEW YORK SMSA LIMITED PARTNERSHIP
650A VERIZON WIRELESS
4 CENTER ROCK ROAD
WEST NYACK, NY 10994

On Air Engineering, LLC
88 Foundry Pond Rd.
Cold Spring, NY 10516
201-456-4624 direct
onair@optonline.net

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LICENSURE

DAVID WEIDMAN, P.E.
NY LIC NO. 076801

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DRAWN BY:

MF

CHECKED BY:

DW

SITE NAME:

MAHOPAC 6_SC

SITE ADDRESS:

GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL

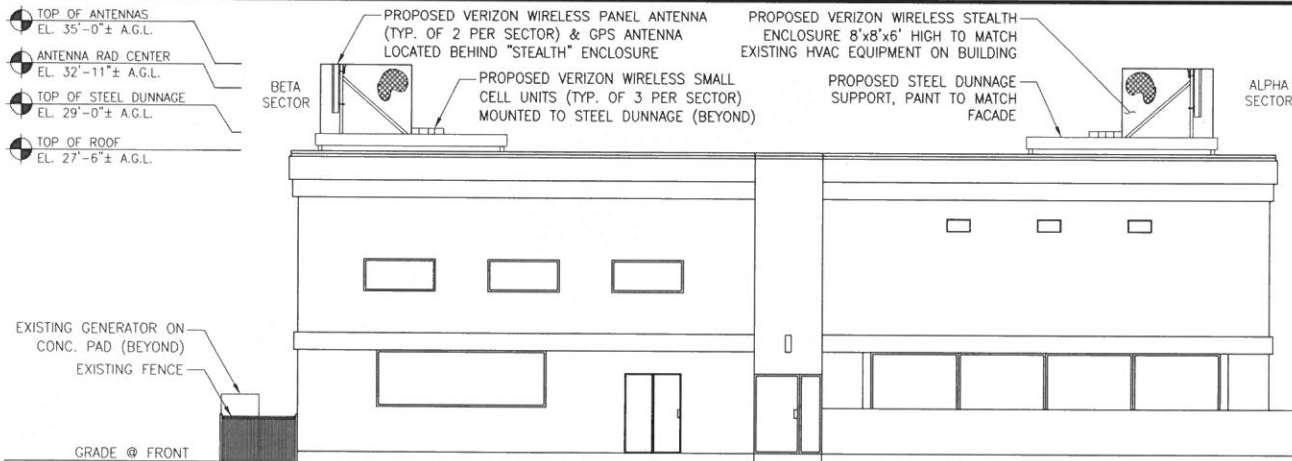
SHEET TITLE:

**ROOF PLAN &
ANTENNA PLANS**

DWG NO:

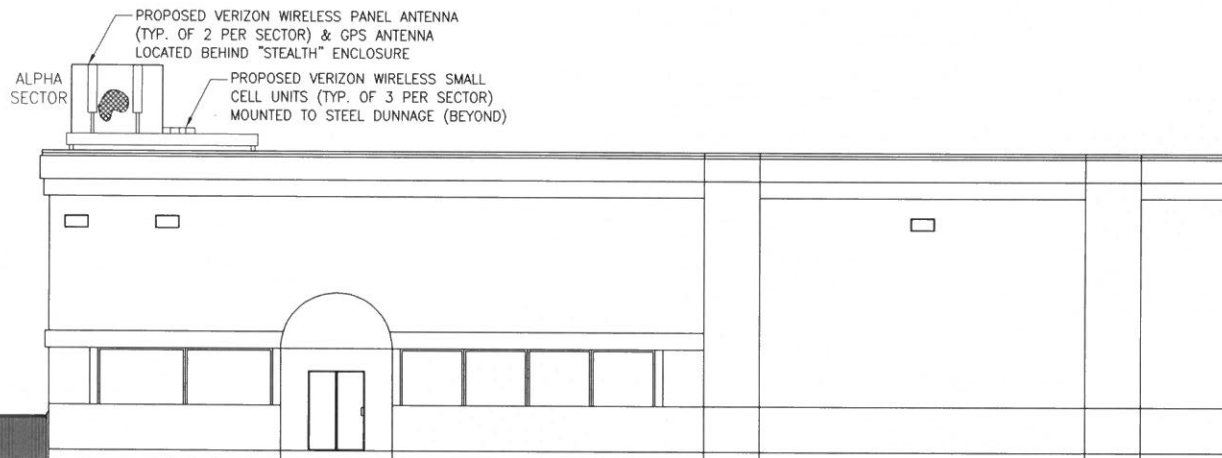
A-1

- TOP OF ANTENNAS
EL. 35'-0"± A.G.L.
- ANTENNA RAD CENTER
EL. 32'-11"± A.G.L.
- TOP OF STEEL DUNNAGE
EL. 29'-0"± A.G.L.
- TOP OF ROOF
EL. 27'-6"± A.G.L.



1
A-2 SOUTH (RT.6) ELEVATION
Scale: 3/16" = 1'-0"

- TOP OF ANTENNAS
EL. 35'-0"± A.G.L.
- ANTENNA RAD CENTER
EL. 32'-11"± A.G.L.
- TOP OF STEEL DUNNAGE
EL. 29'-0"± A.G.L.
- TOP OF ROOF
EL. 27'-6"± A.G.L.



2
A-2 PARTIAL EAST ELEVATION
Scale: 3/16" = 1'-0"



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88 Foundry Pond Rd.
Cold Spring, NY 10516
201-456-4624 direct
onair@optonline.net

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LICENSURE



DAVID WEINHART, P.E.
NY LIC. NO. 076901

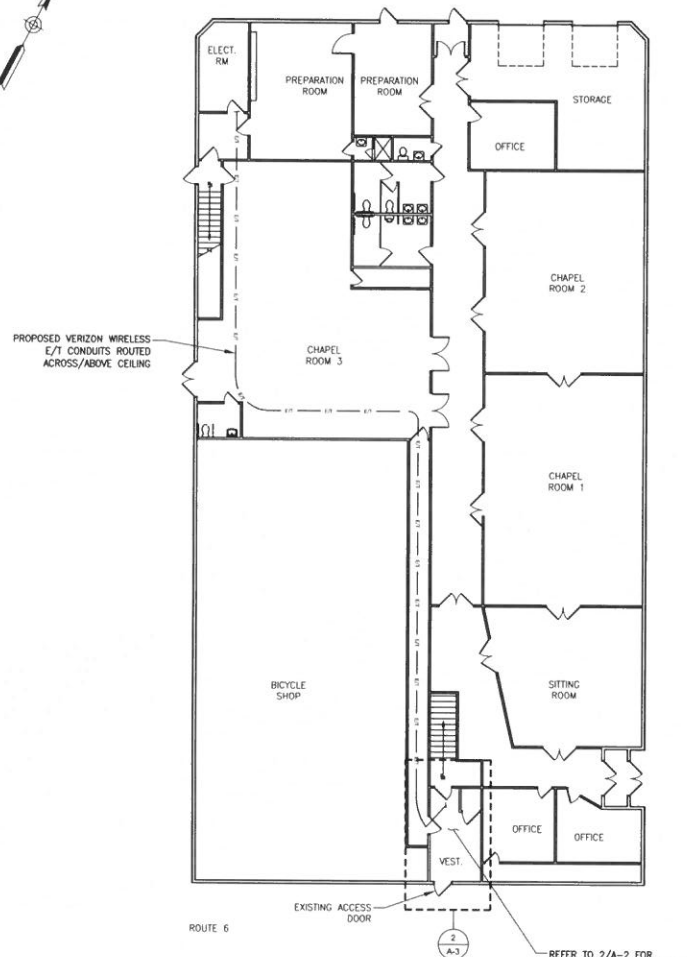
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MF	DW

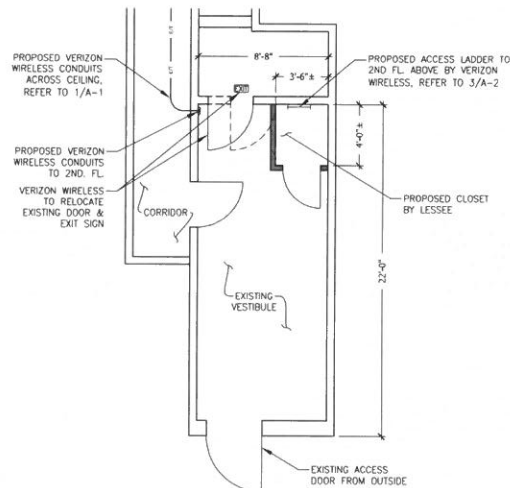
SITE NAME:
MAHOPAC 6_SC
SITE ADDRESS:
GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL

SHEET TITLE:
SOUTH AND PARTIAL
EAST ELEVATION

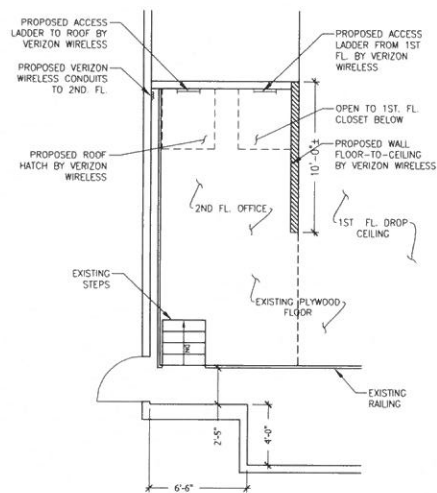
DWG NO.
A-2



1
A-3
FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"



2
A-3
ACCESS PLAN - 1ST FL.
Scale: 1/4" = 1'-0"



3
A-3
ACCESS PLAN - 2ND FL.
Scale: 1/4" = 1'-0"



NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
4 CENTER ROCK ROAD
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LICENSEE



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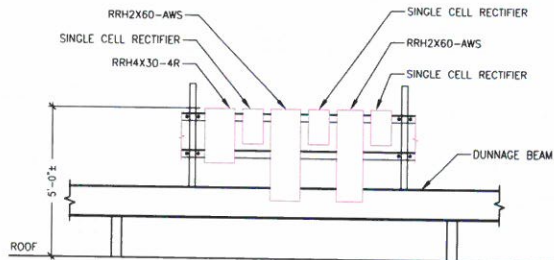
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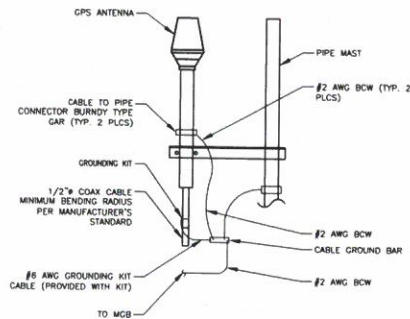
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MAHOPAC 6_SC
SITE ADDRESS:
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692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL

SHEET TITLE:
FIRST FLOOR AND
ACCESS PLANS

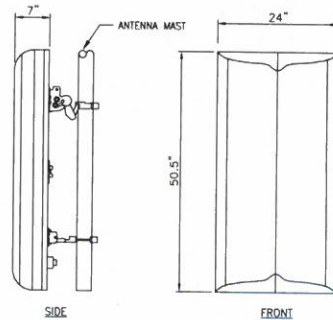
DWG NO.
A-3



1 ANTENNAS AND EQUIPMENT ELEVATION - (REAR)
Scale: 1/2" = 1'-0"



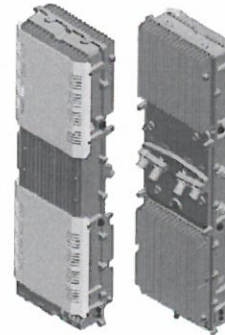
2 GPS ANTENNA DETAIL
Scale: 3/4" = 1'-0"



PANEL ANTENNA SPECIFICATIONS				
MODEL #	HEIGHT	WIDTH	DEPTH	
X7CAP-FRO-440-V	50.5"	24"	7.0	

NOTE: ANTENNA MODEL SUBJECT TO AVAILABILITY AT THE TIME OF CONSTRUCTION.

3 PANEL ANTENNA DETAIL
Scale: 1" = 1'-0"



DIMENSIONS	HEIGHT	WIDTH	DEPTH	WEIGHT
	36.6"	10.6"	5.7"	55 LBS

4 RRH2X60-AWS
Scale: N.T.S.



DIMENSIONS	HEIGHT	WIDTH	DEPTH	WEIGHT
	21.6"	12.0"	9"	57.2 LBS

5 RRH4X30-4R
Scale: N.T.S.



DIMENSIONS	HEIGHT	WIDTH	DEPTH	WEIGHT
	26"	22"	20"	80 LBS

6 CUBE ENCLOSURE
Scale: N.T.S.



DIMENSIONS	HEIGHT	WIDTH	DEPTH	WEIGHT
	14.1"	8.3"	3.5"	14.1 LBS

7 SINGLE PHASE RECTIFIER
Scale: N.T.S.

verizon wireless
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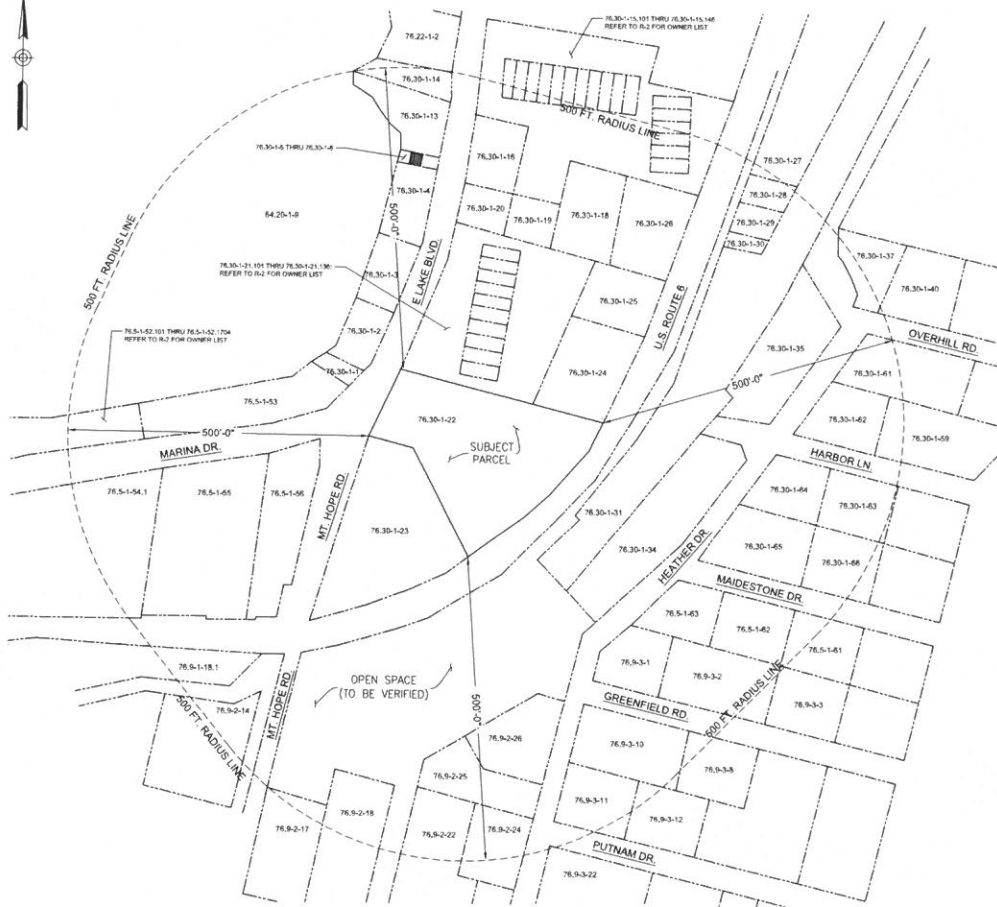
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DRAWN BY: MF
CHECKED BY: DW

SITE NAME:
MAHOPAC 6_SC
SITE ADDRESS:
**GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL**

SHEET TITLE:
EQUIPMENT DETAILS

DWG NO:
A-4



1
R-1 500 FT. RADIUS MAP
Scale: 1"=70'

500 FT ABUTTERS LIST FROM PARCEL 76.30-1-22

OWNER NAME	ADDRESS	S/R/L
VICTOR AMICUCCI	59 LONGDALE RD. MAHOPAC, NY 10541	76.30-1-1
MAHOPAC RIDGE BCH INC	PO BOX 952, MAHOPAC, NY 10541	76.30-1-2
MLACRON DEV. CORP	VACANT LAND - ASSESSOR HAS NO OWNER ADDRESS	76.30-1-3
NICOLE B STERN	888 RT 6, MAHOPAC, NY 10541	76.30-1-4
MARTIN COTAJ	143 E LAKE BLVD APT 8, MAHOPAC, NY 10541	76.30-1-5, 7.19.20
BOARD OF MANAGERS OF THE LAKE	PO BOX 2058, NEWPORT BEACH, CA 92659	76.30-1-6
LAKE MAHOPAC UNITS REALTY CORP	PO BOX 2058, NEWPORT BEACH, CA 92659	76.30-1-8, 16
GREATER MAHOPAC POST 5491 VFW	PO BOX 132, MAHOPAC, NY 10541	76.30-1-13
ROBERT CUNNINGHAM	6 STOCKBRIDGE RD, MT KISCO, NY 10549	76.30-1-14
SAND KEY REALTY INC	953 RT 6, MAHOPAC, NY 10541	76.30-1-18
BRMAT REALTY LLC	492 RT 6, MAHOPAC, NY 10541	76.30-1-22
LORRAINE FIKLER	100 EAST LAKE BLVD, MAHOPAC, NY 10541	76.30-1-23
MONACO REALTY MANAGEMENT C/O GIORGIO MONACO	276 BUCKSHOLLOW RD, MAHOPAC, NY 10541	76.30-1-24
RICHARD BEYER	14 CHERYL CT, MAHOPAC, NY 10541	76.30-1-25
FIRST EAGLE MANAGEMENT CORP	2475 CECILE DR, YORKTOWN HEIGHTS, NY 10598	76.30-1-26
IAN W. REALTY, LLC ATTN: ROBERT MCCOY	725 RT 6, MAHOPAC, NY 10541	76.30-1-27
JOSEPH SCOLLAN	PO BOX 76, MAHOPAC, NY 10541	76.30-1-28
TOWN OF CARMEL	60 MCALPIN AVE, MAHOPAC, NY 10541	76.30-1-29, 35
MAHOPAC CENTRAL SCHOOL DIST	178 EAST LAKE BLVD, MAHOPAC, NY 10541	76.30-1-30
FRANK FANTE INC	PO BOX 102, MAHOPAC, NY 10541	76.30-1-31
APPLE 45 CORP	708 LYDIA AVE STE 208, BROOKLYN, NY 10462	76.30-1-34
CHRISTOPHER RUSH	79 HEATHER DR, MAHOPAC, NY 10541	76.30-1-37
JOSE VILLALOBOS	2 OVERHILL RD, MAHOPAC, NY 10541	76.30-1-40
DAVID LARSEN	127 LAKEVIEW DR, MAHOPAC, NY 10541	76.30-1-59
MARTIN LITSEY	70 HEATHER DR, MAHOPAC, NY 10541	76.30-1-64
JOHN POSIMATO	15 HARBOR LN, MAHOPAC, NY 10541	76.30-1-63
JAMES ROMER	64 HEATHER DR, MAHOPAC, NY 10541	76.30-1-65
THOMAS FITZGERALD	30 MAIDSTONE DR, MAHOPAC, NY 10541	76.30-1-66
PATRICIA OTTMER	1 OVERHILL RD, MAHOPAC, NY 10541	76.30-1-61
ANTHONY FIGUERE	12 HARBOR LN, MAHOPAC, NY 10541	76.30-1-62
JOSEPH MUNICH	31 MAIDSTONE DR, MAHOPAC, NY 10541	76.30-1-61
JASON TURK	25 MAIDSTONE DR, MAHOPAC, NY 10541	76.30-1-62
JOHN POLITO	62 HEATHER DR, MAHOPAC, NY 10541	76.30-1-63
BRIAN WAGNER	34 GREENFIELD RD, MAHOPAC, NY 10541	76.30-3-3
GREGORY MILLER JR	30 GREENFIELD RD, MAHOPAC, NY 10541	76.30-3-2
PATRICK SULLIVAN	22 GREENFIELD RD, MAHOPAC, NY 10541	76.30-3-1
DENNIS O'CONNOR	31 GREENFIELD RD, MAHOPAC, NY 10541	76.30-3-8
ADAM VILLEDA	52 HEATHER DR, MAHOPAC, NY 10541	76.30-3-10
DAVID TOMPKINS	24 PUTNAM DR, MAHOPAC, NY 10541	76.30-3-12
PETER MAZZELLA	46 HEATHER DR, MAHOPAC, NY 10541	76.30-3-11
ANTHONY CAPOZZA	40 HEATHER DR, MAHOPAC, NY 10541	76.30-3-22
ROBERT LAGA	53 HEATHER DR, MAHOPAC, NY 10541	76.30-2-26
MARIO PORTO	47 HEATHER DR, MAHOPAC, NY 10541	76.30-2-25
VITO TELESIO	45 HEATHER DR, MAHOPAC, NY 10541	76.30-2-24
ROGER SILVERS	14 HIGHWIDE RD, MAHOPAC, NY 10541	76.30-2-22
GEORGE PALMIERO	24 WYCON POND RD, MAHOPAC, NY 10541	76.30-2-18
NANCY MOLNAR	2 HIGHWIDE RD, MAHOPAC, NY 10541	76.30-2-17
LAKE MAHOPAC UNITED METHODIST	PO BOX 402, MAHOPAC, NY 10541	76.30-1-18, 1
WILLIAM SPAIN JR	471 ROUTE 6, MAHOPAC, NY 10541	76.30-1-56
METHODIST CHURCH	PO BOX 402, MAHOPAC, NY 10541	76.30-1-55
MAHOPAC LIBRARY INC	468 ROUTE 6, MAHOPAC, NY 10541	76.30-1-54, 1
SPROS VELETS	654 RT 6, MAHOPAC, NY 10541	76.30-1-53
POWER REPAIRS INC ATTN: MAC DONALD	1 MARINA DR, MAHOPAC, NY 10541	44 20-1-9
STATE OF NEW YORK	40 GLENDA AVE, CARMEL, NY 10512	

* INDICATES SUBJECT PROPERTY



On Air Engineering, LLC
88 Foundry Pond Rd.
Cold Spring, NY 10516
201-456-4624 direct
onair@optonline.net

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LICENSEE



DAVID WEINPAIL, P.E.
NY LIC NO. 076801

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4	09.20.16	REVISED PER PLANNING BOARD
3	07.16.16	REVISED BULK TABLE NOTES
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0	03.16.16	REVIEW

DRAWN BY:	CHECKED BY:
MF	DW

SITE NAME:
MAHOPAC 6_SC

SITE ADDRESS:
**GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL**

SHEET TITLE:
**500 FT. RADIUS MAP &
ABUTTERS LIST**

DWG NO:
R-1

500 FT ABUTTERS LIST - CONDOMINIUMS 76.30-1-15.-		
OWNER NAME	ADDRESS	S/B/L
LAKE MAHOPAC UNITS REALTY	PO BOX 2058, NEWPORT BEACH, CA 92659	76.30-1-15-101, 103,107-109, 112-118,120-123, 126,129,132-134, 136-141
DALT GEORGE M	149 EAST LAKE BLVD UNIT A2, MAHOPAC, NY 10541	76.30-1-15-102
LAKE MAHOPAC UNITS REALTY	PO BOX 2058, NEWPORT BEACH, CA 92659	76.30-1-15-103
GSH, LLC	44 PIETRO DR, YONKERS, NY 10710	76.30-1-15-104
REED NANCY S & ALFRED S	PO BOX 35, N POWNAL, VT 05260-0035	76.30-1-15-105
DECEARE JEAN & RALPH	149 EAST LAKE BLVD, MAHOPAC, NY 10541	76.30-1-15-106
STORBE WAYNE & STEPHANIE	149 EAST LAKE BLVD UNIT D-1, MAHOPAC, NY 10541	76.30-1-15-110
BAKER ELIZABETH	149 EAST LAKE BLVD UNIT D-2, MAHOPAC, NY 10541	76.30-1-15-111
FRACE MELISSA	23 SUNNYRIDGE RD, KATONAH, NY 10536	76.30-1-15-119
MCCORMACK LISA	149 EAST LAKE BLVD UNIT H-3, MAHOPAC, NY 10541	76.30-1-15-124
MCGRINDER CAHILL RITA MCGRINDER SUAREZ KELLY	1540 S.E. ROYAL GREEN CIRCLE UNIT B-203, PORT ST. LUCIE, FL 34952	76.30-1-15-125
ADRIETTA RPI	149 EAST LAKE BLVD UNIT J-3, MAHOPAC, NY 10541	76.30-1-15-127
LOMBARDO LOUISE	149 EAST LAKE BLVD UNIT K-1, MAHOPAC, NY 10541	76.30-1-15-128
RYDER GEORGE F	149 EAST LAKE BLVD UNIT K-3, MAHOPAC, NY 10541	76.30-1-15-130
STONE ANITA	149 EAST LAKE BLVD UNIT L-1, MAHOPAC, NY 10541	76.30-1-15-131
RYKOWSKI PATRICIA ANN	149 EAST LAKE BLVD UNIT M-2, MAHOPAC, NY 10541	76.30-1-15-135
STPOLKA MICHAL	428 CHURCHILL CT, HARLEYSVILLE, PA 19438	76.30-1-15-142
DELUCCIA FRANK	20 TRUMAN AVE, YONKERS, NY 10703	76.30-1-15-143
MCGEEVER KEVIN COFONE MAUREEN T	86 LOIS DR, PEARL RIVER, NY 10965	76.30-1-15-144
WEIGERT MELISSA	23 SUNNYRIDGE RD, KATONAH, NY 10536	76.30-1-15-145
FRACE ELIZABETH C	PO BOX 38, KATONAH, NY 10536	76.30-1-15-146

500 FT ABUTTERS LIST - CONDOMINIUMS 76.30-1-21.-		
OWNER NAME	ADDRESS	S/B/L
BLASZCZYK URSULA & ARTUR	141 EAST LAKE BLVD UNIT A-1, MAHOPAC, NY 10541	76.30-1-21-101
CARPINO RONALD J	141 EAST LAKE BLVD UNIT A-2, MAHOPAC, NY 10541	76.30-1-21-102
TUMMELLI THE AUGUSTINO IRREVOCABLE TRUST	141 EAST LAKE BLVD UNIT A-3, MAHOPAC, NY 10541	76.30-1-21-103
MAZZEI ROBERT	142 GEYMER DR, MAHOPAC, NY 10541	76.30-1-21-104
SAVASTANO ANTHONY F	1365 SUNNY RIDGE RD, MOHEGAN LAKE, NY 10547	76.30-1-21-105
GARCIA WILLIAM & MERCEDES	141 EAST LAKE BLVD UNIT B-3, MAHOPAC, NY 10541	76.30-1-21-106
GIROCCO DIANA & JAMES M	12 REBECCA LN, CARMEL, NY 10512	76.30-1-21-107
MISTRETTA GLADYS HONGSBERG ELIZABETH	345 SEAMAN RD, STORMVILLE, NY 12582	76.30-1-21-108
KLAJBAN MARTIN	141 EAST LAKE BLVD UNIT C-3, MAHOPAC, NY 10541	76.30-1-21-109
POLIAK STAN & RENATE	13366 WILLIAM MYER CT, PALM BEACH GARDENS, FL 33410	76.30-1-21-110,133
SACZAWA ROBERT & JOHANNA	141 EAST LAKE BLVD UNIT D-2, MAHOPAC, NY 10541	76.30-1-21-111
BALLATO RITA	141 EAST LAKE BLVD UNIT D-3, MAHOPAC, NY 10541	76.30-1-21-112
MICELI JOHN J JR	PO BOX 289, MAHOPAC, NY 10541	76.30-1-21-113
SEYMOUR MICHELLE M	141 EAST LAKE BLVD APT E2, MAHOPAC, NY 10541	76.30-1-21-114
SEYMOUR GLENN M	141 EAST LAKE BLVD UNIT E-3, MAHOPAC, NY 10541	76.30-1-21-115
MUELLER HELEN	141 EAST LAKE BLVD, MAHOPAC, NY 10541	76.30-1-21-116
PELOSI VIRGINIA BATTISTON JOANNE	141 EAST LAKE BLVD UNIT F-2, MAHOPAC, NY 10541	76.30-1-21-117
LIBERTINO DANIEL M	141 EAST LAKE BLVD UNIT F-3, MAHOPAC, NY 10541	76.30-1-21-118
CARPINO RONALD J	8206 VILLA AT THE WOODS, PEESKILL, NY 10566	76.30-1-21-119
RANIAN DAVID	141 EAST LAKE BLVD UNIT G-2, MAHOPAC, NY 10541	76.30-1-21-120
PULERI LOUIS S & MARY	141 EAST LAKE BLVD UNIT G-3, MAHOPAC, NY 10541	76.30-1-21-121
REILLY TAMIA	141 EAST LAKE BLVD UNIT H-1, MAHOPAC, NY 10541	76.30-1-21-122
REYNOLDS FRANCIS X	141 EAST LAKE BLVD UNIT H-2, MAHOPAC, NY 10541	76.30-1-21-123
VUKEL ROK	141 EAST LAKE BLVD UNIT H-3, MAHOPAC, NY 10541	76.30-1-21-124
GROCHOWSKI NIKKI	120 UPLAND RD, YORKTOWN HEIGHTS, NY 10598	76.30-1-21-125
ALEXANDER ANNI	141 EAST LAKE BLVD UNIT J-2, MAHOPAC, NY 10541	76.30-1-21-126
RELUCCI JEFFREY & ROSE	4 SOMERSET DR, SOMERS, NY 10589	76.30-1-21-127
KELLEHER, TRUSTEE ANGELA R BORTUGHO VALENE ANGELA R. KELLEHER TRUST	141 EAST LAKE BLVD UNIT K-1, MAHOPAC, NY 10541	76.30-1-21-128
VIGNOLA JOSEPH & EVELYN	7 SEYMOUR LN, HOPEWELL JUNCTION, NY 12533	76.30-1-21-129
RANIAN DAVID	141 EAST LAKE BLVD UNIT K3, MAHOPAC, NY 10541	76.30-1-21-130
VICHICONTI ADELNE	141 EAST LAKE BLVD UNIT K3, MAHOPAC, NY 10541	76.30-1-21-136

500 FT ABUTTERS LIST - CONDOMINIUMS 76.5-1-52.-		
OWNER NAME	ADDRESS	S/B/L
LEE KENNETH E	4 MARINA DR UNIT A1, MAHOPAC, NY 10541	76.5-1-52-101
CHIN STORY	4 MARINA DR UNIT A-2, MAHOPAC, NY 10541	76.5-1-52-102
SIOCHI HARRY	23 HONEYUCKLE CT, STORMVILLE, NY 12582	76.5-1-52-103
SOUTH LAKE HOLDING CO INC	95 CHERRY HILL RD, CARMEL, NY 10512	76.5-1-52-104
MONTE MARY & CHARLES	1 PLEASANT RD, LAKE PEESKILL, NY 10537	76.5-1-52-201
VELETS SPIROS & LOLA	4 MARINA DR UNIT B2, MAHOPAC, NY 10541	76.5-1-52-202
MOONEY MICHAEL J	4 MARINA DR UNIT B-3, MAHOPAC, NY 10541	76.5-1-52-203
SCHUTTE WILLIAM T	4 MARINA DR UNIT B-4, MAHOPAC, NY 10541	76.5-1-52-204
JEZARIAN GREGORY M & GERALDINE	4 MARINA DR UNIT C1, MAHOPAC, NY 10541	76.5-1-52-301
KUNCA VLADIMIR, KUNCOVA BOHUMILA	4 MARINA DR UNIT C2, MAHOPAC, NY 10541	76.5-1-52-302
FETESMONS THOMAS & LINDA	4 MARINA DR UNIT C-3, MAHOPAC, NY 10541	76.5-1-52-303
CRANE STEVEN & MONICA	4 MARINA DR UNIT C4, MAHOPAC, NY 10541	76.5-1-52-304
LLC D.B.A. HARBORSTAR VACATION CHAMPION MORTGAGE CO	350 HIGHLAND DR, LEWISVILLE, TX 75067	76.5-1-52-401
POPELAR FANNIE ATTN: MICHAEL POPELAR	1190 CHRIS LAKE DR, LAWRENCEVILLE, GA 30046	76.5-1-52-402
LARUSSO ANNE	4 MARINA DR UNIT D3, MAHOPAC, NY 10541	76.5-1-52-403
SCHWARZE STEFAN	4 MARINA DR UNIT D-4, MAHOPAC, NY 10541	76.5-1-52-404
BEEDENBENDER RAYMOND & CAROL	4 MARINA DR UNIT E1, MAHOPAC, NY 10541	76.5-1-52-501
RUSH CATHERINE & ANTHONY M	83 DIXON RD, CARMEL, NY 10512	76.5-1-52-502
GILMORE PATRICIA	4 MARINA DR UNIT E3, MAHOPAC, NY 10541	76.5-1-52-503
VELETS SPIROS & LOLA	4 MARINA DR UNIT E-4, MAHOPAC, NY 10541	76.5-1-52-504
WANDS STEPHEN M	4 MARINA DR UNIT F1, MAHOPAC, NY 10541	76.5-1-52-601
DARDZINSKI LISA	4 MARINA DR UNIT F-2, MAHOPAC, NY 10541	76.5-1-52-602
IANNUZZI DOROTHY C	4 MARINA DR UNIT F3, MAHOPAC, NY 10541	76.5-1-52-603
KISS ROSEMOND	4 MARINA DR UNIT F-4, MAHOPAC, NY 10541	76.5-1-52-604
FOLEY TARA J	20 N BROADWAY APT 1343, WHITE PLAINS, NY 10601	76.5-1-52-701
O'CONNOR MARTHA	PO BOX 433, MAHOPAC, NY 10541	76.5-1-52-702
DEANGELIS ANGELA	4 MARINA DR UNIT G-3, MAHOPAC, NY 10541	76.5-1-52-703
SPOTA JOAN	4 MARINA DR UNIT G-4, MAHOPAC, NY 10541	76.5-1-52-704
IMBROGNO DAVID V JR	4 MARINA DR UNIT H1, MAHOPAC, NY 10541	76.5-1-52-801
BLUMBERG BRUCE & JERROLD	2 BLACKBERRY WAY, HOPEWELL JUNCTION, NY 12533	76.5-1-52-802
SAGLIO FLORENCE & ANTHONY	4 MARINA DR UNIT H-3, MAHOPAC, NY 10541	76.5-1-52-803
ENRIGHT ELLEN & CHARLES F	4 MARINA DR UNIT H-4, MAHOPAC, NY 10541	76.5-1-52-804
BST USHA	4 MARINA DR UNIT I3, MAHOPAC, NY 10541	76.5-1-52-903
SCHWARTZ JANET	4 MARINA DR UNIT I4, MAHOPAC, NY 10541	76.5-1-52-904
ENJO GEMMA M	566 LONG POND RD, MAHOPAC, NY 10541	76.5-1-52-1001
LAVISTA DORIS	4 MARINA DR UNIT J-2, MAHOPAC, NY 10541	76.5-1-52-1002
YOUNG JENNIFER R	4 MARINA DR APT J3, MAHOPAC, NY 10541	76.5-1-52-1003
ABBOTT MICHAEL	4 MARINA DR UNIT J4, MAHOPAC, NY 10541	76.5-1-52-1004
KESSEMAN BARBARA	4 MARINA DR UNIT K-1, MAHOPAC, NY 10541	76.5-1-52-1101
ROOMS TERRENCE A & PATRICIA L	24 PAMELA RD, CORTLANDT MANOR, NY 10567	76.5-1-52-1102
VOLPE BETH A	38 VAIL RD, FOUQUEE, NY 12603	76.5-1-52-1103
PEARSON ANN	4 MARINA DR UNIT K4, MAHOPAC, NY 10541	76.5-1-52-1104
SMITH FUNERAL HOME INC. JOSEPH	PO BOX 271, MAHOPAC, NY 10541	76.5-1-52-1201
GOODROW IRREVOCABLE TRUST	16 RICHARD RD, MAHOPAC, NY 10541	76.5-1-52-1202
WHELAN LAWRENCE & ALICIA	4 MARINA DR UNIT L3, MAHOPAC, NY 10541	76.5-1-52-1203
ZEPPETELLI GIOVANNI & LYNN	32 KNIGHT LN, KINGS PARK, NY 11754	76.5-1-52-1204
DONOVAN MAUREEN	4 MARINA DR UNIT M-1, MAHOPAC, NY 10541	76.5-1-52-1301
S & H BIG, LLC	PO BOX 1089, BALDWIN PLACE, NY 10505	76.5-1-52-1302
JACOBSON ANITA	150 CROTON AVE, CORTLANDT MANOR, NY 10567	76.5-1-52-1303
BUONORA KEITH	4 MARINA DR UNIT M4, MAHOPAC, NY 10541	76.5-1-52-1304
GORDON SANDRA, DIUSCO ELISA	7737 CHERRY BLOSSOM WAY, BOYNTON BEACH, FL 33437	76.5-1-52-1401
MELANI MARIA & ROBERT	4 MARINA DR UNIT N2, MAHOPAC, NY 10541	76.5-1-52-1402
GANDOLFO THERESA G. GARRETT LAWRENCE D III	4 MARINA DR UNIT N-3, MAHOPAC, NY 10541	76.5-1-52-1403
SCOZZARELLA ARLENE	4 MARINA DR UNIT AN, MAHOPAC, NY 10541	76.5-1-52-1404
MCTIGUE GERALD E & DIANA	29 ROSEWOOD TER, BLOOMFIELD, NJ 07003-3607	76.5-1-52-1501
RAB ELIOT	80 SUTTON PL S, NEW YORK, NY 10022	76.5-1-52-1502
WILLIAMS WILLIAM R. FERRERIO-WILLIAMS BETTY JO	18 HEATH RD, VALHALLA, NY 10595	76.5-1-52-1503
FANELLI JOSEPH G & LILLIAN B	235 SOMERSTON RD, YORKTOWN HEIGHTS, NY 10598	76.5-1-52-1504
SPANIO ELIZABETH A	4 MARINA DR UNIT P-1, MAHOPAC, NY 10541	76.5-1-52-1601
FRUMKEN MICHAEL & JEAN ANNE	41 TAMARACK RD, MAHOPAC, NY 10541	76.5-1-52-1602
BUTTERICK LUCY	4 MARINA DR UNIT P-3, MAHOPAC, NY 10541	76.5-1-52-1603
FINKELSTEIN TED H	4 MARINA DR UNIT P4, MAHOPAC, NY 10541	76.5-1-52-1604
FOLEY MAURICE F & MARY THERESA	4 MARINA DR UNIT Q1, MAHOPAC, NY 10541	76.5-1-52-1701
MAZZOLA MICHAEL J & SONJA M	278 ROUTE 202, SOMERS, NY 10589	76.5-1-52-1702
LUTENHAUS BARBARA	4 MARINA DR UNIT Q3, MAHOPAC, NY 10541	76.5-1-52-1703
HOWE FAMILY TRUST EUNICE M	4 MARINA DR UNIT Q-4, MAHOPAC, NY 10541	76.5-1-52-1704
WHITE SAE HOMEOWNERS ASSOC	19 FAIR ST STE 2, CARMEL, NY 10512	76.5-1-52-1801-1808



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



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SITE NAME:
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SITE ADDRESS:
GRENIER BUILDING
692 ROUTE 6
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SHEET TITLE:
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R-2