

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

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
APRIL 25, 2018 – 7:00 P.M.

MEETING ROOM #1

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Kirkwood Estates LLC – Kirk Lake Drive	64.7-1-21,31	04/25/18	Bond Return
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RESOLUTION

2. Hudson Valley Federal Credit Union – 150 Route 6	86.11-1-1	02/20/18	Amended Site Plan
3. New York SMSA Limited Partnership – d/b/a Verizon Wireless – 954 Route 6	65.9-1-24	04/08/18	Amended Site Plan

MISCELLANEOUS

4. Minutes – 03/14/18

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

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

WRITER'S E-MAIL ADDRESS

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

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:

jfry@snyderlaw.net

April 11, 2018

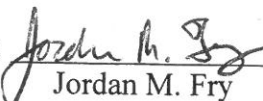
Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

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 954 Route 6, Carmel, New York ("Property")

Dear Honorable Chairman Gary and
Members of the Planning Board:

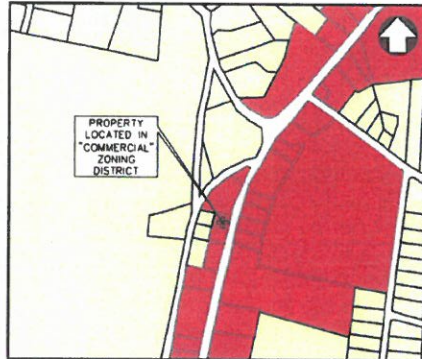
As a follow up to my letter, dated April 9, 2018, and in response to certain comments received from the Town's Director of Code Enforcement, enclosed please find updated site plans regarding the fourteen (14) parking spaces for the Property as permitted by the Zoning Board of Appeals. In connection with the foregoing, Verizon Wireless respectfully requests this Honorable Board's approval of the Facility forthwith.

Respectfully submitted,
Snyder & Snyder, LLP

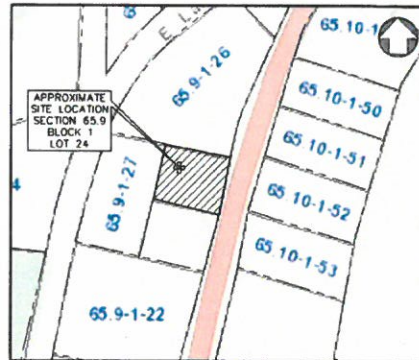
By: 
Jordan M. Fry

cc: Verizon Wireless

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



CARMEI TOWNSHIP ZONING MAP
SCALE: 1" = 400'



TAX MAP
SCALE: 1" = 100'



KEY MAP
SCALE: 1" = 600'

PROJECT DATA

VERIZON WIRELESS SITE ID: MAHOPAC 8_RSC
SITE ADDRESS: 954 ROUTE 6
MAHOPAC, NY 10541
SECTION: 65.9
BLOCK: 1
LOT: 24
ZONE: (C) COMMERCIAL
NUMBER OF FLOORS: 2
APPLICANT: NEW YORK SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994
888 ROUTE SIX LLC
888 ROUTE 6
MAHOPAC, NY 10541
OWNER:

SITE DATA

PROJECT CODE: 20171824851
LOCATION CODE: 459380
LATITUDE: N 41° 23' 26.33"
LONGITUDE: W 73° 43' 28.33"

ZONING DRAWINGS MAHOPAC 8_RSC 954 ROUTE 6, MAHOPAC, NEW YORK 10541 SECTION 65.9, BLOCK 1, LOT 24 PROPOSED SMALL CELL PUBLIC UTILITY TELECOMMUNICATION FACILITY TOWN OF CARMEI PUTNAM COUNTY NEW YORK

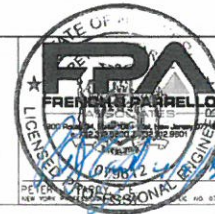
DRAWING SCHEDULE	
DWG#	DRAWING TITLE
T-1	TITLE SHEET
S-1	SITE PLAN AND NOTES
S-2	ROOF PLAN AND EQUIPMENT PLAN
S-3	ANTENNA PLAN AND DETAILS
S-4	FRONT ELEVATION
S-5	SIDE ELEVATION
S-6	STEALTH ENCLOSURE SECTION VIEW
S-7	OFF STREET PARKING PLAN

SCHEDULE OF REVISIONS					
NO.	DATE	BY	REVISION	REVISION	REVISION
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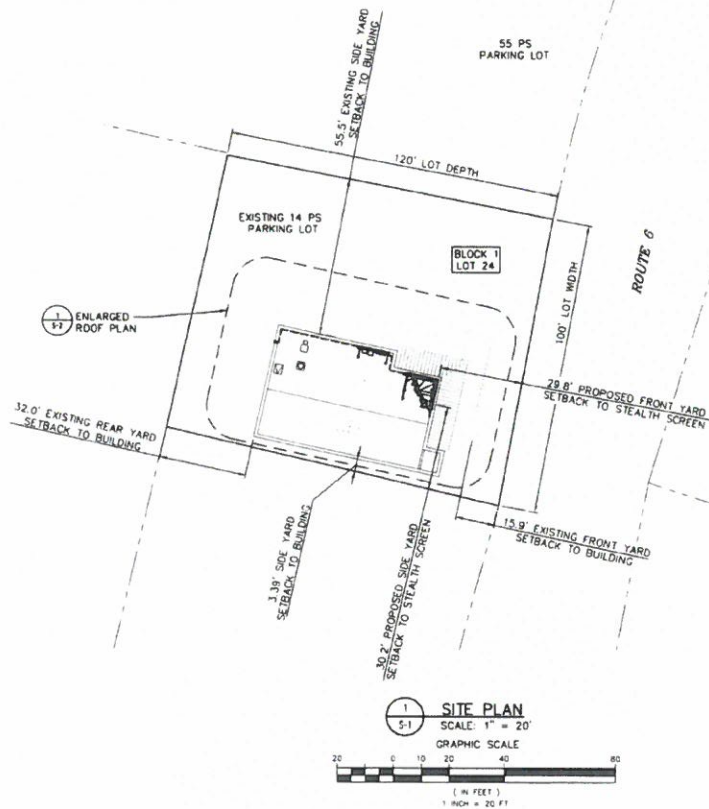
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NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE		DRAWING ISSUE STATUS CURRENTLY =	
TITLE SHEET		B	
PROJECT	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	FIRST ISSUE	12/21/18
PROPERTY OWNER	888 ROUTE SIX, LLC	DRAWING NO.	T-1
SCALE	AS SHOWN	CHECKED BY	P.L.T.
PROJECT NO.	8297-173	SCALE	AS SHOWN
DATE	04/06/19	SHEET NO.	1 OF 8
DOCUMENT NO.		PRINT DATE	04/06/19

PLAN NORTH



GENERAL NOTES:

- SUBJECT PROPERTY IS KNOWN AS BLOCK 1, LOT 24 IN THE TOWN OF MAHOPAC AS SHOWN ON THE PUTNAM COUNTY TAX MAP SITUATED AT 954 ROUTE 6, MAHOPAC, NEW YORK 10541.
- THE PROPERTY IS LOCATED WITHIN THE "COMMERCIAL" (C) ZONING DISTRICT.
- MAP INFORMATION SHOWN HAS BEEN TAKEN FROM FIELD MEASUREMENTS BY FRENCH & PARRELLO ASSOCIATES, AERIAL IMAGERY, AND DIGITAL TAX MAPS FOUND ON THE PUTNAM COUNTY ONLINE DATABASE.
- THE APPLICANT PROPOSES TO INSTALL A TELECOMMUNICATIONS FACILITY CONSISTING OF TWO (2) ANTENNAS, NINE (9) SMALL CELL UNITS, TWO (2) GPS UNITS, UTILITIES, AND ASSOCIATED EQUIPMENT ON THE EXISTING ROOFTOP. NEW STEALTH SCREENING TO BE BUILT WITH NEW RF FRIENDLY MATERIAL AND FRAMING TO CONCEAL ANTENNAS.
- THE PROPOSED FACILITY IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY AND THEREFORE POTABLE WATER, SANITARY SEWERS ARE NOT REQUIRED.
- THIS FACILITY SHALL BE VISITED ON THE AVERAGE OF ONCE A MONTH FOR MAINTENANCE AND SHALL BE OTHERWISE MONITORED FROM A REMOTE FACILITY. THE PROPOSED INSTALLATION IS PROPOSED WITHIN THE EXISTING BUILDING SUCH THAT LANDSCAPING NOR LIGHTING ARE PROPOSED.
- CONNECTION TO ELECTRICAL AND TELEPHONE UTILITIES TO BE DETERMINED 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 SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH OF THE DRAWINGS HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- FCC NOTICE AND GUIDELINE SIGNAGE TO BE POSTED AT EACH ANTENNA SECTOR IN ACCORDANCE WITH FCC REGULATIONS.
- THE EXISTING PARKING LOT WILL BE UTILIZED FOR MONTHLY MAINTENANCE VISITS.
- THE PROPOSED INSTALLATION IS ON THE ROOF OF THE EXISTING BUILDING. AS SUCH, NO LANDSCAPING OR LIGHTING IS PROPOSED.
- NO COMMERCIAL SIGNS ARE PROPOSED AS PART OF THIS APPLICATION.
- THERE WILL BE A NEGLIGIBLE INCREASE IN AMBIENT NOISE LEVELS OUTSIDE THE BUILDING AS A RESULT OF THE PROPOSED INSTALLATION.

BULK REQUIREMENT DATA TABLE "COMMERCIAL" (C) ZONING DISTRICT			
ITEM	REQUIRED	EXISTING	VARIANCE OBTAINED
MIN. LOT AREA (SF)	40,000 SF	±11,761 SF	±28,239 SF *
MIN. LOT WIDTH (FT)	200 FT	±100 FT	±100 FT *
MIN. LOT DEPTH (FT)	200 FT	±120 FT	±80 FT *
PRINCIPAL BUILDING SETBACK			
MIN. FRONT YARD (FT)	40 FT	±15.9 FT	AREA VARIANCES PREVIOUSLY GRANTED**
MIN. SIDE YARD (FT)	25 FT	±3.39 FT	AREA VARIANCES PREVIOUSLY GRANTED**
MIN. REAR YARD (FT)	30 FT	±32 FT	NOT REQUIRED
MAX. BUILDING HEIGHT (FT)	35 FT (60 FT FOR OFFICE BUILDINGS)	±30 FT	NOT REQUIRED
MIN. REQUIRED FLOOR AREA OF BUILDING (SF)	5,000 SF	±5,000 SF	NOT REQUIRED
MAX. BUILDING COVERAGE (%)	30% (45% FOR OFFICE BUILDINGS)	±21.1%	NOT REQUIRED
MIN. OFF-STREET PARKING			
OFF-STREET PARKING REQUIRED FOR PUBLIC UTILITY INSTALLATION	2 PS	0 PS (14 PS TOTAL)	2 PS FOR PUBLIC UTILITY*

* AREA VARIANCE GRANTED BY ZBA ON FEBRUARY 22, 2018

** AREA VARIANCE GRANTED BY ZBA RESOLUTION DATED AUGUST 28, 2002 OR ZBA RESOLUTION DATED JUNE 20, 2007

SCHEDULE OF REVISIONS				
NO.	DESCRIPTION OF CHANGES	DATE	BY	FOR
1				
2				
3				
4	ADDED OFF-STREET PARKING PLAN	04/08/18	LL	LL
5	REVISED PER COMMENTS	05/02/18	LL	LL
6	REVISED PER PLANNING BOARD COMMENTS	05/16/18	LL	LL
7	REVISED PER ATTORNEY COMMENTS	05/28/18	LL	LL
8	ISSUED FOR REVIEW	06/21/18	LL	LL
9	DESCRIPTION OF CHANGES			

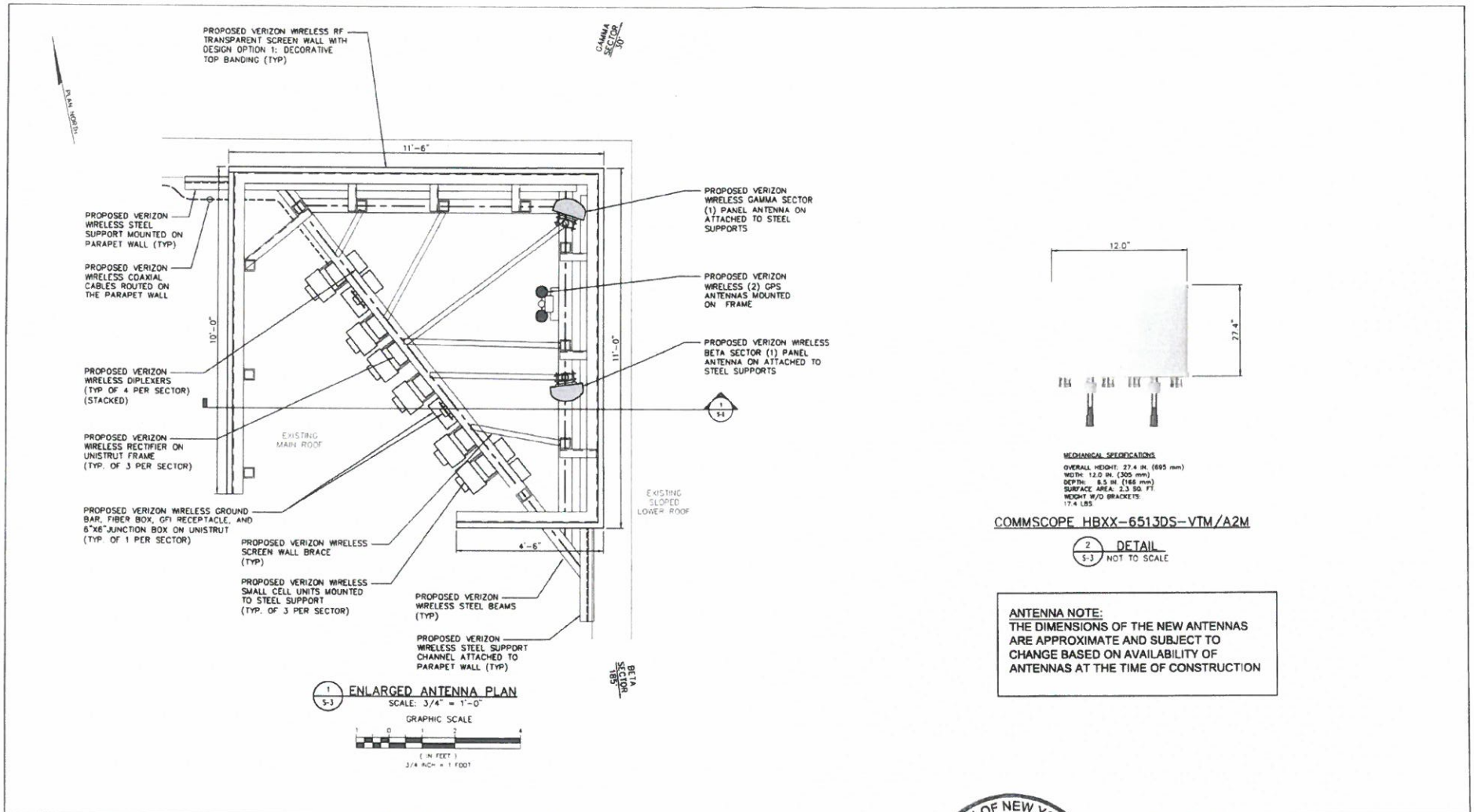
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**NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS**
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE		DRAWING ISSUE STATUS CURRENTLY -	
SITE PLAN AND NOTES		S-1	
PROJECT	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	FIRST ISSUE	02/21/18
PROPERTY OWNER	888 ROUTE SIX, LLC	CHECKED BY	LL
		SCALE AS SHOWN	SHEET NO. 2 OF 8
		PROJECT NO.	8287-173
		DATE	04/08/18
		DOCUMENT NO.	



SCHEDULE OF REVISIONS					
NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
1					
2					
3					
4	ADDED OFF STREET PARKING PLAN	01/08/18	L.J.	P.T.	B.
5	REVISED PER COMMENTS	02/22/18	A.R.C.	P.T.	B.
6	REVISED PER PLANNING BOARD COMMENTS	03/14/18	A.R.C.	P.T.	B.
7	REVISED AS FOR ATTORNEY COMMENTS	04/18/18	L.J.	P.T.	B.
8	REVISED FOR REVIEW	04/27/18	A.R.C.	P.T.	B.
9	DESCRIPTION OF CHANGES	DATE	BY	CHKD	APP'D

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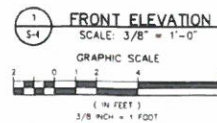
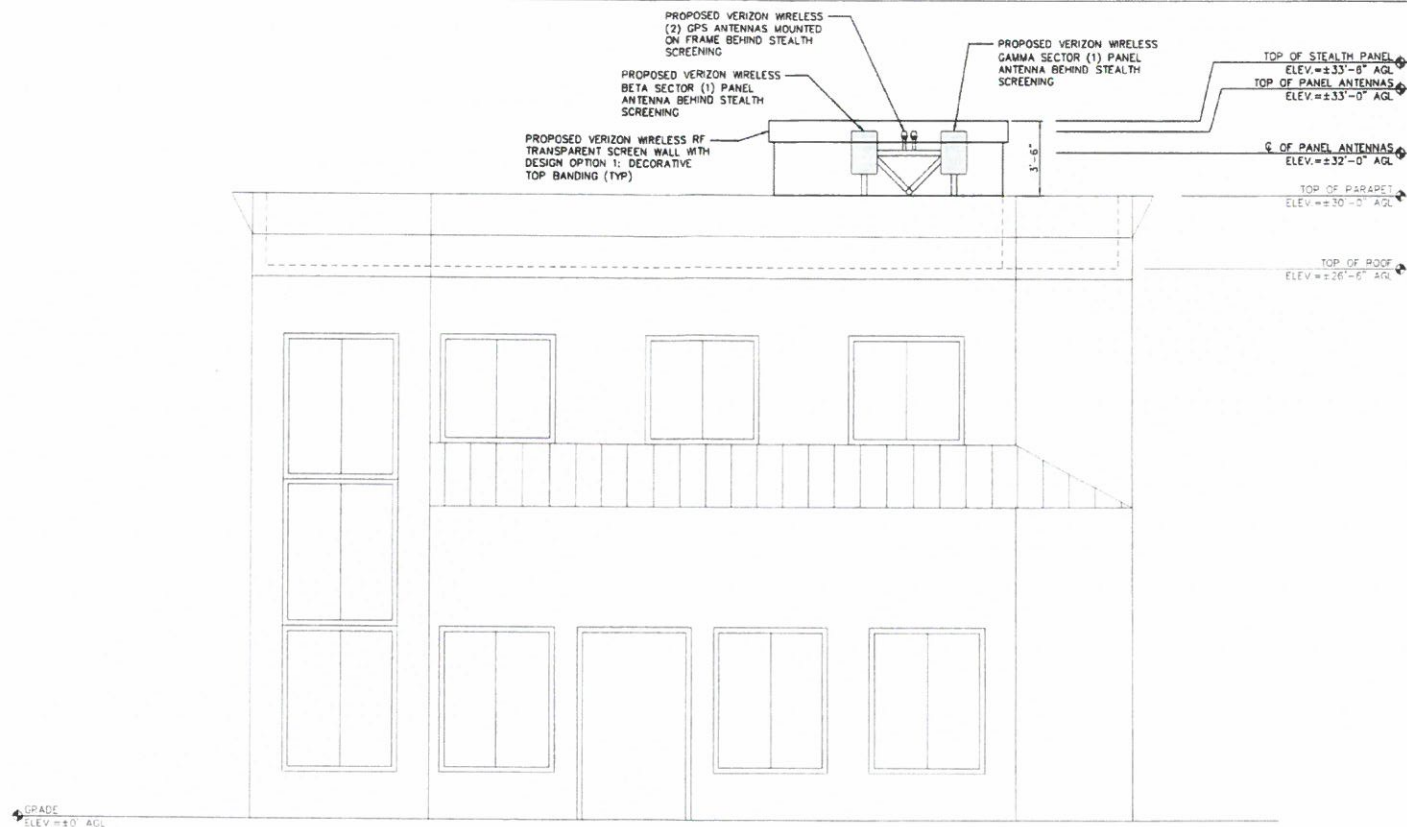
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NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS

4 CENTEROCK ROAD
 WEST NYACK, NY 10994



DRAWING TITLE		DRAWING ISSUE STATUS CURRENTLY -	
ANTENNA PLAN AND DETAILS		S-3	
PROJECT	MAHOPAC B_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	FIRST ISSUE	02/21/18
DRAWN BY	A.R.C.	CHECKED BY	P.T.
SCALE	AS SHOWN	SHEET NO.	4 OF 8
PROJECT NO.	888 ROUTE SIX, LLC	PRINT DATE	04/02/18
DOCUMENT NO.			

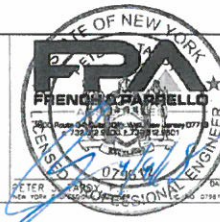


SCHEDULE OF REVISIONS				
NO.	DESCRIPTION	DATE	BY	CHKD.
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4	ADDED OFF STREET PARKING PLANS	12/18/18	PJT	B
5	REVISED PER COMMENTS	01/22/19	ARC	PJT
6	REVISED PER PLANNING BOARD COMMENTS	03/14/19	ARC	PJT
7	REVISED AS PER ATTORNEY COMMENTS	02/18/19	ARC	PJT
8	REVISED FOR REVIEW	02/21/19	ARC	PJT
9	DESCRIPTION OF CHANGES	DATE	BY	CHKD.

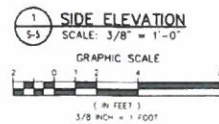
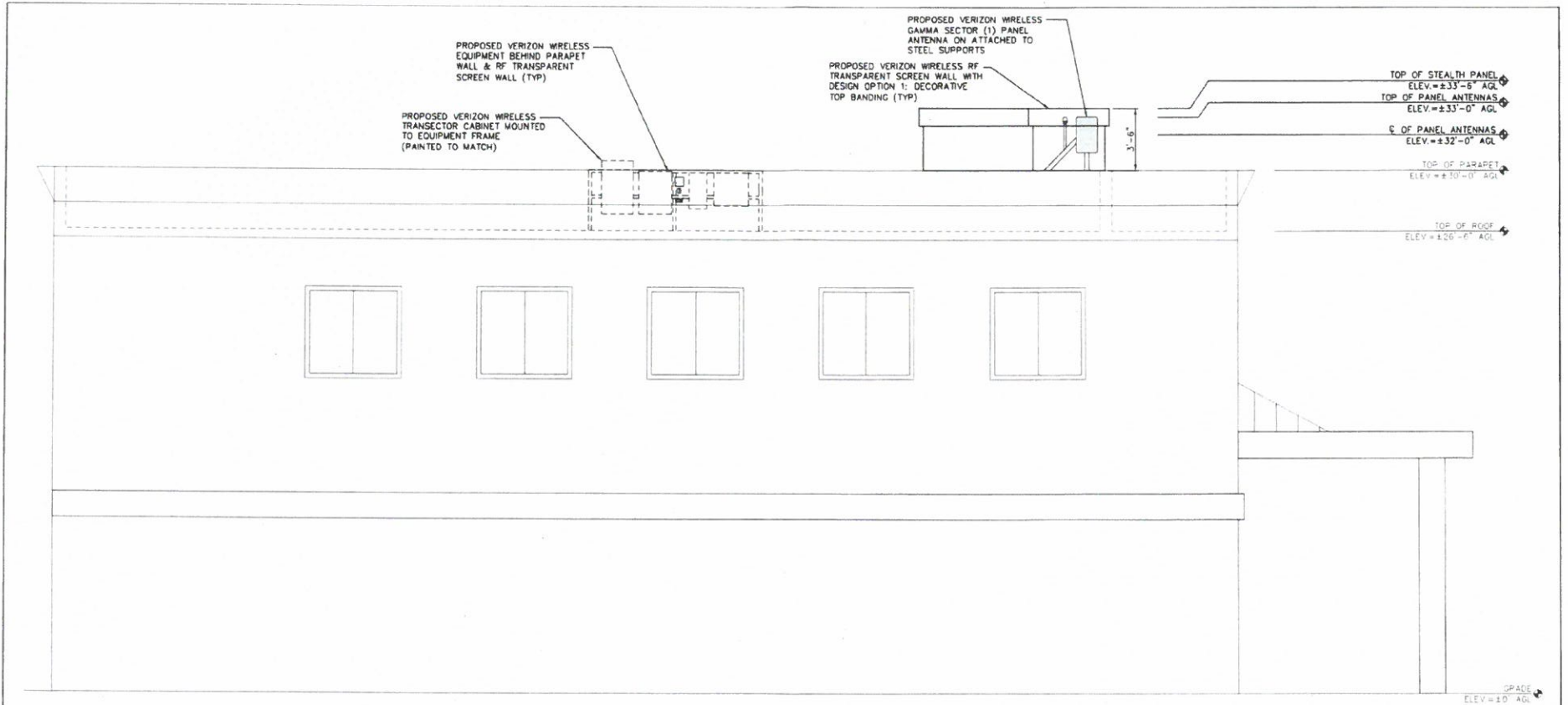
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VERIZON WIRELESS**
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE		DRAWING ISSUE STATUS CURRENTLY - [B]	
FRONT ELEVATION			
PROJECT	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	FIRST ISSUE	02/21/19
DESIGNED BY	ARC	CHECKED BY	PJT
SCALE AS SHOWN		SHEET NO.	5 OF 8
PROJECT NO.	0281-173	PRINT DATE	04/04/19
PROPERTY OWNER	888 ROUTE SIX, LLC	DOCUMENT NO.	

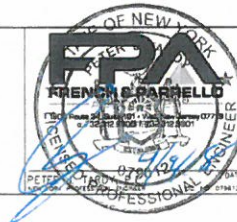


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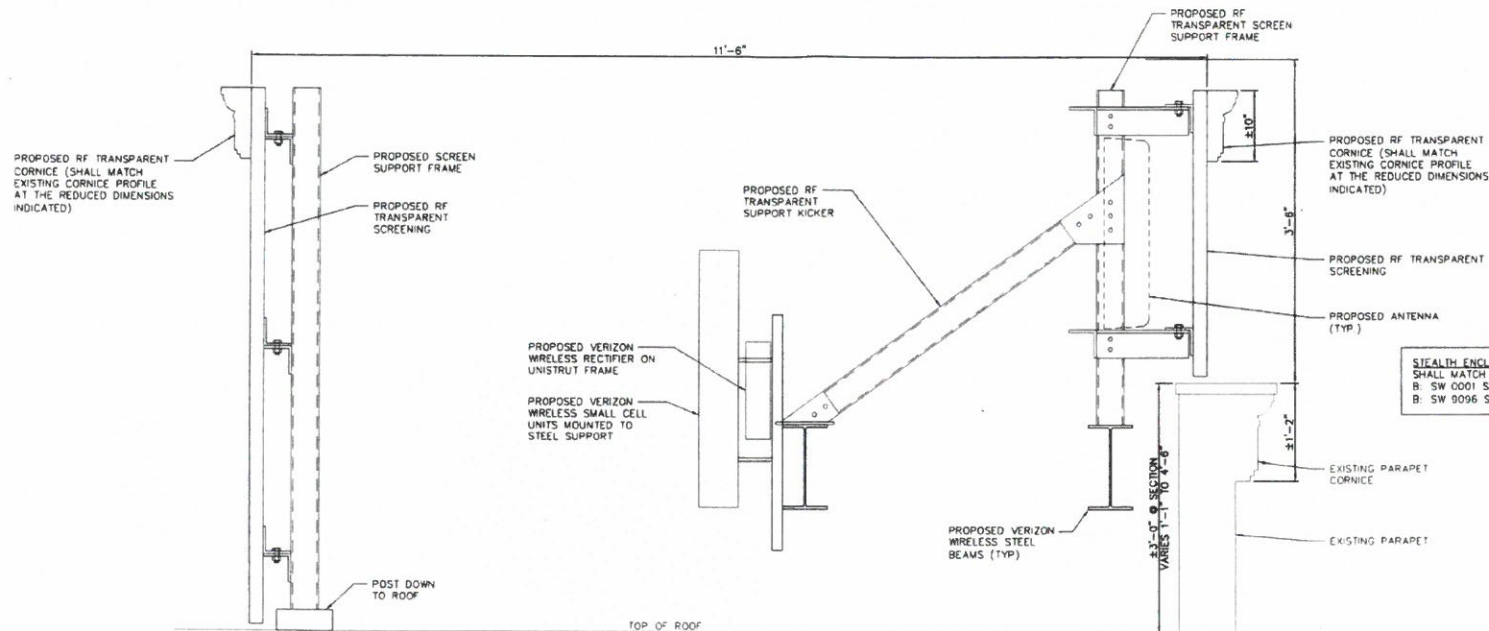
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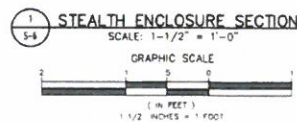
**NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS**
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE:		DRAWING ISSUE STATUS CURRENTLY =	
SIDE ELEVATION		B	
PROJECT:		DRAWING NO.	
MAHOPAC 8_RSC		S-5	
954 ROUTE 6		DRAWN BY: KFC	
MAHOPAC, NEW YORK 10541		CHECKED BY: KFC	
PUTNAM COUNTY		SCALE: AS SHOWN	
PROPERTY OWNER:		SHEET NO. 6 OF 8	
888 ROUTE SIX, LLC		PROJECT NO. 2021-173	
DATE:		PRINT DATE: 04/08/18	
07/04/18		DOCUMENT NO.	



STEALTH ENCLOSURE COLOR SPECIFICATIONS:
SHALL MATCH EXISTING BUILDING:
B SW 0001 SUPER PAINT FLAT (B30FXR12180)
B SW 0006 SUPER PAINT FLAT (B30FXH1304)



1 STEALTH ENCLOSURE SECTION
S-6

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



STEALTH ENCLOSURE
SECTION VIEW

MAHOPAC 8_RSC
954 ROUTE 6
MAHOPAC, NEW YORK 10541
PUTNAM COUNTY

888 ROUTE SIX, LLC

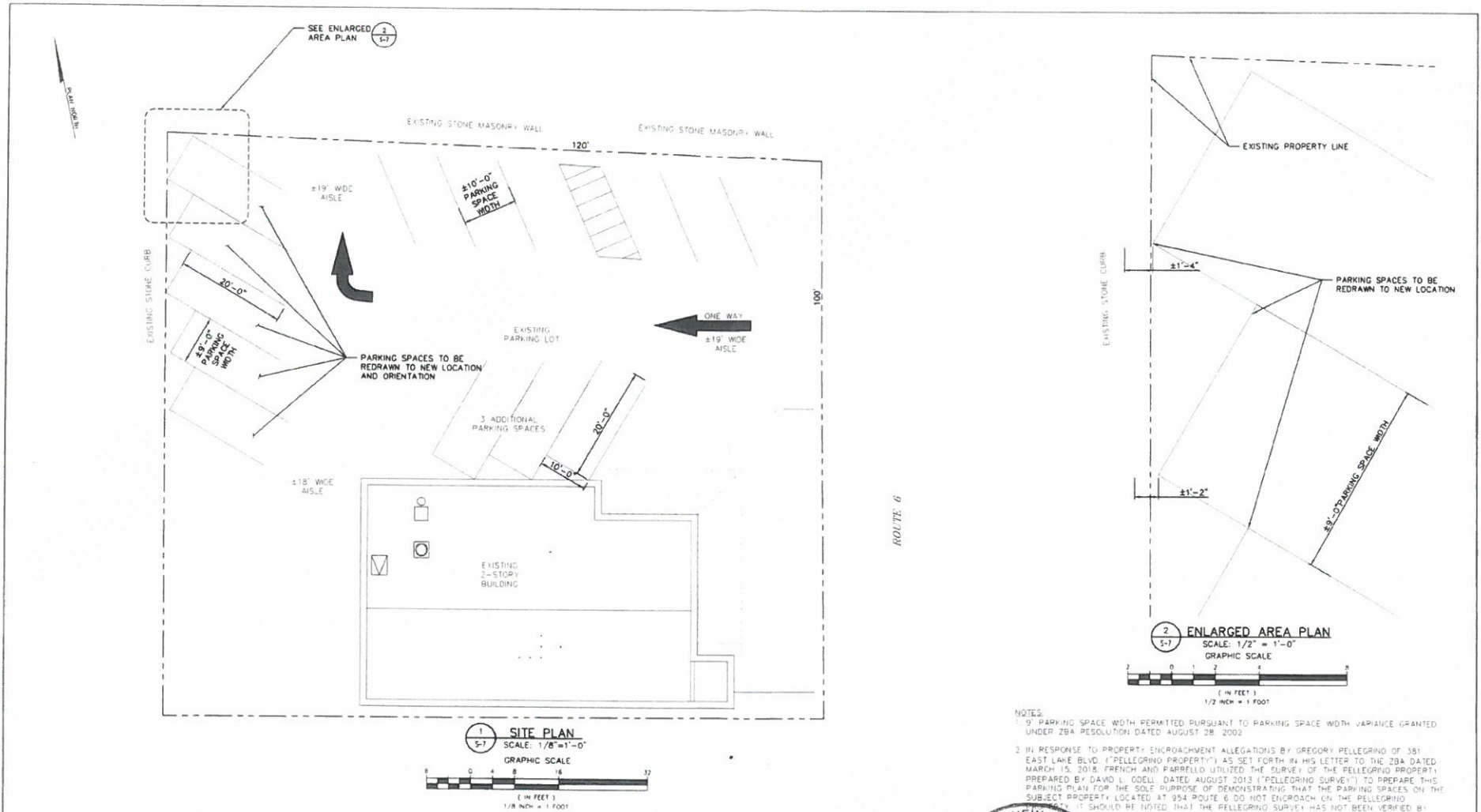
DRAWING ISSUE STATUS CURRENTLY - [B]			
A - ISSUED FOR INFORMATION - INFORMATION ONLY			
B - ISSUED FOR MUNICIPAL REVIEW/APPROVAL			
C - ISSUED FOR CONSTRUCTION PERMITS/BOC			
D - ISSUED FOR CONSTRUCTION			
E - FOR PERMIT			
FIRST ISSUE	02/21/18	DRAWING NO.	S-6
DRAWN BY	A.P.C.	CHECKED BY	P.J.T.
SCALE	AS SHOWN	SHEET NO.	7 OF 8
PROJECT NO.	0287-173	PRINT DATE	04/26/18
DOCUMENT NO.			

SCHEDULE OF REVISIONS

NOTES

NO.	DESCRIPTION OF CHANGES	DATE	BY	APP.
1				
2				
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4	ADDED OFF STREET PARKING PLAYS	04/08/18	P.J.T.	
5	REVISED PER COMMENTS	02/22/18	P.J.T.	
6	REVISED PER PLANNING BOARD COMMENTS	02/16/18	P.J.T.	
7	REVISED AS PER ATTORNEY COMMENTS	02/28/18	P.J.T.	
8	SEALS FOR REVIEW	02/21/18	P.J.T.	

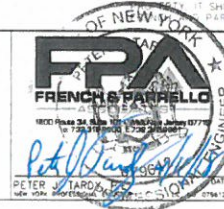
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SCHEDULE OF REVISIONS				
NO.	DESCRIPTION	DATE	BY	APP.
1	ADDED OFF STREET PARKING PLAN	04/06/18	PJT	B
2	REVISED PER COMMENTS	03/22/18	KRC	PJT
3	REVISED PER PLANNING BOARD COMMENTS	03/16/18	KRC	PJT
4	REVISED AS PER ATTORNEY COMMENTS	03/16/18	LJ	PJT
5	SAVED FOR REVIEW	02/21/18	KRC	PJT
6	DESCRIPTION OF CHANGES	DATE	BY	APP.

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



Drawing Title		Drawing Issue Status Currently -	
OFF STREET PARKING PLAN		S-7	
PROJECT	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	DATE ISSUED	02/21/18
PROPERTY OWNER	888 ROUTE SIX, LLC	DATE	04/06/18
DESIGNED BY	KRC	CHECKED BY	PJT
SCALE	AS SHOWN	SHEET NO.	8 OF 8
PROJECT NO.	100112	DOCUMENT NO.	