

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
DECEMBER 13, 2017 – 7:00 P.M.**

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Kamala Associates (Barnwal) – 87 Fair Street	44.15-1-37	12/13/17	11/6/17	Public Hearing/Resolution
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SITE PLAN

2. New York SMSA Limited Partnership – d/b/a Verizon Wireless – 954 Route 6	65.9-1-24		11/28/17	Amended Site Plan
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MISC.

3. Tompkins Recycling – 70 Old Route 6, Carmel	55.11-1-15		12/08/16	Extension of Final Site Plan Approval
4. Minutes – 11/08/17 & 11/29/17				

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

jfry@snyderlaw.net

December 1, 2017

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:

RECEIVED

DEC 01 2017

Town of Carmel

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

Honorable Chairman Gary and Members of the Planning Board:

As you may 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") the above captioned property ("Property").


At your September 13, 2017 meeting, this Honorable Board requested Verizon Wireless participate in a site visit with the Town's architectural consultant Vincent Franze and Planning Board representative Dave Furfaro. Pursuant to that request, a site visit was conducted on September 27, 2017. In response to certain requests at the September 27th site visit, and the memoranda from the Town Planner, dated September 13, 2017, Town Engineer, dated August 24, 2017, and Director of Code Enforcement, dated September 13, 2017, Verizon Wireless is pleased to enclose ten (10) copies the following materials:

1. Copies of those certain Town Zoning Board of Appeals Resolutions dated August 28, 2002 and June 20, 2007, respectively, provided by the Town's Planning Department.
2. Updated plans prepared by French and Parrello Associates ("FPA"), last dated November 28, 2017 ("Updated Plans"), with a revised Zoning Data Table indicating the existing variances issued for the Property, together with variances required by the Town pursuant to the Town's policy to "clean up" all applications for existing non-conformities prior to site plan approval;
3. Two (2) separate updated photo simulation reports prepared by FPA, dated September 28, 2017, which include photo simulations depicting the Facility as designed in accordance with the following options: (Option 1) proposed stealth concealment enclosure with new cornice designed to match the existing Building cornice; and (Option 2) proposed stealth concealment panel with flat band (in lieu of proposing an additional cornice) at the top thereof;

4. Alternatives Analysis, describing Verizon Wireless' attempt to locate its Facility on an existing wireless communications facility; and
5. RF Affidavit, documenting Verizon Wireless' need for the Facility.

We look forward to discussing the foregoing design options at your December 12, 2017 meeting so that Verizon Wireless can move forward with its Facility accordingly. If you have any questions, please call me or Leslie Snyder at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Jordan M. Fry

Z:\SSDATA\WPDATA\SS4\WP\NEWBANM\BREYER\SMALL CELL SITES\MAHOPAC 8\ZONING\PB LETTER.RESPONSE.LCJF.FIN.DOCX

ZBA

Bldg

Town of Carmel
ZONING BOARD OF APPEALS

McALPIN AVENUE - MAHOPAC, NEW YORK 10541

(845) 628 - 1500

DECISION AND ORDER

NAME OF PETITIONER:	FRED IONTA D/B/A PLAZA BAKERY
ADDRESS OF PETITIONER:	954 ROUTE 6, MAHOPAC, NY 10541
LOCATION OF PROPERTY:	954 ROUTE 6, MAHOPAC, NY 10541
TAX MAP NUMBER:	65.09-1-24
NATURE OF PETITION:	VARIANCE OF SECTION 63.9
PRESENT AT THE MEETING:	JOSEPH GIRVEN, MARK FRASER, JOHN MAXWELL, JAMES FERRICK, JOSEPH DIVESTEA, LORRAINE MARIANI.

THE ABOVE REFERRED TO PETITION, HAVING BEEN DULY ADVERTISED FOR A PUBLIC HEARING IN THE PUTNAM COURIER TRADER, THE OFFICIAL PAPER OF THE TOWN OF CARMEL, IN THE ISSUE PUBLISHED ON JULY 11, 2002 AND THE PRESS, THE OTHER OFFICIAL PAPER OF THE TOWN OF CARMEL IN THE ISSUE PUBLISHED ON JULY 10, 2002, THE MATTER HAVING DULY COME ON TO BE HEARD BEFORE A DULY CONVENED MEETING OF THE BOARD AT THE TOWN HALL, MAHOPAC, NEW YORK ON JULY 22, 2002 AND 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:

FINDING OF FACT

APPLICATION CONCERNS A SMALL RETAIL BUILDING BUILT IN 1957 AND CONTAINING 3320 SQ. FT. SITUATED ON .27 ACRES WITH 100 FEET FRONTAGE ON ROUTE 6. A SHED IS ALSO LOCATED ON THE SITE. APPLICANT PLANS TO OCCUPY THE ENTIRE FIRST FLOOR WITH HIS BAKERY BUSINESS AND WISHES TO CONSTRUCT A SECOND FLOOR TO BE USED FOR STORAGE FOR HIS BUSINESS.

PURCHASE OF ADDITIONAL LAND IN ORDER TO CONFORM IS NOT AN OPTION.

MEMBERS OF THE BOARD HAVE HAD THE OPPORTUNITY TO INSPECT THE APPLICANT'S PROPERTY AND CONSIDER THE IMPACT ON THE NEIGHBORHOOD IF THE VARIANCE WAS GRANTED.

CONCLUSION

MEMBERS OF THE BOARD ARE FAMILIAR WITH THE SUBJECT PREMISES AND THE CONDITIONS IN THE IMMEDIATE NEIGHBORHOOD. THE BOARD HAS TAKEN INTO CONSIDERATION THE BENEFIT TO THE APPLICANT IF THE VARIANCE IS GRANTED AS WEIGHED AGAINST THE DETRIMENT TO THE HEALTH, SAFETY AND WELFARE OF THE NEIGHBORHOOD AND COMMUNITY.

THE BOARD ALSO CONSIDERED THOSE CRITERIA FOR AN AREA VARIANCE AS SET FORTH AT TOWN LAW SECTION 267-b(3)(b) AND DETERMINED THAT:

1) AN UNDESIRABLE CHANGE WILL NOT BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD AND A SIGNIFICANT DETRIMENT WILL NOT RESULT TO NEARBY PROPERTIES;

2) THE BENEFIT SOUGHT BY THE APPLICANT CANNOT BE ACHIEVED BY OTHER METHODS;

3) THE VARIANCE SOUGHT IS NOT SUBSTANTIAL;

4) THE VARIANCE, IF GRANTED, WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL AND ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD; AND

5) THE DIFFICULTY, CREATED BY THE APPLICANT, DOES NOT PRECLUDE THE GRANTING OF THE VARIANCE.

DECISION

REQUEST FOR A VARIATION OF SECTION 63.9 FOR THE FOLLOWING VARIANCES WHICH ARE HEREBY GRANTED WITH THE CONDITIONS THE SECOND FLOOR WILL BE USED FOR STORAGE ONLY AND IF ANY OTHER USE IS CONTEMPLATED, APPLICANT MUST RETURN TO BOTH THE PLANNING BOARD AND THE ZONING BOARD. A SECOND CONDITION TO THE GRANTING OF THESE VARIANCES IS THE EXISTING SHED MUST BE REMOVED.

ONE FOOT PARKING SPACE WIDTH FROM THE CODE REQUIREMENT OF 10 FEET

34.1 FOOT FRONT YARD VARIANCE FROM THE 40 FOOT CODE REQUIREMENT

21.61 FOOT SIDE YARD VARIANCE FROM THE 25 FOOT CODE REQUIREMENT


AND A VARIANCE FOR TWO PARKING SPACES AS CODE REQUIRES A TOTAL OF 16 PARKING SPACES WHEREAS ONLY 14 WILL BE PROVIDED

DATED, MAHOPAC, N.Y.
ON AUGUST 28, 2002

FILED IN THE OFFICE OF THE TOWN CLERK
MAHOPAC, N.Y. ON Aug. 28, 2002

SUBMITTED TO PUTNAM COUNTY DIVISION
OF PLANNING July 16, 2002

APPROVED BY PUTNAM COUNTY DIVISION
OF PLANNING July 29, 2002


JOSEPH GRVEN, CHAIRMAN


MARGARET MOORE, CLERK

ZBA

Town of Carmel
ZONING BOARD OF APPEALS

McALPIN AVENUE - MAHOPAC, NEW YORK 10541

(845) 628-1500

DECISION AND ORDER

JUN 28 2007

NAME OF PETITIONER: FRED IONTA
ADDRESS: 954 ROUTE 6, MAHOPAC, NY 10541
PROPERTY ADDRESS: SAME
TAX MAP NUMBER: 65.09-1-24
NATURE OF PETITION: VARIATION OF SECTION 156.15
PRESENT AT THE MEETING: CHAIRMAN, MARK FRASER, JAMES FERRICK,
JOHN LUPINACCI, ROSE FABIANO, LORRAINE
MARIANI, JOHN MAXWELL, RICHARD
FAVICCHIA

THE ABOVE REFERRED TO PETITION, HAVING BEEN DULY ADVERTISED FOR A PUBLIC HEARING IN THE PUTNAM COURIER TRADER, THE OFFICIAL PAPER OF THE TOWN OF CARMEL, IN THE ISSUE PUBLISHED ON APRIL 19, 2007 AND THE PRESS, THE OTHER OFFICIAL PAPER OF THE TOWN OF CARMEL IN THE ISSUE PUBLISHED ON APRIL 18, 2007, THE MATTER HAVING DULY COME ON TO BE HEARD BEFORE A DULY CONVENED MEETING OF THE BOARD AT THE TOWN HALL, MAHOPAC, NEW YORK ON APRIL 26, 2007 AND 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:

FINDING OF FACT

APPLICATION CONCERNS A TWO STORY COMMERCIAL BUILDING CONTAINING 4961 SQ. FEET AND SITUATED ON 0.27 ACRES OF LAND.

APPLICANT WAS REPRESENTED BY WILLIAM SHILLING, ESQ. WHO SAID HIS CLIENT SEEKS A PARKING VARIANCE IN ORDER TO BE ABLE TO UTILIZE THE SECOND FLOOR OF HIS BUILDING FOR OTHER THAN STORAGE. A PARKING VARIANCE WAS GRANTED ON THIS PROPERTY IN 2002 BUT AT THAT TIME THE BOARD MADE A CONDITION OF THE VARIANCE THAT THE SECOND FLOOR BE FOR STORAGE ONLY AND IF ANY OTHER USE WAS CONTEMPLATED IN THE FUTURE, THE APPLICANT WOULD HAVE TO RETURN TO THE PLANNING BOARD AND THIS BOARD.

MR. SHILLING SAID WHEN THE APPLICANT PURCHASED THE PROPERTY, THE BUILDING WAS ONE FLOOR AND IN DISREPAIR. HE COMMENCED A TOTAL RENOVATION AT A COST OF \$250,000.00 AND ADDED A SECOND FLOOR. THE PREVIOUS USE OF THE FIRST FLOOR WAS A BAKERY WHICH HAD CUSTOMERS THROUGHOUT THE DAY WHICH CHALLENGED THE LIMITED PARKING AREA TO THE EXTENT THAT CUSTOMERS WERE FORCED TO PARK ON ROUTE 6. THE FIRST FLOOR HAS NOW BEEN CONVERTED TO DOCTOR'S OFFICES AND THE APPLICANT PROPOSES TO RENT THE SECOND FLOOR TO DOCTORS ALSO AND THIS USE WILL NOT REQUIRE ANY STRUCTURAL CHANGES. MR. SHILLING SAID THIS NEW USE WILL HAVE FAR LESS IMPACT THAN THE PREVIOUS USE.

THE APPLICANT'S ARCHITECT, MR. GREENBERG, SAID WITH REGARD TO THE SEPTIC, THE BAKERY USED 9000 GALLONS PER DAY WHICH NOW CHANGES TO 352 GALLONS PER DAY. ALSO. THE SITE WILL BE ABLE TO CONNECT TO THE SEWER WHEN IT IS COMPLETED.

THERE WAS NO PUBLIC OPPOSITION TO GRANTING THE VARIANCE.

PURCHASE OF ADDITIONAL LAND IN ORDER TO CONFORM IS NOT AN OPTION.

CONCLUSION

MEMBERS OF THE BOARD ARE FAMILIAR WITH THE SUBJECT PREMISES AND THE CONDITIONS IN THE IMMEDIATE NEIGHBORHOOD. THE BOARD HAS TAKEN INTO CONSIDERATION THE BENEFIT TO THE APPLICANT IF THE VARIANCE IS GRANTED AS WEIGHED AGAINST THE DETRIMENT TO THE HEALTH, SAFETY AND WELFARE OF THE NEIGHBORHOOD AND COMMUNITY.

THE BOARD ALSO CONSIDERED THOSE CRITERIA FOR A VARIANCE AS SET FORTH AT TOWN LAW SECTION 267-b(3)(b) AND DETERMINED THAT:

1) AN UNDESIRABLE CHANGE WILL NOT BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD AND A SIGNIFICANT DETRIMENT WILL NOT RESULT TO NEARBY PROPERTIES IF THE VARIANCE IS GRANTED.

2) THE BENEFIT SOUGHT BY THE APPLICANT CANNOT BE ACHIEVED BY OTHER METHODS.

3) THE VARIANCE REQUEST MIGHT BE CONSIDERED SUBSTANTIAL BUT THERE WAS NO OPPOSITION VOICED TO GRANTING THE VARIANCE.

4) THE VARIANCE, IF GRANTED, WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL AND ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD.

5) THE DIFFICULTY, CREATED BY THE APPLICANT, DOES NOT PRECLUDE THE GRANTING OF THE VARIANCE.

THE ACTIVITY IS A TYPE II ACTION REQUIRING NO DETERMINATIONS AS SET FORTH AT 6 N.Y.C.R.R. 617.13 (s)(8) (S.E.Q.R.)

DECISION

REQUEST FOR A VARIANCE OF 7 PARKING SPACES FROM THE CODE REQUIREMENT OF 21 PARKING SPACES IS HEREBY GRANTED.

IF A BUILDING PERMIT IS NOT ISSUED WITHIN TWO YEARS OF THE DATE OF THIS DECISION AND ORDER, THE VARIANCE SHALL BECOME NULL AND VOID.

DATED MAHOPAC, NY
ON JUNE 20, 2007

FILED IN THE OFFICE OF THE TOWN CLERK
ON JUNE 28, 2007


SUBMITTED TO PUTNAM COUNTY DIVISION
OF PLANNING ON JUNE 20, 2007

APPROVED BY PUTNAM COUNTY DIVISION

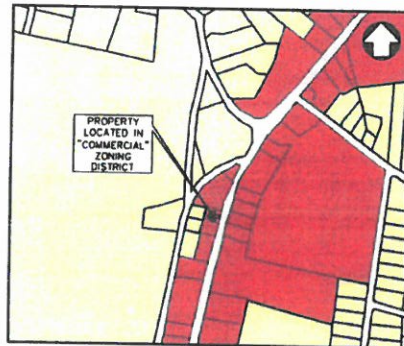
on June

me

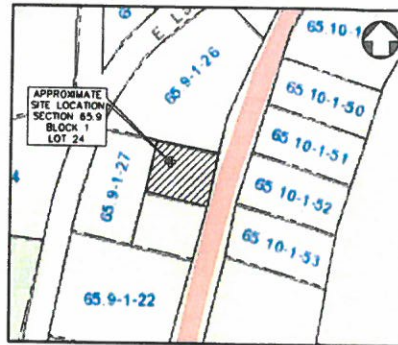

MARK FRASER, CHAIRMAN


MARGARET MOORE, CLERK TO THE BOARD

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



CARMEL 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: 854 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 RD
WEST NYACK, NY 10984
OWNER: 888 ROUTE 603 LLC
888 ROUTE 6
MAHOPAC, NY 10541

SITE DATA

PROJECT CODE: 20171824651
LOCATION CODE: 458380
LATITUDE: N 41° 22' 26.33"
LONGITUDE: W 73° 43' 29.33"

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
S-4	FRONT ELEVATION
S-5	SIDE ELEVATION
R-1	500' ABUTTERS LIST

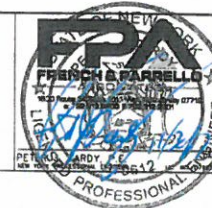
ZONING DRAWINGS MAHOPAC 8_RSC 954 ROUTE 6, MAHOPAC, NEW YORK 10541 SECTION 65.9, BLOCK 1, LOT 24 PROPOSED SMALL CELL PUBLIC UTILITY TELECOMMUNICATION FACILITY TOWN OF CARMEL PUTNAM COUNTY NEW YORK

SCHEDULE OF REVISIONS				
NO.	REVISION	DATE	BY	CHKD
1	REVISED BULK TABLE	11/28/11	PJT	B
2	REVISED AS PER ATTORNEY COMMENTS	12/28/11	PJT	B
3	REVISED AS PER MEETING	12/28/11	PJT	B
4	REVISED AS PER 80	01/21/12	PJT	B
5	REVISED BULK TABLE	01/21/12	PJT	B
6	REVISED AS PER COMMENTS	01/21/12	PJT	B
7	REVISED AS PER ATTORNEY COMMENTS	01/21/12	PJT	B
8	REVISED FOR REVIEW	01/21/12	PJT	B
9	DESCRIPTION OF CHANGES	01/21/12	PJT	B

NOTES

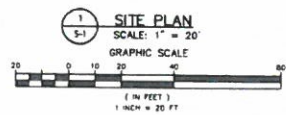
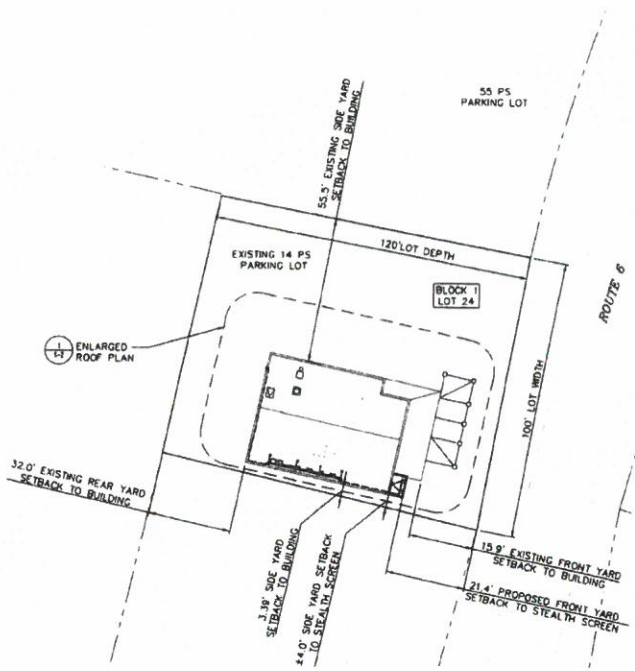
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NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE		DRAWING ISSUE STATUS CURRENTLY - [B]	
TITLE SHEET		A - ISSUED FOR PRELIMINARY INFORMATION ONLY B - ISSUED FOR WORKING PITCH/APPROVALS C - ISSUED FOR CONSTRUCTION PERMITS/ISS D - ISSUED FOR CONSTRUCTION E - (PREPARED)	
PROJECT:	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	FIRST ISSUE: 01/18/11 DESIGNED BY: TMS CHECKED BY: PJT	DRAWING NO: T-1 SHEET NO: 1 OF 1 ISSUED DATE: 11/28/11
PROPERTY OWNER:	888 ROUTE SIX, LLC	PROJECT NO: 20171824651	DATE: 11/28/11

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, SIX (6) 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	PROPOSED
MIN. LOT AREA (SF)	40,000 SF	±11,781 SF *	NO CHANGE ***
MIN. LOT WIDTH (FT)	250 FT	±100 FT *	NO CHANGE ***
MIN. LOT DEPTH (FT)	250 FT	±120 FT *	NO CHANGE ***
PRINCIPAL BUILDING SETBACK			
MIN. FRONT YARD (FT)	40 FT	±15.9 FT *	NO CHANGE *
MIN. SIDE YARD (FT)	25 FT	±3.39 FT *	NO CHANGE *
MIN. REAR YARD (FT)	30 FT	±32 FT	NO CHANGE
MAX. BUILDING HEIGHT (FT)	35 FT (80 FT FOR OFFICE BUILDINGS)	±30 FT	NO CHANGE
MIN. REQUIRED FLOOR AREA OF BUILDING (SF)	5,000 SF	±4,981 SF *	NO CHANGE ***
MAX. BUILDING COVERAGE (%)	30% (40% FOR OFFICE BUILDINGS)	±21.1%	NO CHANGE ***
MIN. OFF-STREET PARKING			
OFF-STREET PARKING REQUIRED FOR PUBLIC UTILITY INSTALLATION	2 PS	0 PS (14 PS TOTAL) *	2 PS FOR PUBLIC UTILITY **

TABLE OF BULK REQUIREMENT FOR COMMERCIAL ZONING ACCORDING TO §156 AND §158 ATTACHMENTS 1 OF THE TOWN OF CARMEL, NY ZONING CODE.

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

** AREA VARIANCE REQUIRED

*** AREA VARIANCE REQUIRED BY TOWN AS PER TOWN POLICY TO "CLEAN UP" ALL APPLICATIONS FOR EXISTING NON-CONFORMITIES PRIOR TO SITE PLAN APPROVAL.

SCHEDULE OF REVISIONS				
NO.	REVISION	DATE	BY	FOR
1	REVISOR BULK TABLE	11/28/17	PJT	B
2	REVISOR AS PER ATTORNEY COMMENTS	12/28/17	PJT	B
3	REVISOR AS PER MEETING	10/24/17	PJT	B
4	REVISOR AS PER MEETING	07/31/17	PJT	B
5	REVISOR BULK TABLE	07/28/17	PJT	B
6	REVISOR AS PER COMMENTS	03/31/17	PJT	B
7	REVISOR AS PER ATTORNEY COMMENTS	07/12/17	PJT	B
8	REVISOR FOR REVIEW	06/22/17	PJT	B
9	DESCRIPTION OF CHANGES	DATE	BY	FOR

NOTES:

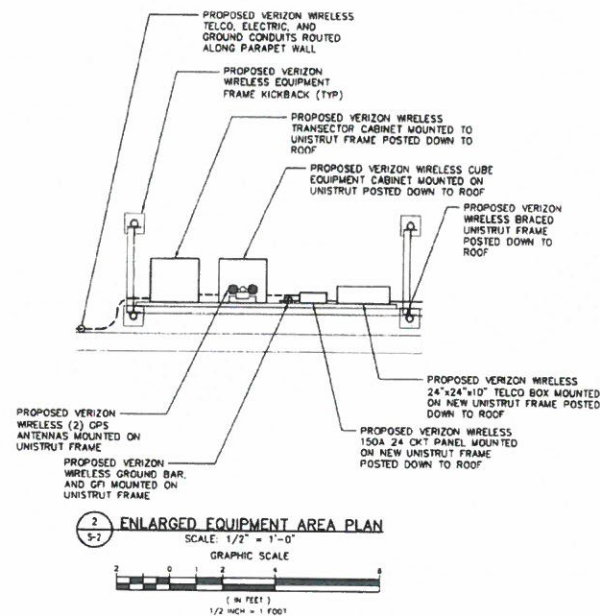
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**NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS**
4 CENTEROCK ROAD
WEST NYACK, NY 10994




DRAWING TITLE SITE PLAN AND NOTES		DRAWING ISSUE STATUS CURRENTLY - B	
PROJECT: MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY		DRAWING NO. S-1	
PROPERTY OWNER: 888 ROUTE SIX, LLC		SCALE: AS SHOWN SHEET NO. 8 OF 1 PROJECT NO. 8887-173 DRAWN DATE: 11/28/17 DOCUMENT NO.	



NOTES.

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The seal is circular with the text "OFFICE OF NEW YORK" at the top and "PROFESSIONAL ENGINEER" at the bottom. In the center, it reads "FPA FRENCH & PARRELLO, INC." and "1000 Avenue of the Americas, New York, New York 10018-7770". Below this, it says "A PROFESSIONAL CORPORATION". The seal is stamped over a blue ink signature and the date "APR 17 1992".

DRAWING TITLE		DRAWING ISSUE STATUS CURRENTLY =	
ROOF PLAN AND EQUIPMENT PLAN		<input type="checkbox"/> 1 - ISSUED FOR PREPARATION, INFORMATION ONLY <input type="checkbox"/> 2 - ISSUED FOR PURCHASE, INFORMATION/ORDERS <input type="checkbox"/> 3 - ISSUED FOR CONSTRUCTION, INFORMATION <input checked="" type="checkbox"/> 4 - ISSUED FOR CONSTRUCTION	
		<input type="checkbox"/> 5 - (EMPTY)	
PROJECT	MAHOPAC_B_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	FIRST ISSUE: 06/19/17 SHEETS BY: JWS CHECKED BY: J.F.T.	DRAWING NO S-2
PROPERTY OWNER	RBB ROUTE SIX, LLC	TOTAL SHEETS: 13 SHEETS ON DRAW: 13 PROJECT NO: 11/28/17	SHEET NO: 3 OF 17 PRINT DATE: 11/28/17



EXPERIENCE YOU CAN BUILD ON

VISIBILITY ANALYSIS OPTION 1

For

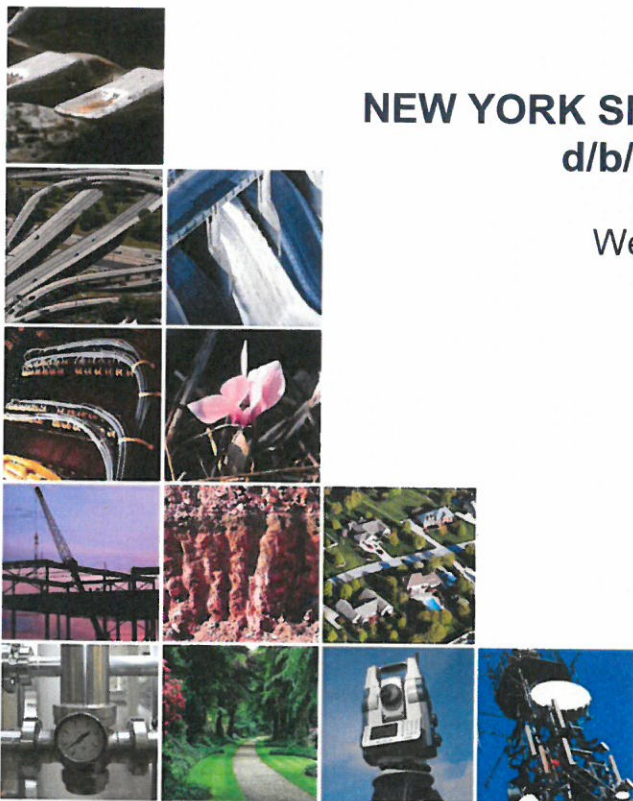
Proposed Verizon Wireless Antenna Installation
Site Name: MAHOPAC 8_RSC

Located At

954 Route 6
Mahopac, NY 10541
Block 1, Lot 24

Prepared For:

NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a Verizon Wireless
4 Centerock Rd.
West Nyack, NY 10994



September 28, 2017
FPA No. 9287.173

1800 ROUTE 34, SUITE 101 • WALL, NJ • 07719 • T 732.312.9800 • F 732.312.9801
HACKETTSTOWN, NJ • NEW YORK, NY
WWW.FPAENGINEERS.COM



Corporate Office
1800 Route 34, Suite 101
Wall, NJ 07719

Regional Offices
Hackettstown, NJ
New York, NY

French and Parrello Associates (FPA) has prepared a Visual Analysis of a proposed Verizon Wireless Telecommunications Facility located at 954 Route 6, Mahopac (Town of Carmel), New York 10541 within a real-time setting.

A site visit was conducted by FPA on March 21st, 2017 between 10:00AM and 11:00AM to obtain photos of the subject property in order to create renderings of the primary components of the proposed facility from an observer's perspective. The components of the proposed facility are located on the roof of the existing building at the subject property are based on drawings prepared by FPA, dated July 31st, 2017.

Three (3) photo locations are provided to present a "before and after" illustration of the proposed Verizon Wireless Telecommunications Facility from the immediate area along Route 6. The photo locations were taken from the approximate distances measured using Google Earth.

<u>Photo Location</u>	<u>Distance</u>
<i>Photo Location 1:</i> View from Route 6, looking Northwest	± 100 ft
<i>Photo Location 2:</i> View from Route 6, looking West	± 80 ft
<i>Photo Location 3:</i> View from Route 6, looking Southwest	± 140 ft

The photographs were taken using a Nikon CoolPix L30 Camera set on autofocus. Field measurements taken during the site visit include building heights, lengths, and widths which were used to help scale the rendered stealth screening to proper perspectives. Adobe Photoshop was used to create the renderings.

Based upon the final images within our Visibility Analysis attached, the proposed Verizon Wireless Telecommunications Facility will not have an adverse visual impact on the surrounding area.



Photo Location Key Map



Photo 1A: Existing View Looking Northwest on Route 6

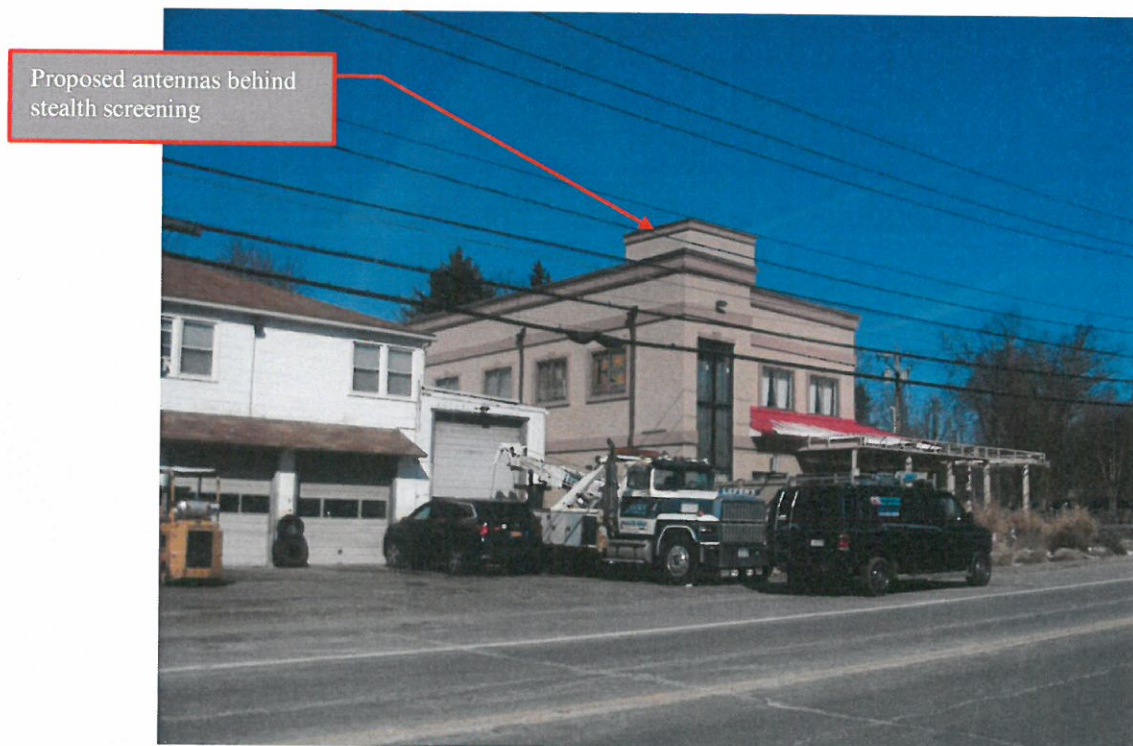


Photo 1B: Proposed View Looking Northwest on Route 6



Photo 2A: Existing View Looking West on Route 6

Proposed antennas behind
stealth screening

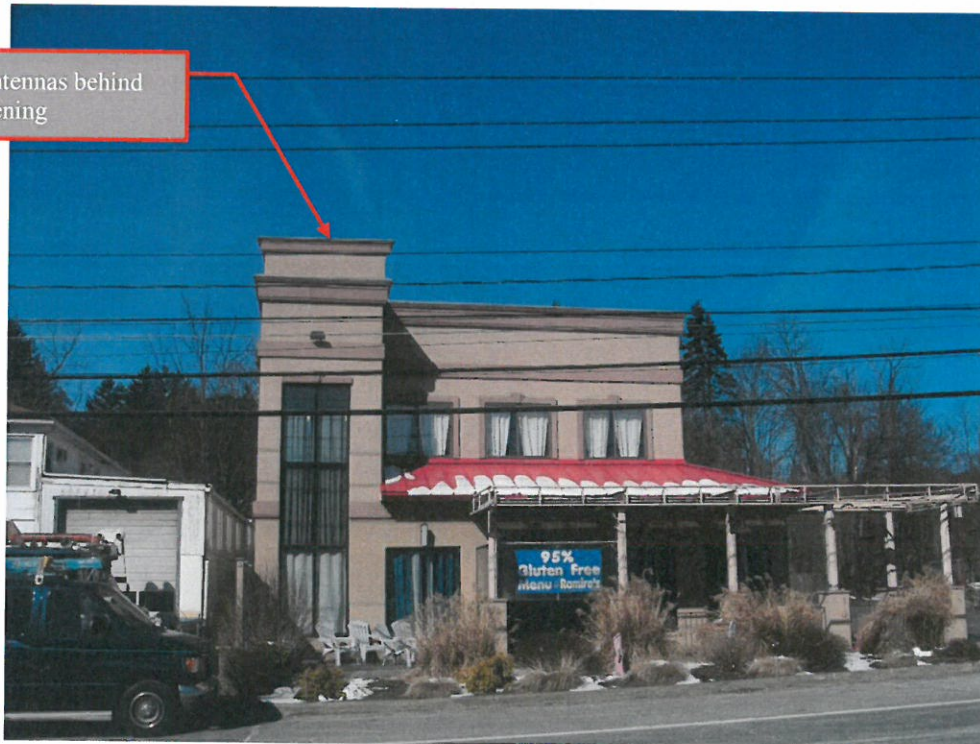


Photo 2B: Proposed View Looking West on Route 6



Photo 3A: Existing View Looking Southwest on Route 6

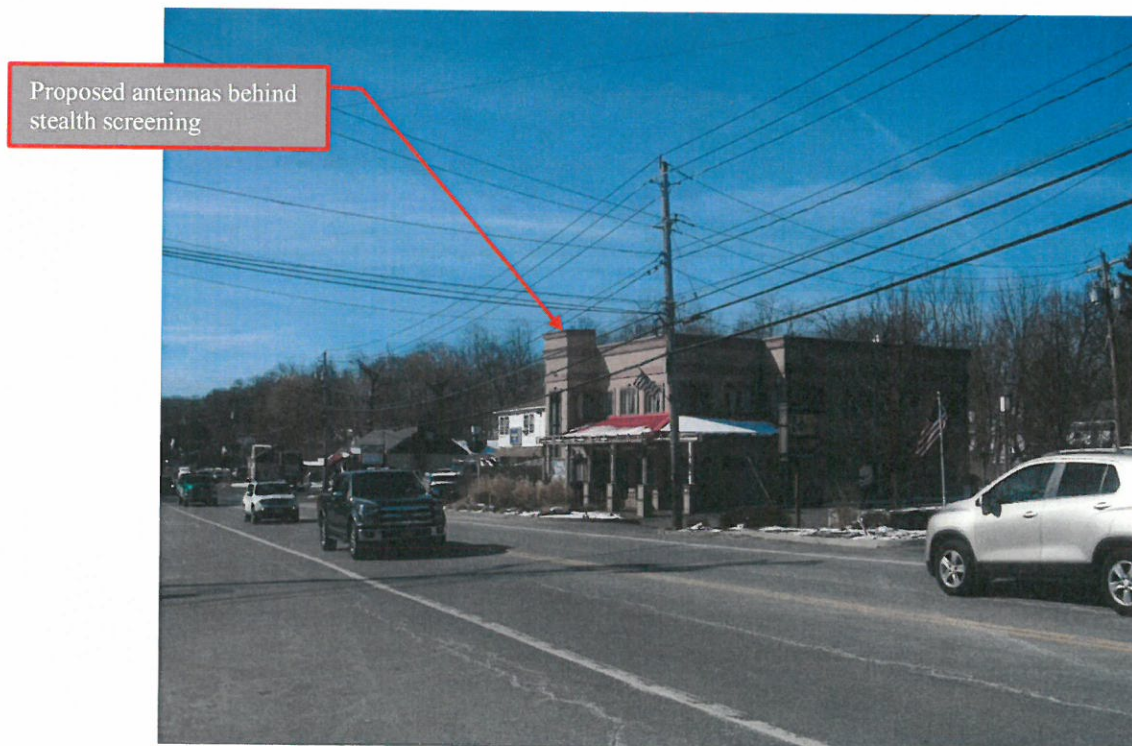


Photo 3B: Proposed View Looking Southwest on Route 6



EXPERIENCE YOU CAN BUILD ON

VISIBILITY ANALYSIS OPTION 2

For

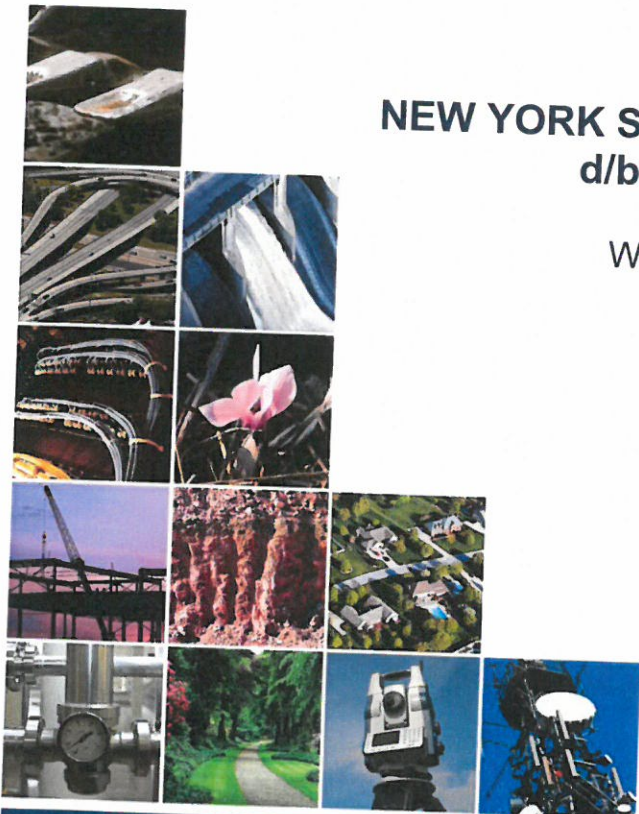
Proposed Verizon Wireless Antenna Installation
Site Name: MAHOPAC 8_RSC

Located At

954 Route 6
Mahopac, NY 10541
Block 1, Lot 24

Prepared For:

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Based upon the final images within our Visibility Analysis attached, the proposed Verizon Wireless Telecommunications Facility will not have an adverse visual impact on the surrounding area.



Photo Location Key Map

MAHOPAC 8_RCS – Street Level Photos

954 Route 6
Mahopac, NY 10541

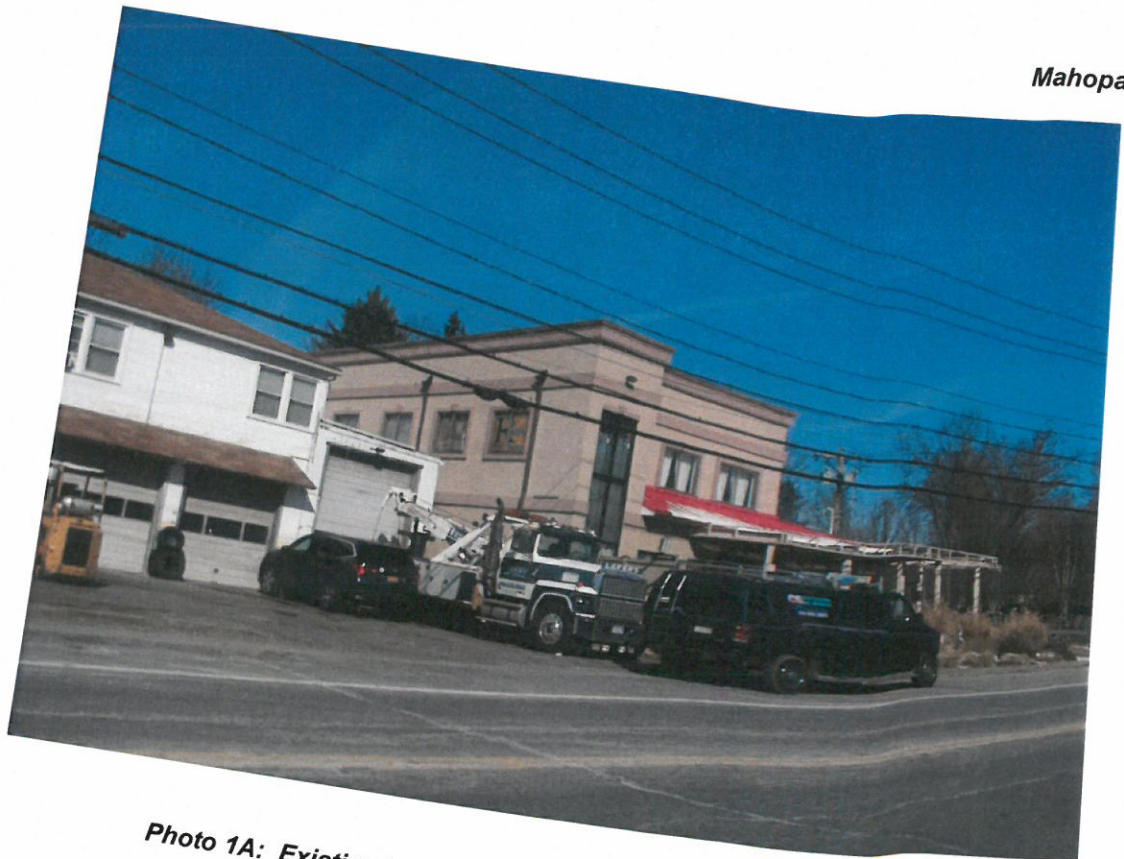


Photo 1A: Existing View Looking Northwest on Route 6

Proposed antennas behind
stealth screening

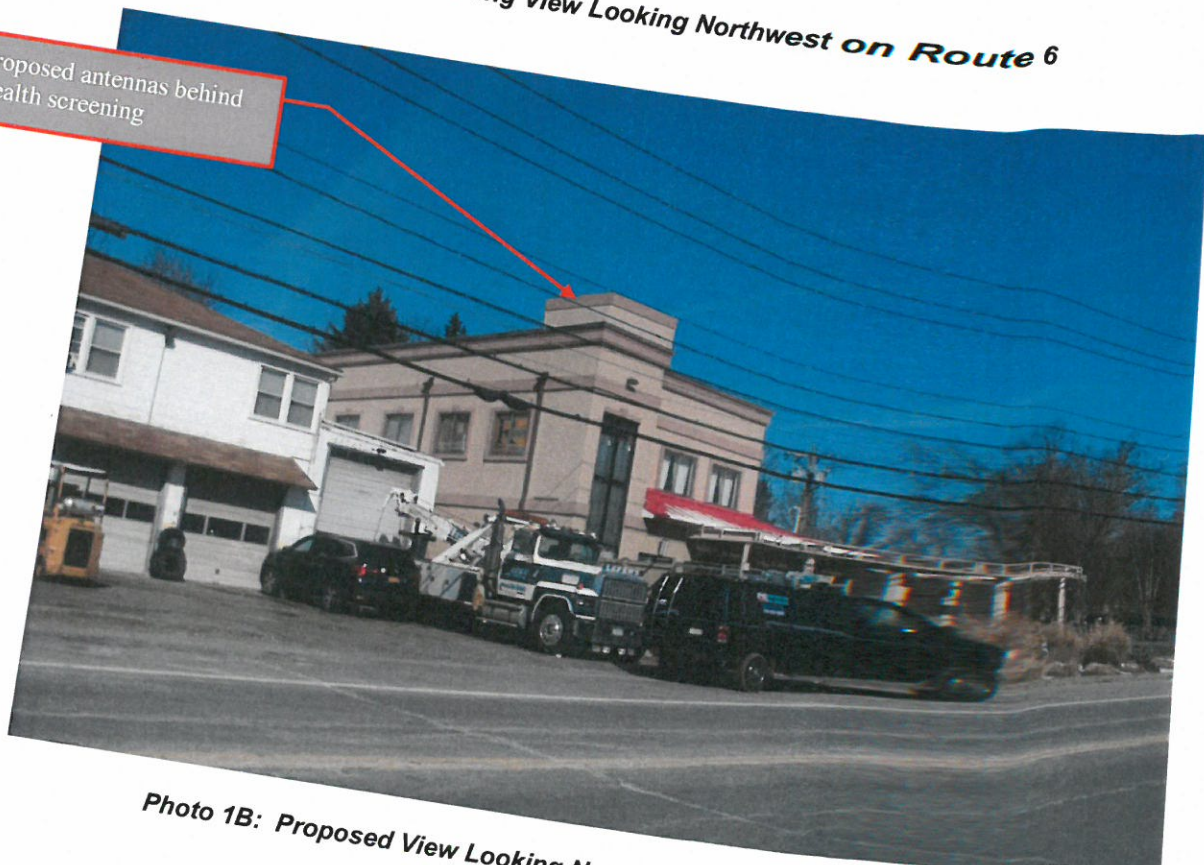


Photo 1B: Proposed View Looking Northwest on Route 6



Photo 2A: Existing View Looking West on Route 6



Photo 2B: Proposed View Looking West on Route 6



Photo 3A: Existing View Looking Southwest on Route 6

Proposed antennas behind
stealth screening

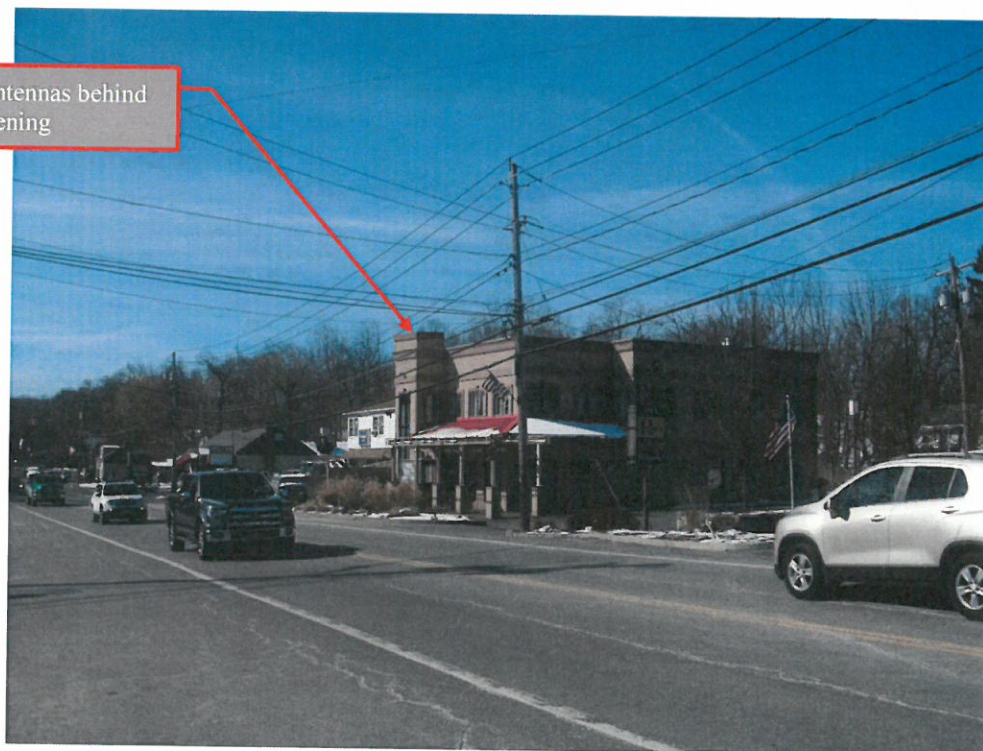


Photo 3B: Proposed View Looking Southwest on Route 6

PLANNING BOARD
TOWN OF CARMEL

-----X
In the matter of the Application of

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

Affidavit

Premises: 954 Route 6, Mahopac
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 and I have been retained by New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") with respect to its site development plan application ("Application") in connection with a proposed public utility wireless communication services facility ("Facility") located at the property known as 954 Route 6, Town of Carmel, New York ("Site").
2. The proposed Facility consists of antennas strategically concealed within a stealth enclosure on the roof of the Building to shield same from view and to blend in with the architectural design of the Building, together with related equipment on the Building rooftop.
3. By locating on an existing non-residential structure, the Facility will reduce the number of free-standing facilities in the Town. As more fully detailed herein, the Site was carefully chosen after a comprehensive review of alternative sites.

Selection of the Site

4. Verizon Wireless has indicated it has a capacity issue in service in the vicinity of the Site.
5. Based on this issue, Verizon Wireless' radiofrequency engineering department identifies a general location which will support a site capable of addressing same.
6. Once the search area is identified, I, as site acquisition consultant, review all existing structures and the local zoning code in order to find particular locations which may remedy the issue in service. Owners of such locations are approached to determine potential interest in the pursuit of a lease for a communications facility. Verizon Wireless' RF department evaluates each potential site to confirm that the site will help address the capacity issue and Verizon Wireless' construction department reviews the site to determine whether the facility can be constructed at the

site.

7. 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, and there are no such existing towers, buildings or other structures that could address Verizon Wireless' need for service in the area immediately surrounding the Site.

8. The proposed Facility at the Site will address Verizon Wireless' capacity issue and fulfills the requirements of the Zoning Code. The proposed Site is ideally located because it will address the capacity issue and is located at the Site with existing commercial uses and the antennas are attached to an existing structure.

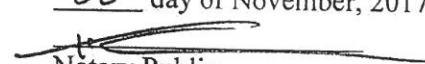
Conclusion

Based on the foregoing, Verizon Wireless has demonstrated that the proposed Facility cannot be located on a site with existing facilities. However, by locating the Facility on the existing non-residential structure, the Facility will reduce the number of free-standing facilities in the Town. In light of the foregoing, it is respectfully submitted that the requested approvals be granted forthwith.

Respectfully submitted,


Aaron Myl

Signed before me this
30 day of November, 2017


Notary Public

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KYLE A RUSSELL
ID # 2317834
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES ON AUG 4 2019

PLANNING BOARD
TOWN OF CARMEL

-----X

In the matter of the Application of

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

RF AFFIDAVIT

Premises: 954 Route 6, Mahopac, NY

-----X

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

Khondoker Khoda does depose and say:

Introduction

1. I am a radio frequency engineer with New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its application at the captioned site. As a radio frequency engineer, I am trained to identify issues in wireless communications coverage and to evaluate the ability of proposed wireless communication services facility sites to remedy any issues. In addition, I am familiar with Verizon Wireless' existing and proposed wireless communication services facility sites in and around the Town of Carmel ("Town").

2. I respectfully submit this affidavit in support of Verizon Wireless' application ("Application") for the required site development plan approval in connection with a proposed public utility wireless communication services facility ("Facility") located at 954 Route 6, Town of Carmel, New York ("Site").

3. The proposed Facility consists of antennas strategically concealed within a stealth enclosure on the roof of the Building to shield same from view and to blend in with

the architectural design of the Building, together with related equipment on the Building rooftop. The Building is located in the Commercial zoning district, a non-residential zoning district and the Building is utilized for non-residential purposes.

Need for the Site

4. Verizon Wireless is licensed by the Federal Communications Commission ("FCC") to provide wireless telecommunication services. Verizon Wireless provides voice and data communications through its various licensed radio-frequencies.

5. Throughout the New York metropolitan region, including the Town of Carmel, Verizon Wireless is designing its wireless network to be able to seamlessly transmit wireless data using various frequencies to wirelessly transmit and receive high-speed data.

6. Unlike radio and television broadcast towers, which utilize high power output transmitters to cover large geographical areas, Verizon Wireless' network relies on geographically close, low power transmitters and antennas. This network is comprised of cell sites which operate within a group of assigned radio frequencies. Reliable wireless communications, including data receipt and transmission, depends on the architecture of the wireless network.

7. Verizon Wireless currently has critical capacity issues in the area of the Town surrounding the Site. As mobile phone use continues to increase, especially the demand for data transmitted via such devices, the existing facilities in the area responsible for transmitting and receiving such data have become overburdened resulting in dropped call, denied access to the network, a reduction in data transmission speed, or an inability to transmit data.

8. The Facility is needed to provide capacity relief to certain Verizon Wireless sites in the vicinity, primarily the site located at 1181 Route 6, Town of Carmel, New York

("Existing Site"). All cell sites have capacity/usage limitations, once those limitations are met or exceeded a new site is required to provide viable service to the area.

9. There are two basic Key Performance Indicators (KPIs) used to determine if a site is experiencing capacity limitations. They are 1) Average Scheduled Eligibility Users (ASEU) and 2) Forward Data Volume (FDV). The Scheduler (where ASEU resides) is effectively the brains of a cell site and is used to determine what users can send data and when it can be sent. If the ASEU is too high the scheduler becomes overloaded and no new users can join the system and current users will experience data blocking and/or lost/dropped calls. FDV is the amount of data a cell site can provide before users start to experience poor data throughputs. Verizon Wireless keeps a close eye on these and other parameters and when it looks the trend is to exceed the limit we look for capacity relief solutions. The charts attached hereto as **Exhibit 1** show the exhaust points for the FDV (on the left) and ASEU (on the right). As can be seen on the charts the FDV and the ASEU for the Existing Site is expected to reach its capacity in the near future, causing a slowdown or inability to access data from those sites.

10. The Facility will provide immediate capacity relief to Verizon Wireless' Existing Site, providing the residents in that area of the Town better access to Verizon Wireless' services. The proposed Facility will allow for fewer dropped calls, better ability to access Verizon Wireless' network and faster data transmission speeds from not only the proposed Facility, but also surrounding sites such as the Existing Site.

11. The Facility is ideally located because it would help remedy network capacity issues and will not have any adverse visual impact to the area as Verizon Wireless' antennas are strategically concealed within a stealth enclosure on the roof of the Building to shield same from view and to blend in with the architectural design of the Building.

Conclusion

Based on the foregoing, the requested approvals should be granted forthwith.

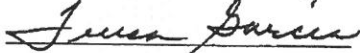
Respectfully submitted,



Khondoker Khoda

Signed before me this

1st day of December, 2017



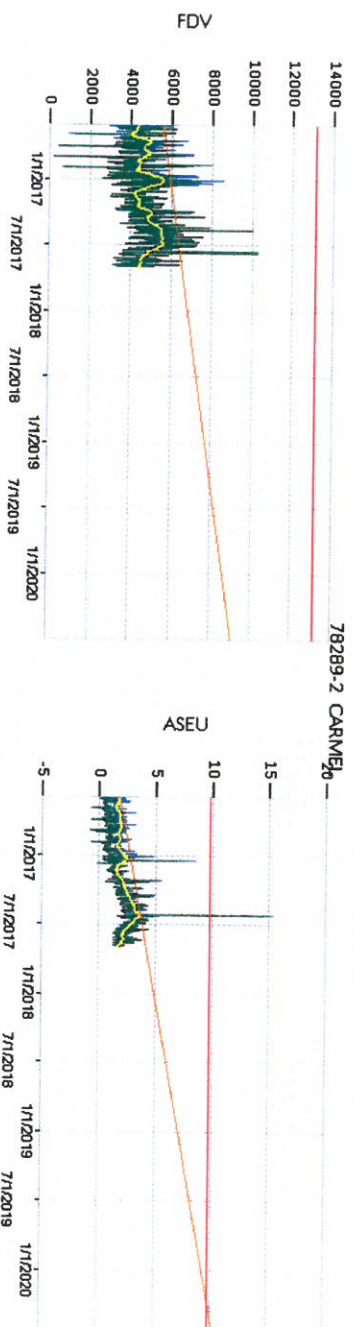
Notary Public

Z:\SSDATA\WPDATA\SS4\WP\NEWBANMBREYER\SMALL CELL SITES\MAHOPAC 8\ZONING\RF AFFIDAVIT.11.30.17.LC.REV1.DOC

TERESA GARCIA
Notary Public, State of New York
Registration #01GA6350390
Qualified In Rockland County
Commission Expires Nov. 7, 2020

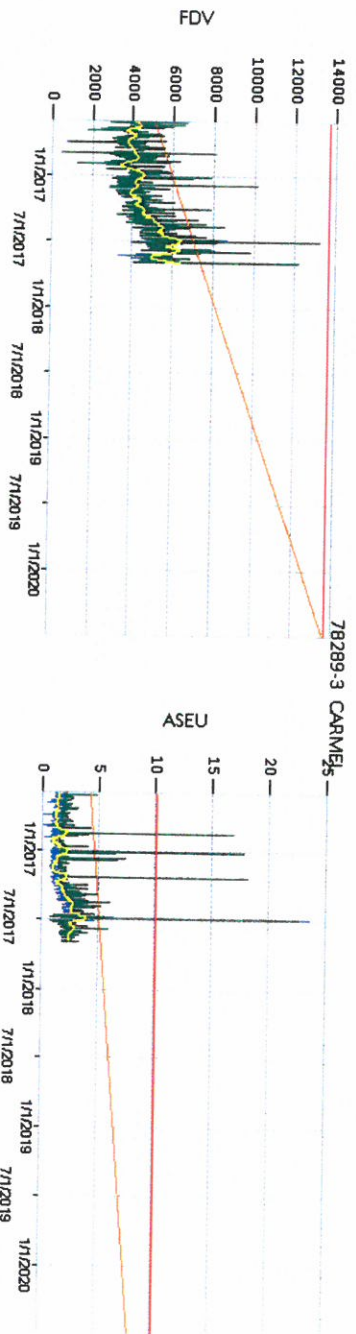
Exhibit 1

Carmel (1181 U.S. 6, Mahopac, NY) Beta Sector Projected Demand

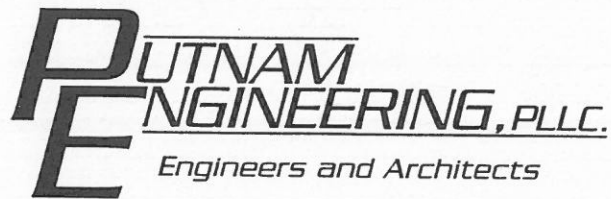


Will Reach Maximum Capacity (ASEU) in 1Q 2020 (March)

Carmel (1181 U.S. 6, Mahopac, NY) Gamma Sector Projected Demand



Will Reach Maximum Capacity (FDV) in 2Q 2020 (June)



November 27, 2017

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

Re: Tompkins Recycling
60 Old Route 6
Carmel, NY
T.M. 55.11-1-15

Dear Chairman Gary and Members of the Board:

Site plan re-approval was granted to 70 Old Route 6, LLC for the Tompkins Recycling Project on January 11, 2017. At this time we request a one-year extension of the site plan approval.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch, P.E.
PML/tal