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TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.cl.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
MARCH 14, 2018 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

- | | | | |
|--|-----------|----------|-----------------------|
| 1. Hudson Valley Federal Credit Union -150 Route 6 | 86.11-1-1 | 02/20/18 | Amended Site Plan |
| 2. New York SMSA Limited Partnership –
d/b/a Verizon Wireless – 954 Route 6 | 65.9-1-24 | 02/28/18 | Amended Site Plan |
| 3. Angelo Senno Trust – 19 Fowler Ave | 44.13-2-2 | 01/18/18 | Residential Site Plan |

MISCELLANEOUS

- | | | | |
|--|----------------|--|------------------------------|
| 4. MK Realty – Route 6 & Old Route 6 | 55.6-1-44 & 45 | | Extension of Final Site Plan |
| 5. Conrad Bley – 50 Crafts Road | 65.12-1-22 | | Bond Return |
| 6. Minutes – 01/10/18, 01/24/18 & 02/14/18 | | | |

February 23, 2018

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

Re: *Hudson Valley Federal Credit Union – Mahopac Branch*
Response to Planning Board Comments
Job # 10512.26

Dear Mr. Gary:

Attached please find a copy of the revised Site Plans and additional supporting information for the HVFCU Mahopac Branch project in the Town of Carmel. We have received the following comments and offer point-by-point responses:

Comments from the Office of the Town Engineer, in a memorandum dated January 8, 2018

General Comments

1. *Comment – The following referrals would appear to be warranted:*
 - a. *New York State Department of Environmental Conservation (NYSDEC)*
 - b. *New York State Department of Transportation (NYSDOT)*
 - c. *New York City Department of Environmental Protection (NYCDEP)*
 - d. *Putnam County Department of Health (PCDOH)*
 - e. *Mahopac Fire Department*

Response: Comment acknowledged.

2. *Comment – Permits from the following would appear necessary:*
 - a. *NYSDEC – for stormwater and wetlands*
 - b. *NYSDOT – for work permit and traffic study*
 - c. *NYCDEP – for stormwater and sub-surface treatment system (SSTS)*
 - d. *PCDOH – for well and SSTS*

Response:

- a. *NYSDEC – Necessary permits were previously obtained under the “Route 6 Retail” project. The proposed work falls within the previously established work limits.*
- b. *NYSDOT – A traffic study was previously conducted under the “Route 6 Retail” project. The proposed work falls within the previous traffic study. A utility work permit for gas and electric will be required for this project.*

- c. *NYCDEP – Necessary permits were issued during the “Route 6 Retail” project. The proposed work falls within the previously established work limits and amendments to these permits have been submitted.*
 - d. *PCDOH – Necessary permits were issued during the “Route 6 Retail” project. The proposed work falls within the previously established work limits and amendments to these permits have been submitted.*
3. *Comment – The site plan for Lot 2 references improvements on an adjacent lot (Lot 2 – Route 6 Retail). Each site plan should stand on its own to the extent that shows all drainage, stormwater management practices (SMP), sewer and water. No reference should be made to another site plan.*

Response: References to Lot 1 – Route 6 Retail have been removed from the plans.

4. *Comment – A Stormwater Pollution Prevention Plan (SWPPP) detailing the sizing of the SMPs is required. The SWPPP should meet the NYSDEC GP-0-15-002 and NYCDEP requirements.*

Response: This project is covered under an existing SWPPP. A SWPPP amendment is being submitted to reflect the revised site layout, which results in a reduction of impervious area compared to the original SWPPP.

5. *Comment – The applicant will be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (Section 156-85 and Section 156-87B respectively) to assure long-term maintenance of all stormwater management practices (SWMP) proposed for the site.*

Response: The proposed stormwater management system is consistent with the previously submitted maintenance agreement.

6. *Comment – Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes.*

Response: Comment acknowledged. At this time, no public improvements are anticipated as part of this project.

Detailed Comments

1. *Comment – The parking spot dimensions do not conform to the Town Code. Dimensions of a 9'x18' are provided. The Code requires spots dimensioned at 10'x20'.*

Response: We concur. A variance for the 1' width x 2' depth reduction has been submitted to the Town of Carmel Zoning Board of Appeals and the variance was granted at the February 22, 2018 Zoning Board Meeting.

2. *Comment – Agreements/easements for site access, SMPs and utilities should be provided.*

Response: We concur and easements were granted as part of the previous site plan approval.

3. *Comment – Top and bottom elevations for all retaining walls should be provided.*

Response: The site plan has been revised. The spot elevations previously calling out the top and bottom elevations for the retaining walls have been labeled as such. Please refer to sheet C140.

4. *Comment – Wall calculations greater than 5'-0" in height must be certified by a structural engineer.*

Response: Comment acknowledged. The design does not propose wall heights greater than 5'-0" at this time.

5. *Comment – A safety fence must be installed on the top of the wall.*

Response: A safety fence is proposed on the upper tier wall. Please refer to sheet C130 and details 7/C531 and 8/C531.

6. *Comment – The applicant should provide wind load calculations for the canopy.*

Response: Please see the attached letter from Consulting Engineer, John Stinemire, to Jay Diesing at Mauri Architects PC regarding the wind load calculations for the canopy.

7. *Comment – A detail for standard duty asphalt in the parking area has been provided. The top layer of pavement should be 2 inches not 1.5 inches and the binder course should be 3 inches not 2½ inches.*

Response: The pavement section detail has been revised.

8. *Comment – Graphic representation of vehicle movements through the site should be provided to illustrate that sufficient space exists to maneuver all types of vehicles anticipated at the site.*

Response: Sheet C590 has been added to show vehicle movements through the site.

9. *Comment – Electric utility information is not provided on this drawing.*

Response: Electric utility information has been added to the plans on Sheet C140.

10. *Comment – Sewer agreement/easement is required as the SSTS is located on Lot 1.*

Response: We concur and easements were granted as part of the previous site plan approval.

11. *Comment – A full SWPPP is required.*

Response: This project is covered under an existing SWPPP. A SWPPP amendment is being submitted to reflect the revised site layout, which results in a reduction of impervious area compared to the original SWPPP.

12. *Comment – Concrete sidewalk, curb and pipe trench details should meet the criteria defined in Section 128 of the Town of Carmel Town Code.*

Response: Details have been revised.

13. *Comment – All plantings shall be installed per Section 142 of the Town of Carmel Town Code.*

Response: Planting details and notes have been revised

14. *Comment – A three (3)-year warrantee on all plants should be provided.*

Response: A note indicating this has been added to the landscaping details.

Comments from the Town Designated Engineer, Cleary Consulting, in a memorandum dated January 10, 2018

1. *Proposed Use:*

- a. *Comment – The site is located in the C/BP Commercial/Business Park zoning district. The proposed bank use is classified as a permitted use.*

Response: We concur.

2. *Site Access:*

- a. *Comment – The current plan includes separate ingress and egress driveways located off the new internal roadway. This driveway separation represents an improvement in vehicular circulation over the single access point in the previous plan. The increase in the number of drive-thru aisles (from 2 to 3 plus a by-pass aisle) makes a separate egress point appropriate.*

Response: We concur.

3. *Building Location:*

- a. *Comment – Has consideration been given to moving the building forward toward Route 6, and placing the parking behind? Doing so would provide a more attractive street frontage, while the parking could be “hidden” behind the building.*

Response: As discussed with the Planning board, moving the building forward is not feasible.

4. *Zoning Dimensional Compliance:*

- a. *Comment – The following dimensional regulations apply in the C/BP Commercial/Business Park zoning district:*

ZONING PROVISION	REQUIRED	PROVIDED
Lot Area	3 ac.	1.04 ac. ⁽¹⁾
Minimum Lot Width	200'	151' ⁽¹⁾
Minimum Lot Depth	200'	314' ⁽¹⁾
Front Yard	50'	166'
Side Yard	40'	40'
Rear Yard	40'	95'
Maximum Building Coverage	40%	9%
Minimum Floor Area	5,000 sqft	3,800 sqft ⁽²⁾

(1) Variances were granted in 2016. Verification is required from Director of Code Enforcement if new variances are necessary.

(2) Variance Required

Response: We concur. A variance request has been submitted for the 1,200 sq.ft. reduction in floor area to the Town of Carmel Zoning Board of Appeals and the variance was granted at the February 22, 2018 Zoning Board Meeting.

5. Off-Street Parking:

- a. *Comment – The proposed credit union provides 35 parking spaces for their employees and members.*

Response: There is only one (1) 3,800 square foot building proposed for this project. Therefore, the number of parking spaces provided, 35, is more than the required number of spaces, 19.

- b. *Comment – The site plan indicates the provision of 26 off-street parking spaces in an appropriately configured parking lot.*

Response: Per sheet C130, the site plan shows 35 spaces (including two handicapped) for the HVFCU project.

- c. *Comment – The plan proposed 18'x9' parking stalls, instead of the 20'x10' required by code. The applicant is seeking a variance for this condition.*

Response: We concur. A variance for the 1' width x 2' depth reduction has been submitted to the Town of Carmel Zoning Board of Appeals and the variance was granted at the February 22, 2018 Zoning Board Meeting.

6. Building Aesthetics:

- a. *Comment – Where are the building's HVAC and mechanical equipment located? Can they be hidden in the attic space below the peaked roof?*

Response: The HVAC and mechanical equipment will be located on the sides of the building, in the approximate locations now shown on the plans. Plantings will be used to screen the equipment.

- b. *Comment – Details of the generator are requested. Is it enclosed in a sound attenuation enclosure? Screening around the generator is recommended.*

Response: Details for the generator have been added to the plans on sheet C531. The generator will have a sound attenuation enclosure.

7. *Landscaping:*

- a. *Comment – Additional landscape screening is recommended along the edge of the parking lot facing Route 6, to more effectively screen the parking lot.*

Response: Landscaping has been added along the edge of the parking lot facing Route 6.

Comments from the Director of Code Enforcement, in a memorandum dated January 10, 2018

1. *Comment – The applicant proposes a Bank and related parking.*

Response: We concur.

2. *Comment – The elevation has been submitted and Vincent Franz should review for architectural comments.*

Response: Comment acknowledged.

3. *Comment – Variances are required from the ZBA for the following:*

Required	Provide	Proposed
Min Floor Area 5,000 s.f.	3800 s.f.	1,200 s.f.
Parking Stall 10 ft x 20 ft	9 ft x 18 ft	1 ft width and 2 ft depth

Response: We concur. The above variance requests have been submitted to the Town of Carmel Zoning Board of Appeals and the variance was granted at the February 22, 2018 Zoning Board Meeting.

We feel that we have adequately addressed the comments and your attention to this matter is greatly appreciated. If you have any questions or require additional information please contact me at (518) 273-0055.

Sincerely,



Roger E. Keating, P.E., LEED AP BD+C
Director, Civil Engineering

Initials/encl. etc.

cc: File

John Stinemire, P.E.
Consulting Engineer
15 Railroad Avenue- Suite 201 Kingston, New York 12401
Telephone (845) 331-8806
Fax (845) 331-4890

February 23, 2018

Mr. Jay Diesing RA AIA
MAURI ARCHITECTS PC
303 Mill Street
Poughkeepsie, NY 12601

RE: Mahopac Hudson Valley FCU
Drive thru Canopy
Wind Loads

Dear Jay:

The proposed drive through roof structure and supporting elements will be analyzed for wind loads as required by the 2015 International Building Code and ASCE 7, Minimum Design Loads for Buildings and Other Structures.

The subject canopy structure will have reinforced concrete foundations and piers, HSS Steel columns and main support beams. The roof framing will consist of prefabricated metal plate connected wood trusses. All elements will be properly attached for wind uplift forces. All components will be designed in accordance with the 2015 IBC and ASCE-7 where applicable.

The canopy roof structure is attached to the main building and therefore braced laterally in one principal direction. The wind load analysis will concentrate on the wind in the other principal direction where there is no other structure providing bracing.

Should you have any questions or concerns, please contact me.

Very truly yours,



John Stinemire, P.E.
Consulting Engineer

Hudson Valley Federal Credit Union - Mahopac - Monument Sign

16 sq.ft. Monument Design



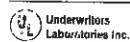
- Double-sided LED internally-illuminated monument sign
- SignComp Commercial 2005 Wide Body Cabinet with 2045 -2-1/4" hinge retainers
- Cabinet color to match current trim color - TBD
- 3/16" White Acrylite SG faces with full color printed translucent film
- Masonry base (by others) to match existing split block wall on building.
- Cabinet mounted to (2) 3x3 steel posts / Direct burial
(steel can be provided by Timely Signs and installed prior to monument base fabrication if desired or we can supply specifications to masonry contractor).



Timely Signs of Kingston, Inc. 154 Clinton Avenue Kingston NY 12401 p 845.331.8710 f 845.331.8712 toll free 800.676.6710 timelysigns.com

Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.a

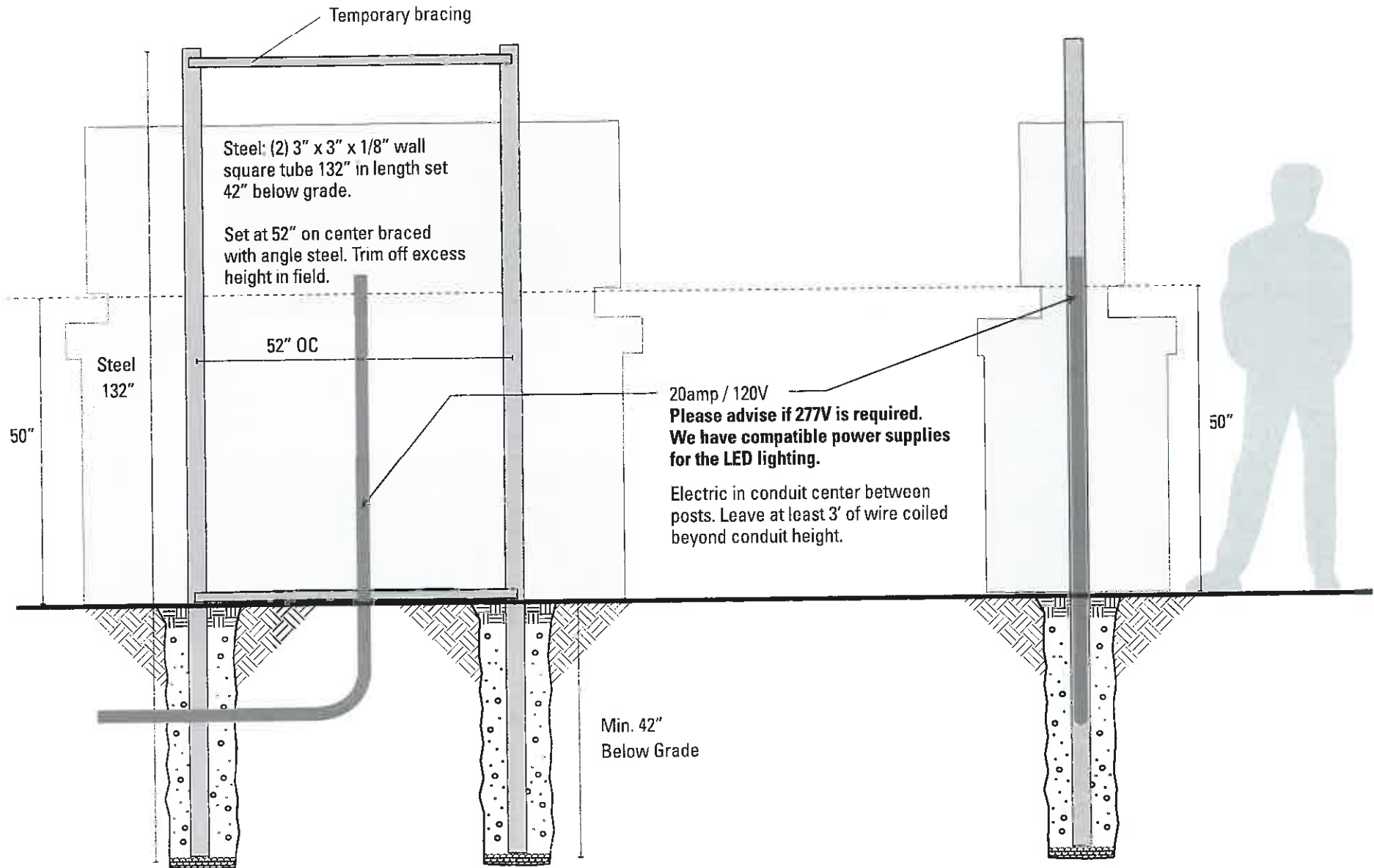
Date: February 15, 210

Client Approval: _____

Date: _____

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Hudson Valley Federal Credit Union - Mahopac - Monument Sign - Footing / Structural Support Details



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.ai

Date: February 15, 2010

Client Approval: _____

Date: _____

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Lighting setup is a full face illumination with the entire white face and logolighting at night.



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.ai

Date: February 15, 210

Client Approval: _____

Date: _____

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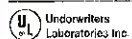


Dimensional lettering / logo from painted composite material. Aluminum mounting studs installed flush to building fascia. Exterior Illumination with linear LED fixtures, lit from above



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.ai

Date: February 15, 2010

Client Approval: _____

Date: _____

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 **PRELIMINARY EAST ELEVATION**
SCALE: 3/16" = 1'-0"

0' 1' 2' 5' 10'



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all N.E.C. Standards

Project: HVFCU - Mahopac

File Title: HVFCU-Mahopac-Exterior.ai

Date: February 15, 210

Client Approval: _____

Date: _____

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The Redi-Rock logo is a red square with the words "REDI-ROCK" in white, bold, sans-serif capital letters.

The Redi-Rock® Cobblestone texture is available on any Redi-Rock block. This gives you endless possibilities to create a complete wall solution for your project.



REDI-ROCK TEXTURE:

COBBLESTONE

Calling all blockheads! Redi-Rock Cobblestone blocks feature a double-whammy—engineering ingenuity *and* dashing good looks. The result is the best looking structural walls on the market.

Cobblestone blocks have a great stacked stone aesthetic. Each one-ton block features the appearance of six smaller blocks, making it a great look for projects that need a smaller-scale look.

Cobblestone Block Specifications

- Stacked stone texture
- 5.75 square feet (0.5 square meters) of face
- Four unique faces to give walls a random aesthetic
- Up to 23 square feet (2 square meters) of non-repeating texture available
- Wet-cast concrete gives a greater level of detail and durability

Regional colors and coordinating accessories are available. Contact your local Redi-Rock retailer or visit redi-rock.com to learn more about the Redi-Rock Cobblestone face today!



Redi-Rock Gravity Walls Level Lot for Custom Sports Court

The Challenge

When the owners of this Washington home wanted to install a tennis/basketball court, their hilly property presented some unique challenges. To create enough space for a court, they needed to contend with a 20-foot (6 meter) elevation change on the proposed site.

The Solution

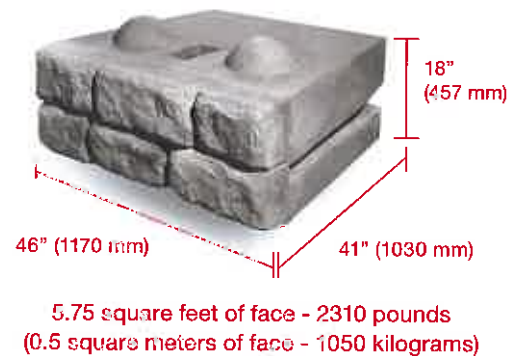
Copper Creek Landscaping considered several options with the owners, including a poured-in-place wall.

"We just thought [a poured-in-place wall] would be too sterile and not aesthetically pleasing," explained Matt Barton, owner of Copper Creek Landscaping.

"We wanted really straight, square walls though, so obviously a boulder retaining wall wouldn't have worked. We had a lot of restrictions with what we were trying to do, and Redi-Rock was the perfect product that allowed us to do everything we needed to do," said Barton.

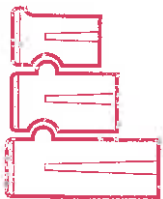
The biggest selling point of the Redi-Rock system was the ability to build retaining walls without requiring geogrid. After re-grading the area, the tallest wall required was still 11 feet (3.4 meters) and was installed as a gravity structure. This saved installers time because they did not have to excavate for geogrid, in turn saving the owners money. Plus, the aesthetic Cobblestone texture complimented the nearby home.

"We really liked the aesthetics of Redi-Rock because it blends in nicely with the surrounding terrain. We worked with Wilbert to do the custom work and they did a great job. We are really pleased with how it turned out—and we know it's not going anywhere," said owner Jeff Stockdale.

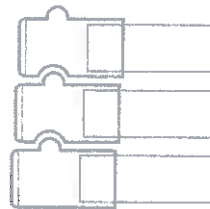


Project: Liberty Lake Sports Court **Customer:** Liberty Lake Residence **Block Manufacturer:** Wilbert Precast **Wall Installer:** Copper Creek Landscaping; Wilbert Precast **Location:** Liberty Lake, Washington **Completed:** 2010

Your Complete Wall Solution—Each block in the Redi-Rock system is available in any texture and can coordinate in the same wall, giving you the flexibility you need.



Gravity Walls
(shown above)



MSE Walls



Freestanding Walls

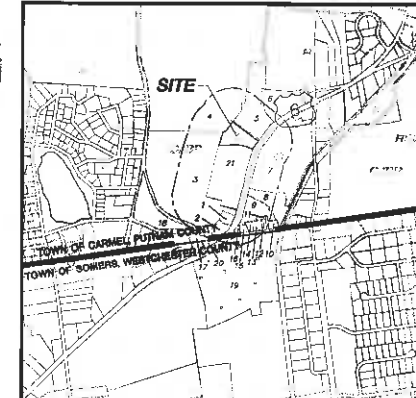
See redi-rock.com
for additional
products and
accessories.

DECEMBER 2017
LAST REVISED: FEBRUARY 20, 2018

INSITE ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, NEW YORK 10512
PHONE: (515) 255-9690

AREA:
TOTAL PROJECT ACREAGE : 3.13 ACRES (1.04 ACRE LOT PROPOSED)

PAGE NO.	REV	SHEET NO.	DATE	DESCRIPTION
1	1	G901	02/20/18	TITLE SHEET
2	1	C100	02/20/18	EXISTING CONDITIONS & DEMOLITION PLAN
3	1	C130	02/20/18	SITE PLAN
4	1	C140	02/20/18	GRADING, DRAINAGE & UTILITY PLAN
5	1	C180	02/20/18	EROSION & SEDIMENT CONTROL PLAN
6	1	C180	02/20/18	LANDSCAPE PLAN & LIGHTING PLAN
7	1	C530	02/20/18	SITE DETAILS
8	1	C531	02/20/18	SITE DETAILS
9	1	C540	02/20/18	STORM SEWER DETAILS
10	1	C541	02/20/18	STORM SEWER DETAILS
11	1	C560	02/20/18	EROSION & SEDIMENT CONTROL DETAILS & NOTES
12	1	C570	02/20/18	WATER & SANITARY SEWER DETAILS
13	1	C880	02/20/18	LANDSCAPE DETAILS & NOTES
14	0	C890	02/20/18	VEHICLE MOVEMENTS



LOCATION MAP

1. N/F Earned Creations LTD	11. N/F Brink
2. N/F 120 Route 6, LLC	12. N/F Baldwin Place Realty LLC
3. N/F Earned Creations LTD	13. N/F Baldwin Place Realty LLC
4. N/F Baldwin Hills Realty LLC	14. N/F Steamtown Co., LLC
5. N/F Senior Housing of Mahopac HI	15. N/F Steamtown Co., LLC
6. N/F County of Putnam	16. N/F Baldwin Place Realty LLC
7. N/F Mahopac Improvements LLC	17. N/F Ferrara
8. N/F Botic & Boudier	18. N/F Sarg Inc
9. N/F Botic Holding Corp.	19. N/F US Sarg Inc.
10. N/F Miricle	20. N/F Reinhard
	21. N/F Baldwin Hills Realty LLC

Site Plan

Approx of hereby granted this _____ day of _____
If building permit is not issued within 12 months from the above
date, this approved easement will null and void

Seal of Clarke Planning Board

Signed this _____ day of _____ by _____
Chairman _____
Board Agent _____

ISSUED FOR SITE PLAN REVIEW

Dig Safe. New York.
 Call Before You Dig
 Call The Required One
 One-Stop Utility Response
 Repeat The Math
 Dig With Care
 800-922-7962

0 1 2 3
ORIGINAL SCALE - IN MILES



☒ **Shadon Valley Office:**
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3680

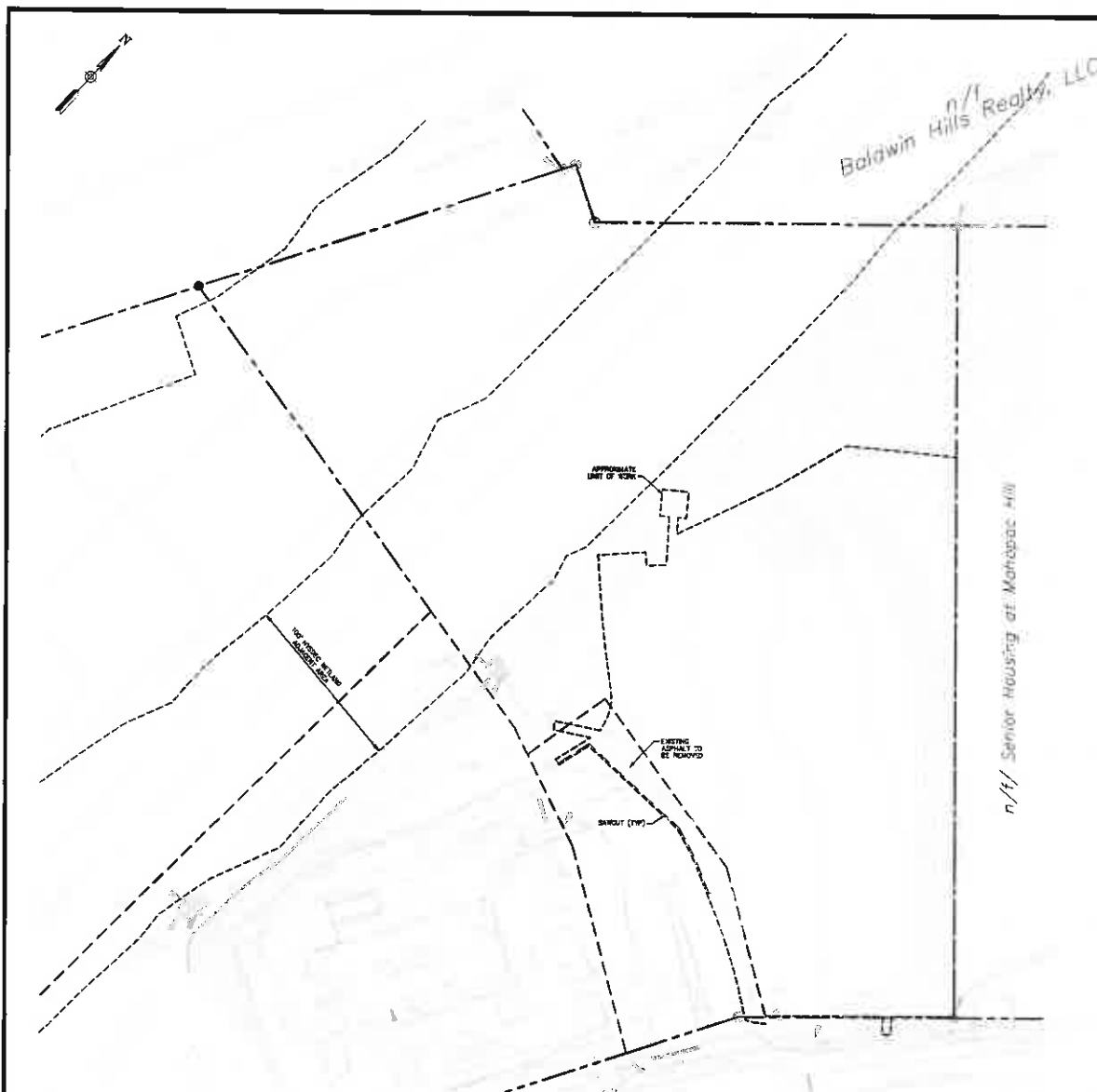
☐ **North County Office:**
375 Day Road
Catskill, New York 12034
Phone: (518) 812-0813

Tennessee Office:
1705 Division Street
Memphis, Tennessee 37203
Phone: (901) 380-1359

TITLE SHEET

TOWN OF CARBIDE, RICHMOND COUNTY, NEW YORK

designed TDC	checked CEK
date 12/14/17	scale N.T.S.
project no. 10512.26	
sheet no. G001	



LEGEND:

- EASEMENT
- PROPERTY LINE
- EXISTING EASEMENT & EASEMENT TO BE REMOVED

NOTES

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UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED BY NISSE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. DATED JUNE 16, 2015. THERE ARE NO OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN OR CONTROLLED BY THE UNDERSIGNED. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERSIGNED PROVIDES PROFESSIONAL INFORMATION MUST BE NOTICED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

UNDERGROUND FIBER OPTIC LINE SHOWN HEREON PER UTILITY MARKING QUALITY LEVEL "C". UNDERGROUND GAS AND ELECTRIC LINES SHOWN HEREON ON PER RECORD SHOWN QUALITY LEVEL "D".

THE UNDERSIGNED UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERSIGNED UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERSIGNED UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

MAP REFERENCE

1. MAP ENTITLED "ROUTE 8 REPAIR" BY NISSE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. DATED 7-19-10, LAST REVISED 8-31-10.
2. MAP ENTITLED "TESS FOR ROUTE 8 REPAIR" BY NISSE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. DATED 1-28-16, LAST REVISED 8-31-16.
3. TOPOGRAPHY SHOWN HEREON HAS BEEN COMPLETED FROM SURVEY DATA COMPLETED ON 08/01/2017 AS PREPARED BY NISSE ENGINEERING.

DEMOLITION NOTES:

1. REFER TO REQUIREMENTS OUTLINED IN THE ORDINANCE & DEMOLITION CONTROL PLAN & NOTES PRIOR TO COMMENCEMENT OF WORK.
2. PREPARE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
3. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES. NOTIFY WHEN ADJACENT IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
4. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY. POTENTIAL NOISE, UTILITY OUTAGE, OR OBSTRUCTION. COORDINATE WITH OWNER.
5. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
6. LOCATE AND VERIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR SHUT OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THE DEMOLITION. NOTIFY THE UTILITY OWNERS PRIOR TO STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
7. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
8. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
9. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS.
10. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS, COORDINATE BY AUTHORITY HAVING JURISDICTION.
11. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
12. REMOVE GRASS AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRASSES AND CONTOURS.
13. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
14. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
15. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
16. USE WATER TEST TEMPORARY ENCLOSURES AND OTHER SUITABLE MEASURES TO LEAK THE SPILLAGE OF OIL AND OILY CONTAMINANTS. CONTAINING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY CAUSE EXISTING CONTAMINATION, SUCH AS CAUSING KING FLOODING, AND TRANSPORTING POLLUTANTS.
17. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SIDEWALKS AND AREAS.
18. CLEAR ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DEBRIS AND DEBRIS LOADED BY SELECTIVE DEMOLITION OPERATIONS. REMOVE ADJACENT AREAS TO CONDUCT EXISTING BEFORE START OF SELECTIVE DEMOLITION.
19. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

ISSUED FOR SITE PLAN REVIEW

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL. IT IS A VIOLATION OF SECTION 7204, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW TO REPRODUCE OR ALTER THIS SURVEY MAP WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. ANY REPRODUCTION OR ALTERATION OF THIS SURVEY MAP WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS A VIOLATION OF SECTION 7204, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ANY REPRODUCTION OR ALTERATION OF THIS SURVEY MAP WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS A VIOLATION OF SECTION 7204, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ANY REPRODUCTION OR ALTERATION OF THIS SURVEY MAP WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS A VIOLATION OF SECTION 7204, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE, CO., D.P.C.

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277 N. Main
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NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR SITE PLAN REVIEW	10/17/17	

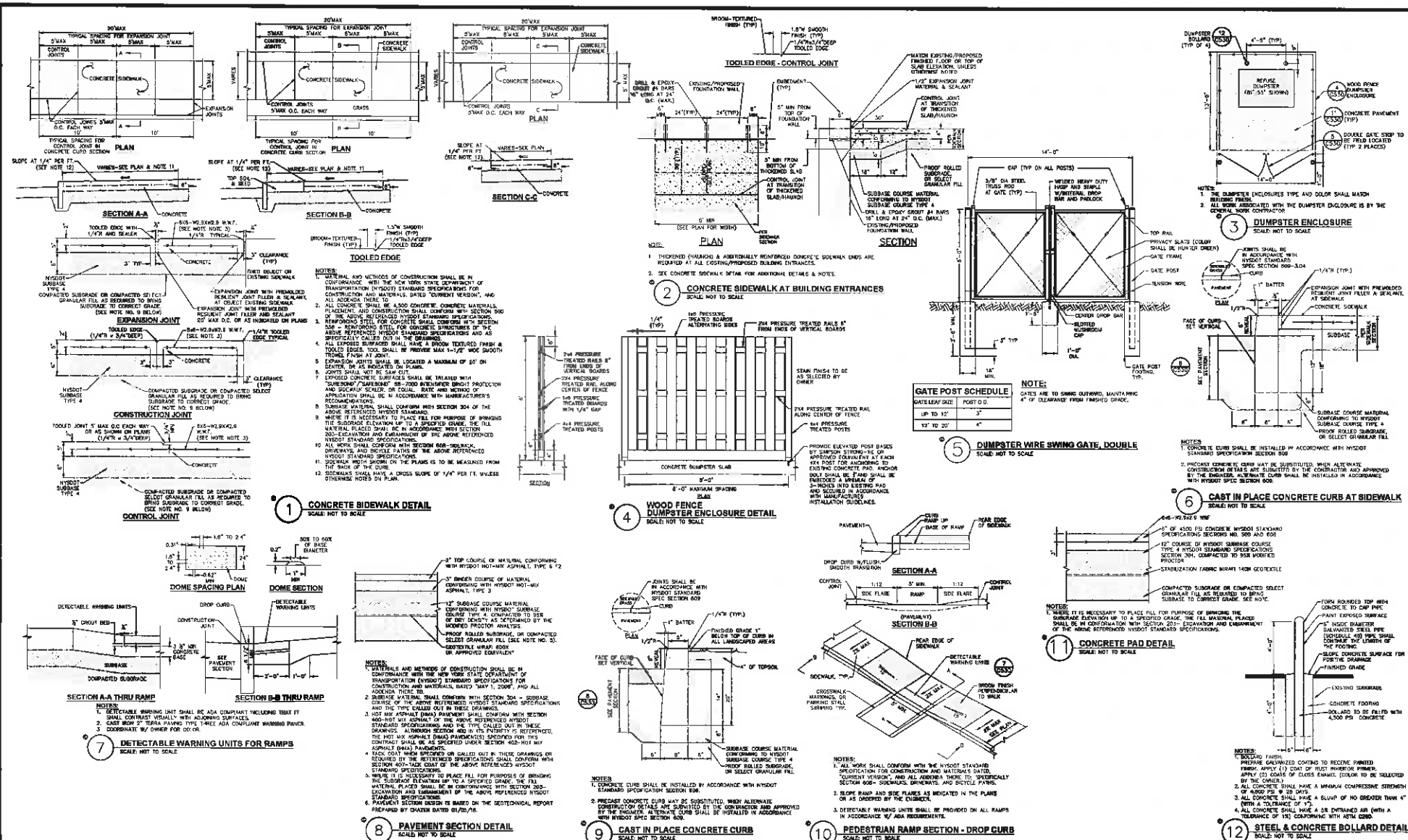
HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

EXISTING CONDITIONS & DEMOLITION PLAN

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

Original Date: 10/17/17
Scale: 1"=30'
Project No: 10312-25
Sheet No: C-100

ORIGINAL SCALE IN INCHES



CHAZEN ENGINEERING, LAND SURVEYING

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CHAZEN COMPANIES

LANDSCAPE ARCHITECTURE, P.C., D.P.C.

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAG BRANCH

SITE DETAILS

TOWN OF DANIEL, PUTNAM COUNTY, NEW YORK

Scale: 1" = 10'-0"

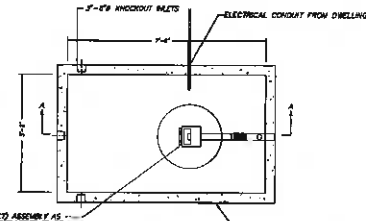
North Arrow

CHAZEN COMPANIES

LANDSCAPE ARCHITECTURE, P.C., D.P.C.

Project No: 10512.20

Sheet No: C530



PLASTICS TO BE
IN REAR OF DOING TASK.
NETS SPECIFICATIONS

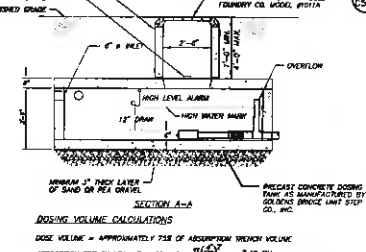
PLAIN W/FF

PRECAST CONCRETE DOING
TASK AS MANUFACTURED BY
GOLDEN BRIDGE UNIT STEP
CO., INC.

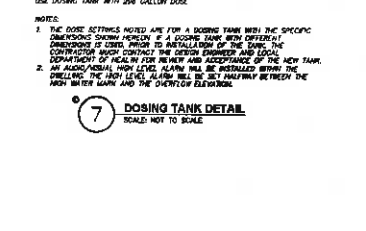
SOLE ADDRESS
STATED BY
TIP CO., INC.

TO SKIT (TYP.)

30" CAST IRON MANHOLE COVER AS
MANUFACTURED BY CAMPBELL



APPROXIMATE DOSING VOLUME = 75% TO 85% OF ABSORPTION TRENCH VOLUME
 $0.75 \times 359 \text{ GALLONS} = 269 \text{ GALLONS}$
 $0.85 \times 359 \text{ GALLONS} = 305 \text{ GALLONS}$
 USE DOSING TANK WITH 250 GALLON CAP.



	HUDSON VALLEY F
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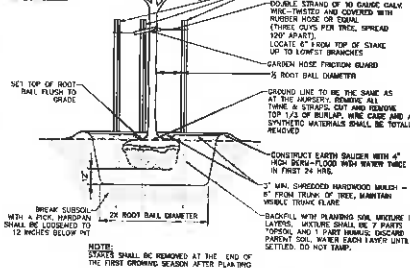
WATER & SEWER
 TOWN OF

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

Designed RCC	checked REK
date 12/14/17	scale AS NOTED
project no. 10512.26	
sheet no. C570	



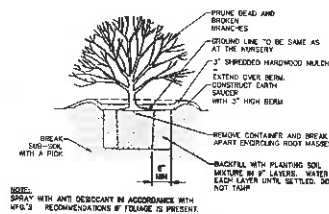
PLAN VIEW



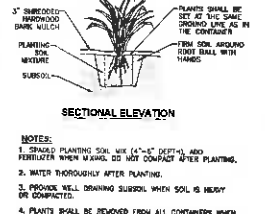
1. PLANTING AND GUYING DETAILS FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED SCALE: NOT TO SCALE

TOWN OF CARMEL NOTES:

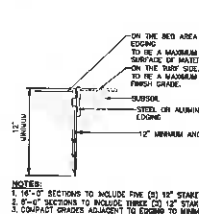
1. NOTICE MUST BE GIVEN TO THE PLANNING BOARD 30 DAYS PRIOR TO THE START OF PLANTING IN ORDER THAT THE PLANTS AND TREES MAY BE INSPECTED AND APPROVED FOR TREE UTILITY, CONDITION, SIZE, AND QUALITY. ALL WORK SHALL BE SUBJECT TO THE CORRECT, SUPERVISION AND APPROVAL OF THE PLANNING BOARD AND THE TOWN ENGINEER.
2. A THREE (3)-YEAR WARRANTY SHALL BE PROVIDED FOR ALL PLANTS.



2. SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS SCALE: NOT TO SCALE



3. CONTAINERIZED PERENNIAL PLANTING SCALE: NOT TO SCALE



4. LANDSCAPE BED EDGING SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE TOWN ENGINEER. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FIELD DIMENSIONS WITHIN THE WORK AREA. THE CONTRACTOR SHALL ADJUST THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE EXISTING UTILITIES AND STRUCTURES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM BURLAP AND ALL DEBRIS OF ALL TYPES. SHALL MAINTAIN MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL USED MATERIALS, RUBBER AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
 - A. NONPERMANENT PLANT MATES SHALL CONFORM TO THE LATEST EDITION OF "NONPERMANENT PLANT MATES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON NON-VEGETABLE NONPERMANENT.
 - B. SIZE AND GROWING PLANT TYPES AND GROWING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR HURSEY STOCK" AS ADOPTED BY THE AMERICAN ASSOCIATION OF HURSEYMEN, INC. (AAH), UNLESS OTHERWISE SPECIFIED.
 - C. HURSEY STOCK: OBTAIN FRESHLY CUT, HEALTHY, VIGOROUS PLANTS. HURSEY STOCK SHALL BE PLANTED IN A MANNER OF 7 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN BORDERS ANNUALLY CULTIVATED, WEEDED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HURSEY PRACTICES. PLANTS SHALL HAVE BEEN PLANTED IN A MANNER OF 7 YEARS. PLANTS SHALL HAVE BEEN PLANTED IN A MANNER OF 7 YEARS. PLANTS SHALL HAVE BEEN PLANTED IN A MANNER OF 7 YEARS.
 - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUBS UNLESS APPROVED BY THE TOWN ENGINEER. IF REQUIRED LANDSCAPE MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, THE EQUIVALENT OF CONTRACT AMOUNT OF ANY WILL BE MADE BY CHANGE ORDER.
7. SECOND PLANTING SEASONS AND TIMING CONDITIONS:
 - A. UNLESS OTHERWISE SPECIFIED IN WRITING, SET LAMN FROM MARCH 15 TO APRIL 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - B. UNLESS OTHERWISE SPECIFIED IN WRITING, SET TREES AND SHRUBS FROM MARCH 15 TO MAY 15, AND FROM SEPTEMBER 15 TO OCTOBER 30.
 - C. APLAS UNDERGROUND CLEARING OF GRASS AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES UNLESS LAMN OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE CONDITIONS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH TYPE OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION COVER SOIL WITHIN 14 DAYS AFTER WORK IS COMPLETE. FOR SETTING OUTLINE REVEALED SETTING PERIODS.
8. PRODUCTS:
 - A. SUPPLIED TOPSOIL, PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 1. LOAN TOPSOIL: WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE PRESENCE OF STONES, MATERIAL AND FREE OF FINE MATERIAL, HAZARDOUS CLAY, STONES, SOIL OR OTHER UNDESIRABLE MATERIAL.
 2. CONTAINING NOT LESS THAN 8% OR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLE PASSING A 1/4" SIEVE WHEN DETERMINED BY THE METHOD DESCRIBED IN ASTM D 2970. A SAMPLE DRIED AT 100°.
 3. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 4. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIZE (INCHES)	% PASSING
1/4"	100
1/2"	92-100
3/4"	85-100

1. LAMN SEED:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM % <td>MINIMUM %</td>	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
2. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
3. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
4. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
5. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
6. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
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SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
8. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
9. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
10. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
11. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
12. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
13. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
14. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
15. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
16. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
17. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
18. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
19. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
20. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
22. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
23. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
24. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
25. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
26. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
27. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
28. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
29. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
30. SEED MIXTURE:

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31. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
32. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
33. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
34. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
35. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
36. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
37. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
38. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
39. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
40. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
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ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
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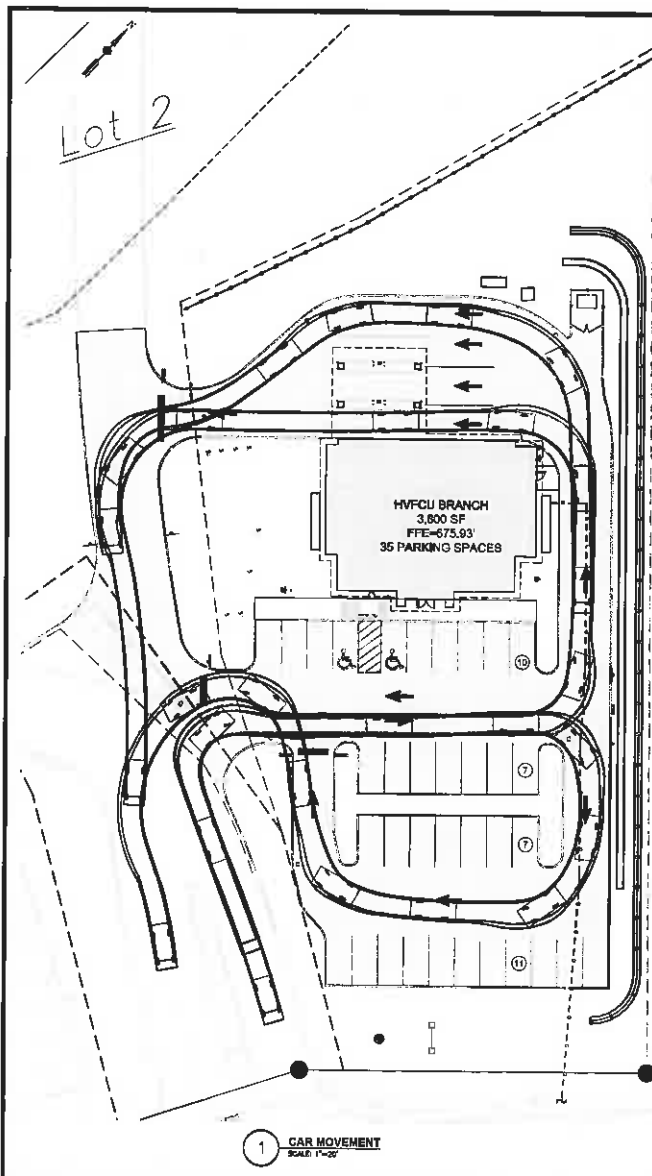
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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
42. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
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ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
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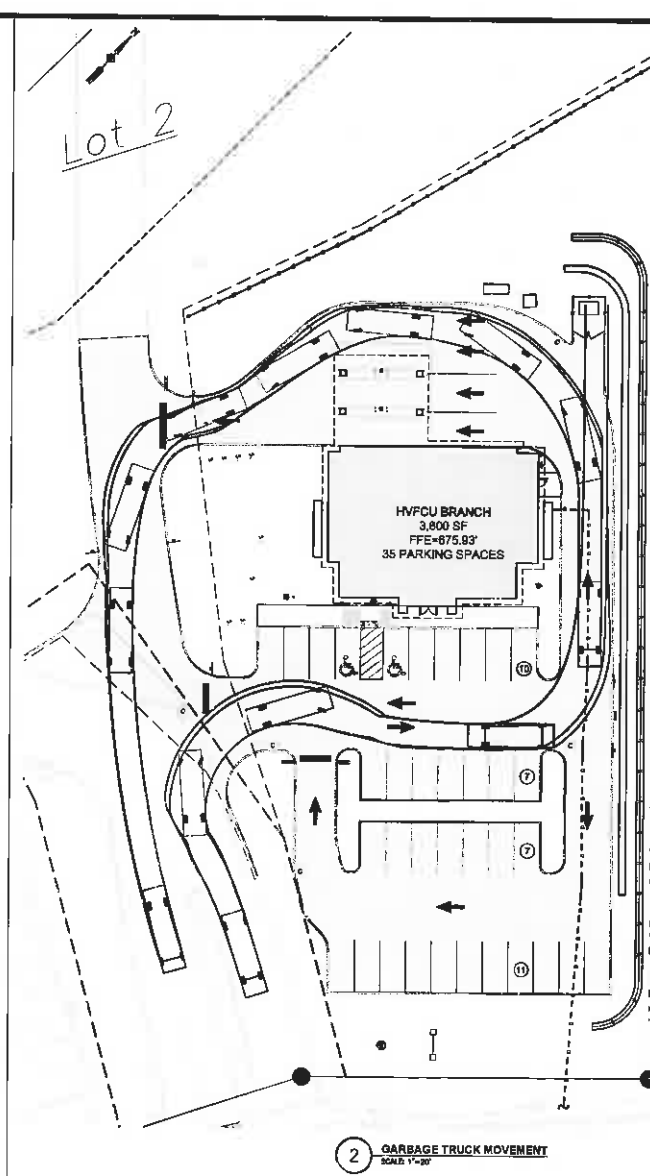
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PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
44. SEED MIXTURE:

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GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
ANNUAL	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
45. SEED MIXTURE:

SEED	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
GRASS	SEEDS OR VARIETY	MINIMUM %	MINIMUM %
PERENNIAL	SEEDS OR VARIETY	MINIMUM %	



1 CAR MOVEMENT
SCALE 1"=20'



2 GARBAGE TRUCK MOVEMENT
SCALE 1"=20'

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- SIDEWALK
- CURB
- MARK LIMITS
- CHAIN LINK FENCE
- CONCRETE SURFACE
- ROAD MARKING & STRIPING
- SOIL

ISSUED FOR SITE PLAN REVIEW

ORIGINAL SCALE IN INCHES

THIS SITE PLAN IS A COPY OF THE ORIGINAL AS SUBMITTED TO THE TOWN OF CARROLL, PUTNAM COUNTY, NEW YORK. THE TOWN ENGINEER HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE TOWN ENGINEERING LAW. THE TOWN ENGINEER HAS NOT REVIEWED THE PLAN FOR THE PURPOSE OF DETERMINING THE ACCURACY OF THE SURVEYING DATA OR THE DESIGN OF THE BUILDING OR THE PAVEMENT OR THE SIDEWALK OR THE CURB OR THE FENCE OR THE MARK LIMITS OR THE CHAIN LINK FENCE OR THE CONCRETE SURFACE OR THE ROAD MARKING & STRIPING OR THE SOIL. THE TOWN ENGINEER HAS NOT REVIEWED THE PLAN FOR THE PURPOSE OF DETERMINING THE ACCURACY OF THE SURVEYING DATA OR THE DESIGN OF THE BUILDING OR THE PAVEMENT OR THE SIDEWALK OR THE CURB OR THE FENCE OR THE MARK LIMITS OR THE CHAIN LINK FENCE OR THE CONCRETE SURFACE OR THE ROAD MARKING & STRIPING OR THE SOIL.



CHAZEN ENGINEERING, LAND SURVEYING

CHAZEN
COMPANIES
INCORPORATED
1000 ROUTE 9
PO BOX 1000
CARROLL, NY 13615
PHONE: (315) 361-1250

Office Locations:
 1) Sullivan Valley Office
 2) The Village
 3) Putnam County, New York 12661
 Phone: (315) 361-1250
 4) Mark Company Office
 5) 300 Bay Road
 6) Carrollville, New York 13615
 Phone: (315) 361-1250

LANDSCAPE ARCHITECTURE, CO., D.P.C.

Office Locations:
 1) Capital Energy Office
 2) 347 Pine Street
 3) Putnam County, New York 12661
 Phone: (315) 361-1250
 4) Capital Energy Office
 5) 347 Pine Street
 6) Putnam County, New York 12661
 Phone: (315) 361-1250

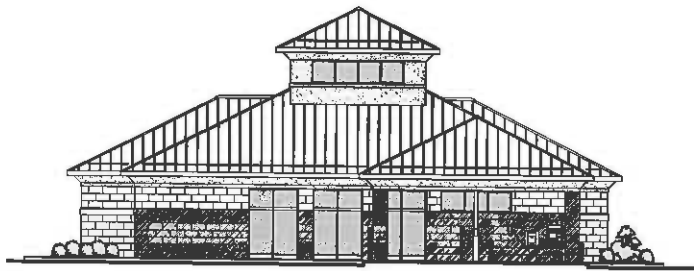
DATE	BY	REVISION

HUDSON VALLEY FEDERAL CREDIT UNION-MAHOPAC BRANCH

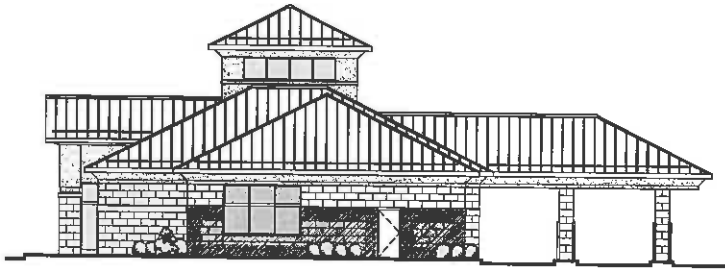
VEHICLE MOVEMENT

TOWN OF CARROLL, PUTNAM COUNTY, NEW YORK

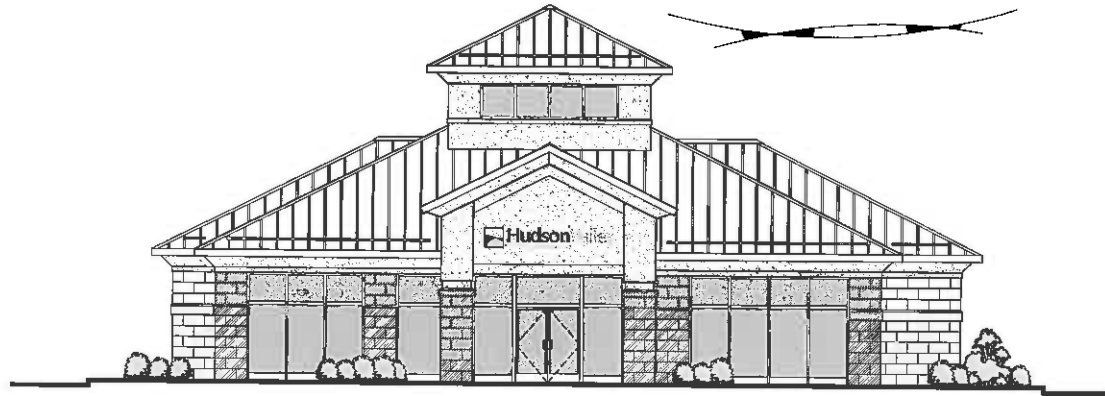
DESIGNED BY
12/14/17
10512.25
C690



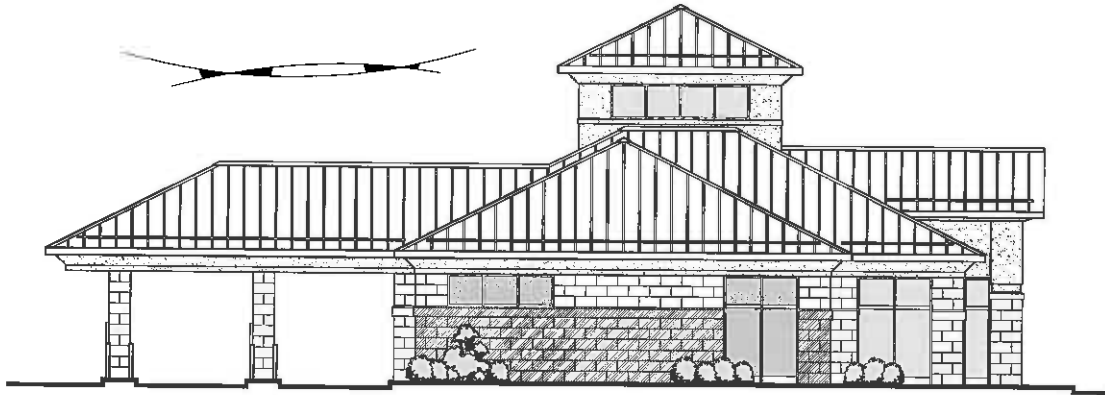
PRELIMINARY WEST ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY EAST ELEVATION
SCALE: 5/16" = 1'-0"



PRELIMINARY SOUTH ELEVATION
SCALE: 5/16" = 1'-0"

PROJECT NO.
17-04

DATE
13 NOV 17

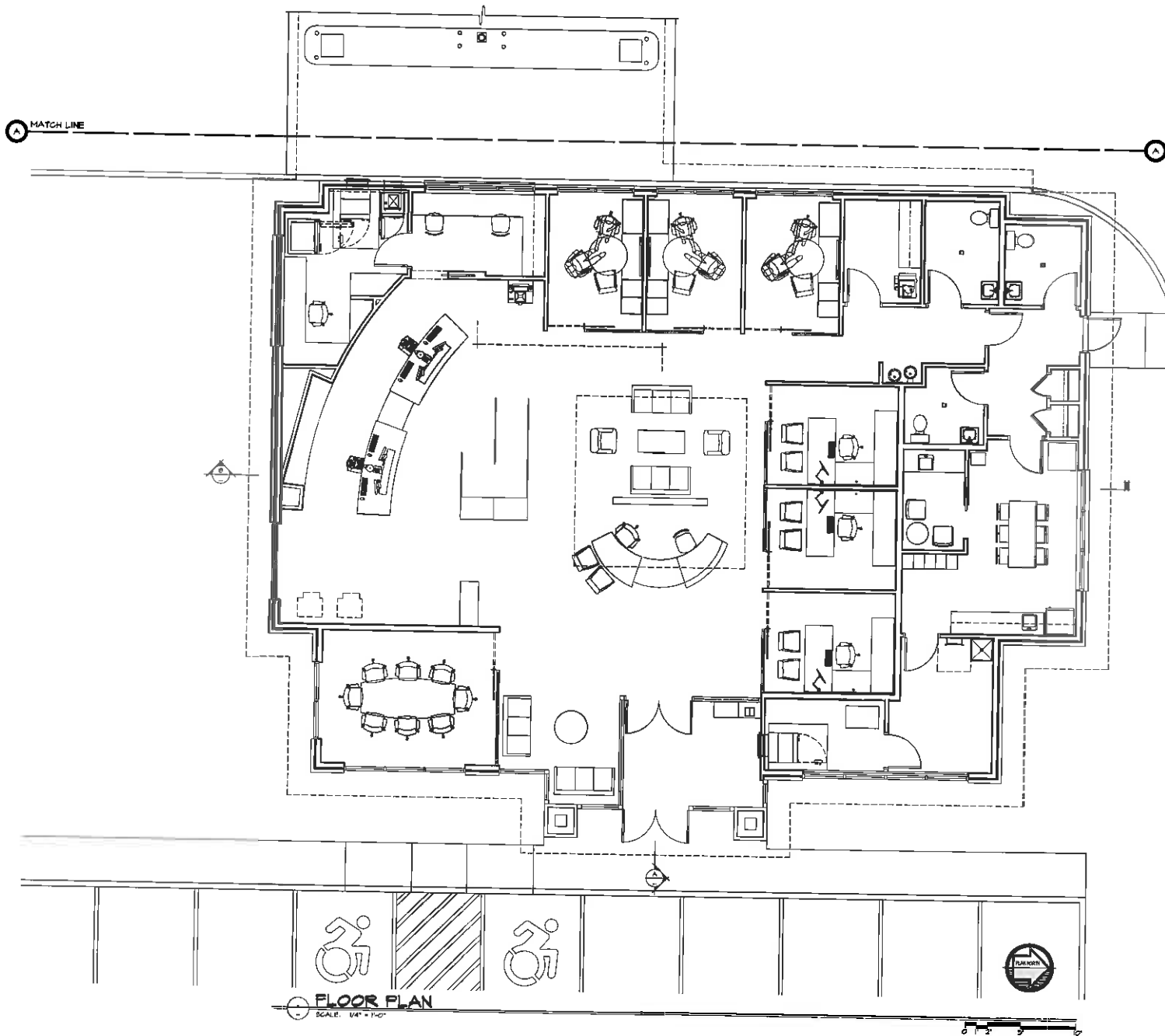
DRAWN BY
BP

REVISION	DATE	DESCRIPTION

Hudson Valley
PROPOSED NEW
MAHOOPAC BRANCH
1000 PLACE ROUTE 6
MAHOOPAC, NEW YORK

PRELIMINARY ELEVATIONS
MAURI ARCHITECTS PC
509 HILL STREET FRODOCKVILLE NY 12061 518-452-0200 mauriarchitects.com

BP-1
These are preliminary drawings and are not to be used for construction without the approval of the architect. No part of these drawings may be reproduced without the written consent of the architect or the client.



PROJECT NO.
B-22

DATE
TBD

DRAWN BY
BIP

NO.	DATE	DESCRIPTION

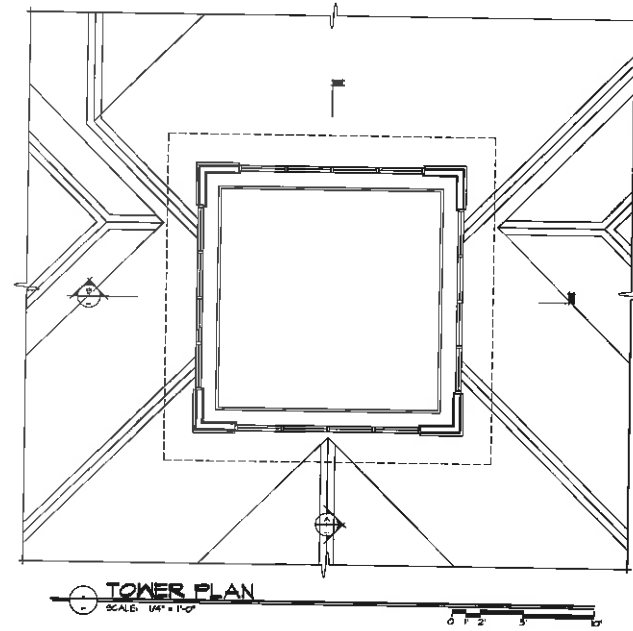
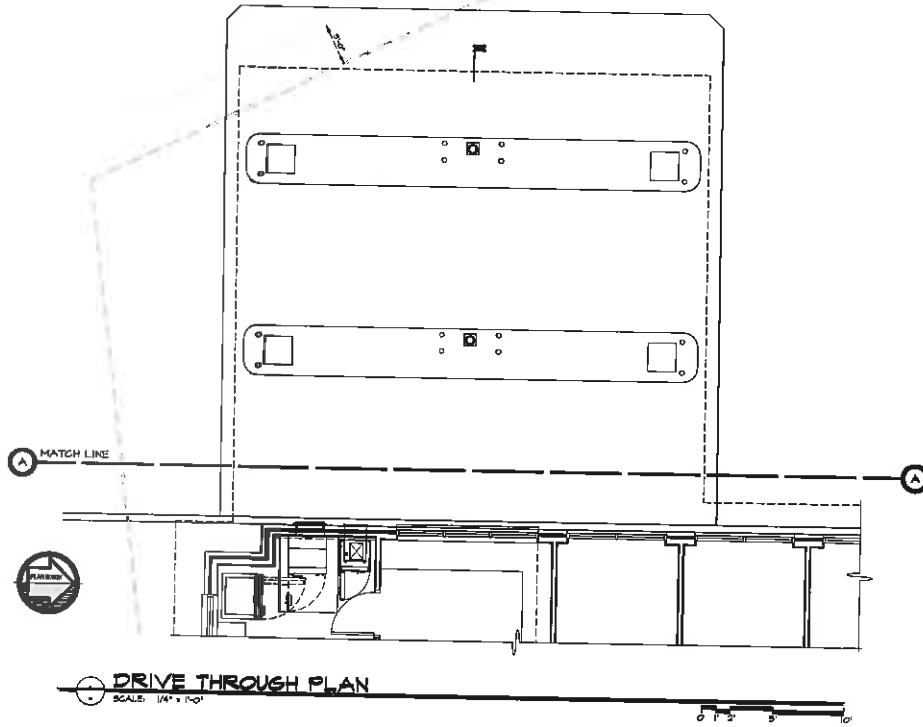
Hudson Valley
PROPOSED NEW
UNION PLACE, SUITE 6
HAUGPPAC BRANCH
HAUGPPAC, NY 12521

G. GERARD ASSOCIATES
ARCHITECTS
100 WEST STREET, SUITE 200
HAUGPPAC, NY 12521
TEL: 518-537-1111
FAX: 518-537-1112

MAURI ARCHITECTS PC
ARCHITECTS
100 WEST STREET, SUITE 200
HAUGPPAC, NY 12521
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REVISIONS
1. REVISED PER COMMENTS
2. REVISED PER COMMENTS
3. REVISED PER COMMENTS
4. REVISED PER COMMENTS
5. REVISED PER COMMENTS
6. REVISED PER COMMENTS
7. REVISED PER COMMENTS
8. REVISED PER COMMENTS
9. REVISED PER COMMENTS
10. REVISED PER COMMENTS



PROJECT NO.
IS-22

DATE
TBD

DRAWN BY
BIV

NO.	REVISION	DESCRIPTION

Hudson Valley
UNION VALLEY ROUTE 6
HAWKPOLE BRANCH
HAWKPOLE, NY 12521

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ARCHITECTS
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LAW OFFICES OF
SNYDER & SNYDER, LLP

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TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

jfry@snyderlaw.net

March 6, 2018

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
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(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:

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

Dear Honorable Chairman Gary and
Members of the Planning Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request to locate a public utility wireless communications facility ("Facility") on the roof of the building ("Building") at the above captioned property ("Property"). As noted in my letter, dated February 23, 2018, the Town of Carmel Zoning Board of Appeals ("ZBA") approved Verizon Wireless' application for certain area variances that this Honorable Board referred to the ZBA. Kindly note that the ZBA's approval was conditioned on Verizon Wireless relocating its Facility to the opposite side of the Building. In connection therewith and in response to certain requests at this Honorable Board's December 13, 2017 meeting, enclosed please find the following materials:

1. Updated plans prepared by French and Parrello Associates ("FPA"), last dated February 28, 2018 ("Updated Plans"), to reflect the relocation of Verizon Wireless' Facility in accordance with the ZBA's approval;
2. Two (2) separate updated photo simulation reports prepared by FPA, dated March 2, 2018, which include photo simulations depicting the relocation of the Facility 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;
3. Supplemental RF Affidavit, dated February 21, 2018, demonstrating Verizon Wireless' need for the Facility and confirming that the existing K-Mart building ("K-Mart Building") located at 987 Route 6, Carmel, New York is not a feasible alternative for the location of the Facility;

4. Supplemental Affidavit from Aaron Myl, Verizon Wireless' site acquisition consultant, confirming that the K-Mart Building together with other buildings within the vicinity of the Property are not feasible alternatives for the location of the Facility; and
5. Updated FCC RF Compliance Report prepared by Pinnacle Telecom Group, dated March 6, 2018, which report confirms the Facility as relocated per the Updated Plans is in compliance with applicable FCC RF safety guidelines.

We look forward to discussing the foregoing at your March 14, 2018 meeting and respectfully request that a public hearing be scheduled for March 28, 2018. If you have any questions, please call me at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: Jordan M. Fry / lc
Jordan M. Fry



EXPERIENCE YOU CAN BUILD ON

Visibility Analysis with Stealth Concealment 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

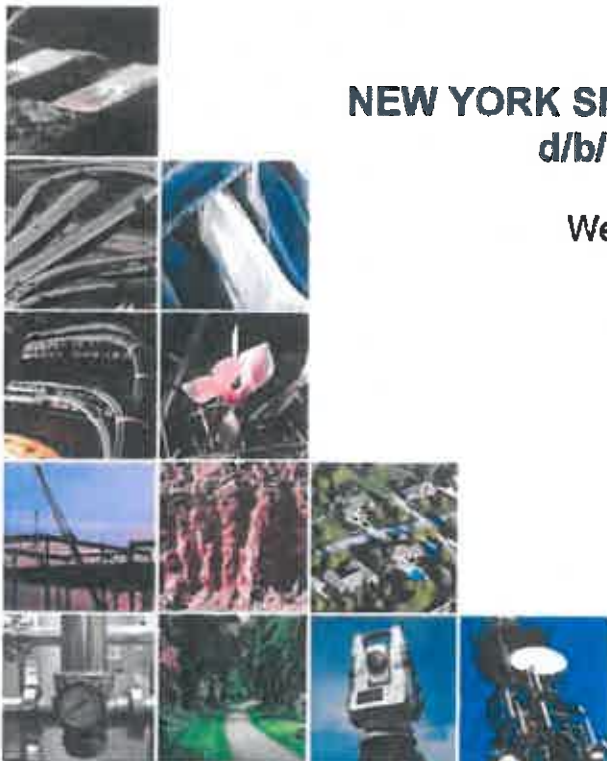
Prepared For:

NEW YORK SMSA LIMITED PARTNERSHIP

d/b/a Verizon Wireless

4 Centerock Rd.

West Nyack, NY 10994



March 2, 2018
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 and are based on drawings prepared by FPA, dated February 28, 2018.

Three (3) photo locations are provided to present a "before and after" illustration of optional location 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



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 with Stealth Concealment Option 2

For

Proposed Verizon Wireless Antenna Installation

Site Name: MAHOPAC 8_RSC

Located At

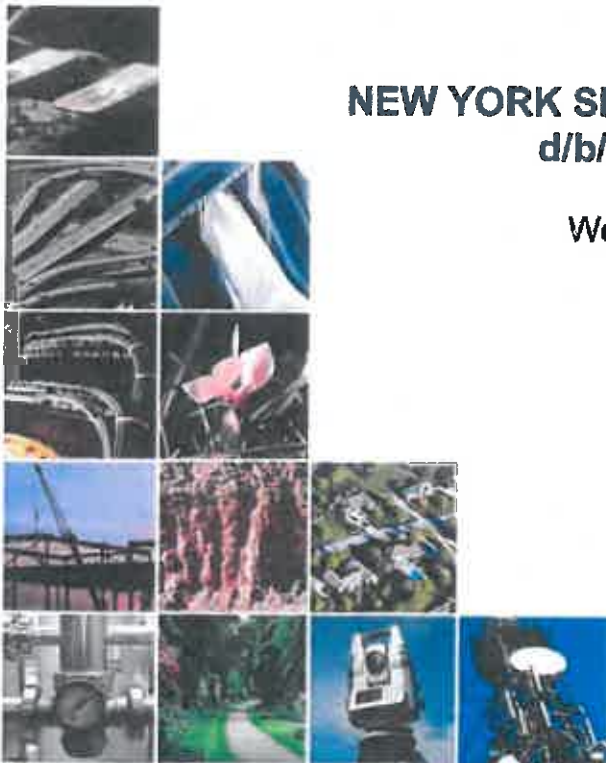
**954 Route 6
Mahopac, NY 10541
Block 1, Lot 24**

Prepared For:

NEW YORK SMSA LIMITED PARTNERSHIP

d/b/a Verizon Wireless

**4 Centerock Rd.
West Nyack, NY 10994**



**March 5, 2018
FPA No. 9287.173**

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HACKETTSTOWN, NJ • NEW YORK, NY
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Corporate Office
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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



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



Photo 2B: Proposed View Looking West on Route 6



Photo 3A: Existing View Looking Southwest on Route 6

Proposed antenna behind
existing screening



Photo 3B: Proposed View Looking Southwest on Route 6

TOWN OF CARMEL

In the matter of the Application of

**Supplemental
RF Affidavit**

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

Premises: 954 Route 6, Mahopac, NY
Town of Carmel, NY
Section 65.9, Block 1, Lot 24

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

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"). As a radio frequency engineer, I am trained to identify issues in wireless communications coverage and to evaluate the ability of proposed wireless communication facility sites to remedy any issues.

2. I am familiar with Verizon Wireless' existing and proposed facility sites in the Town of Carmel ("Town") and Verizon Wireless' applications for the required approvals in connection with a proposed public utility wireless communications facility ("Facility") at 954 Route 6, Town of Carmel, New York ("Site").

Need for Site/Review of K-Mart Shopping Center Building

3. 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. 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.

4. As detailed in my initial RF Affidavit submitted to the Town Planning Board, dated December 1, 2017, the Facility is needed to provide capacity relief to certain Verizon Wireless sites in the vicinity of the Facility, primarily the site located at 1181 Route 6, Town of Carmel, New York ("Existing Site"). 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.

5. The Town has requested information as to why Verizon Wireless is not locating the Facility on the property located at 987 Route 6 ("K-Mart Shopping Center Building"). Kindly note that natural and manmade features, such as buildings, hills, trees, ridge lines and mountains, all affect the way radio signals travel, and can distort or obstruct radio signals. Radio signals will either bounce off, bounce back or be absorbed by these obstructions. These constraints significantly limit the suitability of sites for purposes of remedying issues in service. The location of the Facility at the Site was carefully chosen after consideration of a number of factors, including proximity to Route 6 (a heavily travelled thoroughfare requiring coverage from the Facility) and the need for a clear line-of-sight for the Facility in order to provide optimal coverage to Route 6.

6. As detailed on the map attached hereto as Exhibit 1-A, the K-Mart Shopping Center Building is not a suitable alternative location for the Facility because, among other things, it is located over 500 feet from Route 6 and is surrounded by existing mountains and mature vegetation. The foregoing factors would significantly impact Verizon Wireless' coverage to Route 6 and therefore the K-Mart Shopping Center Building is not a suitable alternative location for the Facility.

7. Unlike the K-Mart Shopping Center Building, the Facility at the Site is ideally located as there is a clear line-of-sight to Route 6 (unlike the K-Mart Shopping Center Building which is blocked by existing ridge lines), in order to provide the necessary capacity relief to the Existing Site. See Exhibit 1-A. In addition, 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 ("Building") at the Site to shield same from view and to blend in with the architectural design of the Building.

Facilities Service Plan

8. As requested by the Town Planning Board, attached hereto as Exhibit 2-A is a map with a corresponding list of Verizon Wireless' existing facilities in the Town ("Facilities Service Plan"), together with the general location of Verizon Wireless' anticipated facilities within the Town at this time over the next two years.

Conclusion

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

Respectfully submitted,



Khondoker Khoda

Signed before me this

21 day of February, 2018



Notary Public

TERESA GARCIA
Notary Public, State of New York
Registration #01GA8350390
Qualified in Rockland County
Commission Expires Nov. 7, 2020

Exhibit 1-A
Line-of-Sight Map



Exhibit 2-A
Facilities Service Plan

Name	Longitude	Latitude	Support Height (ft +/-)	Street Address	Structure Type
Mahopac 8_RSC (Proposed)	-73.72481388	41.39064722	30	954 Route 6	Rooftop
Carmel (Relief)	-73.710694	41.395475	117	1183 Route 6	Lattice Tower
Carmel 2	-73.678133	41.430014	123	94 Gleneida Ave	Stealth Structure
Mahopac Falls	-73.743928	41.368583	121	51 Crest Drive	Lattice Tower
Bullet Hole	-73.785556	41.400556	126	SCOUT_HILL_RD	Utility Pole
Putnam Valley Hospital	-73.661633	41.381822	120	670 Stoneleigh Ave	Lattice Tower
Carmel 3	-73.718269	41.440187	150	21 Smokey Hollow Court	Monopole
Lake Mahopac	-73.72427777	41.37713888	122	55 McAlpin Avenue	Stealth Structure
Mahopac 5_SC	-73.735922	41.371947	36	946-954 S Lake Blvd	Rooftop
Mahopac 3_SC	-73.7467	41.3585	19	361 Route 6	Rooftop
Mahopac 6_SC	-73.729022	41.373786	28	692 Route 6	Rooftop
Brewster Rd_RSC (Future)	-73.678475	41.42129166	36	1717 Route 6	Rooftop

TOWN OF CARMEL

In the matter of the Application of

Supplemental
Affidavit

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

Premises: 954 Route 6, Mahopac
Town of Carmel, New York

State of New Jersey)
)ss.:
County of Bergen)

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 Verizon Wireless' applications 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. As detailed in my initial Affidavit, dated November 30, 2017, the proposed Facility consists of antennas strategically concealed within a stealth enclosure on the roof of the existing two story building ("Building") at the Site to shield same from view and to blend in with the architectural design of the Building. By locating on an existing non-residential structure, the Facility will reduce the number of free-standing facilities in the Town.

3. The Town has requested information as to why Verizon Wireless is not locating the Facility on the existing building located at 987 Route 6 ("K-Mart Shopping Center Building"). Verizon Wireless' radio-frequency engineer has confirmed that due to the location of the K-Mart Shopping Center Building being setback approximately 500 feet from Route 6 (a heavily travelled

thoroughfare requiring coverage from the Facility) and surrounded by existing ridge lines and mature vegetation, the K-Mart Shopping Center Building is not a feasible alternative because such factors would significantly distort coverage from the Facility to Route 6 if located at the K-Mart Shopping Center Building.

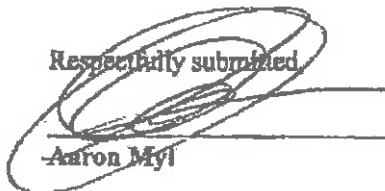
4. In addition to the K-Mart Shopping Center Building, I have reviewed other buildings in the vicinity of the Site, which buildings are not feasible alternatives to the Site for the following reasons: (i) 961 Route 6 (one story building without sufficient height for Facility and set back too far from Route 6), (ii) 957 Route 6 (one story building without sufficient height for Facility), (iii) 926 Route 6 (property owner approached but not interested in lease), (iv) 925 Route 6 (one story building without sufficient height for Facility and set back too far from Route 6), and (v) 912 Route 6 (one story pitched roof building not feasible for rooftop installation and set back too far from Route 6). In addition, the property located at 1000 Route 6 is not a feasible alternative location for the Facility since it is undeveloped and there is no existing structure to affix the Facility. Based on the foregoing, Verizon Wireless has demonstrated that the proposed Facility cannot be located on any alternative sites.

5. Unlike the K-Mart Shopping Center Building and other buildings in the vicinity of the Site, the Facility at the Site is ideally located as there is a clear line-of-sight from the Facility to Route 6 (unlike the K-Mart Shopping Center Building which is blocked by existing ridge lines) which is needed to provide the necessary coverage to the surrounding area. In addition, the Facility is ideally located because it 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

In light of the foregoing, it is respectfully submitted that the requested approvals be granted forthwith.

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

Respectfully submitted

Aaron Myl

Signed before me this
21 day of February, 2018


Notary Public



PINNACLE TELECOM GROUP
Professional and Technical Services

**ANTENNA SITE FCC COMPLIANCE
ASSESSMENT AND REPORT**

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

**"MAHOPAC 8" SITE
954 ROUTE 6
MAHOPAC, NY**

MARCH 6, 2018

14 RIDGEDALE AVENUE • SUITE 260 • CEDAR KNOLLS, NJ 07927 • 973-451-1630

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INTRODUCTION AND SUMMARY

At the request of New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), Pinnacle Telecom Group (PTG) has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for a proposed wireless base station antenna operation on the roof of a building at 954 Route 6 in Mahopac, NY. Verizon Wireless refers to the site as "Mahopac 8 RSC" and the proposed operation involves directional panel antennas and transmission in the 1900 MHz and 2100 MHz frequency bands licensed to Verizon Wireless by the FCC.

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

This report describes mathematical analyses of RF levels associated with the antennas. The analyses both at street level and on the roof employ standard FCC mathematical models for calculating the effects of the antennas in a very conservative manner, in order to overstate the RF levels and to ensure "safe-side" conclusions regarding compliance with the FCC limit for safe continuous exposure of the general public.

The results of a compliance assessment can be explained in layman's terms by describing the calculated RF levels as simple percentages of the FCC MPE limit. If the reference for that limit is 100 percent, then calculated RF levels higher than 100 percent indicate the MPE limit is exceeded, while calculated RF levels consistently lower than 100 percent serve as a clear and sufficient demonstration of compliance with the MPE limit.

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

- ❑ At street level around the site and at any distance from the site, the conservatively calculated maximum RF level from the proposed antenna operations is 5.3598 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance. In other words, even with the significant degree of conservatism incorporated in the analysis, the worst-case calculated RF level is still more than 18 times below the FCC limit established as safe for continuous human exposure to the RF emissions from antennas.
- ❑ A conservative analysis indicates that the RF levels potentially exceed the FCC MPE limit at the Verizon Wireless antenna sectors. Therefore, and consistent with the Verizon Wireless policy and FCC guidelines on rooftop compliance, Verizon Wireless will install standard RF alert signage at the Verizon Wireless antenna sectors, as well as at the rooftop access point.
- ❑ The results of the calculations, along with the proposed mitigation, combine to satisfy the FCC requirements and associated guidelines on RF compliance. Moreover, because of the significant conservatism incorporated in the analysis, RF levels actually caused by the antennas will be lower than these calculations indicate.

The remainder of this report provides the following:

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

In addition, two Appendices are included. Appendix A provides background on the FCC MPE limit, along with a list of FCC references on compliance. Appendix B summarizes the expert qualifications of the individual certifying compliance for this site.

ANTENNA AND TRANSMISSION DATA

The table that follows provides the key compliance-related data for the proposed Verizon Wireless antenna operation.

General Data	
Frequency Bands	1900 MHz and 2100 MHz
Service Coverage Type	Sectorized
Antenna Type	Directional Panel
Antenna Centerline Height AGL	32 ft.
Antenna Line Loss	Assumed 0 dB (conservatively ignored)
1900 MHz Antenna Data	
Antenna Models (Max. Gain)	Commscope HBX-6513DS-VTM (15.0 dBi)
RF Channels per Sector	2 @ 60 watts
2100 MHz Antenna Data	
Antenna Models (Max. Gain)	Commscope HBX-6513DS-VTM (15.5 dBi)
RF Channels per Sector	2 @ 90 watts

The area below the antennas at street level is of interest in terms of potential "uncontrolled" exposure of the general public, so the antenna's vertical-plane emission characteristic is used in the compliance analysis.

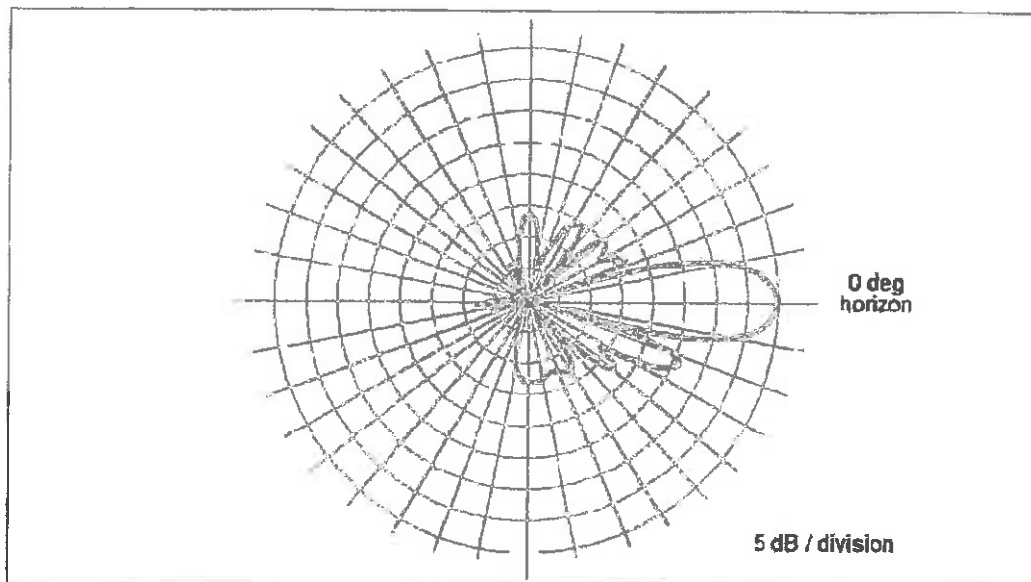
By way of illustration, Figure 1 that follows shows the vertical-plane pattern for the one of the proposed Verizon Wireless antenna models in the 746 frequency band.

In this type of antenna pattern diagram, the antenna is effectively pointed at the three o'clock position (the horizon) and the relative strength of the pattern at different angles is described using decibel units.

The use of a decibel scale to describe the relative pattern at different angles actually serves to visually understate the actual focusing effects of the antenna. Where the antenna pattern reads 20 dB the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1,000th of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties' depictions of the same antenna model.

Fig. 1. Commscope HBX-6513DS-VTM – 1900 MHz Vertical-plane Pattern



Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 ("OET Bulletin 65") provides guidelines for mathematical models to calculate the RF levels at various points around transmitting antennas.

Different models apply in different areas around antennas, with one model applying to street level around a site, and another applying to the rooftop near the antennas. We will address each area of interest in turn in the subsections that follow.

Street Level Analysis

At street-level around an antenna site (in what is called the "far field" of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the ground. Our calculations will assume a 100% "perfect" reflection, the worst-case approach.

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

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

where

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

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

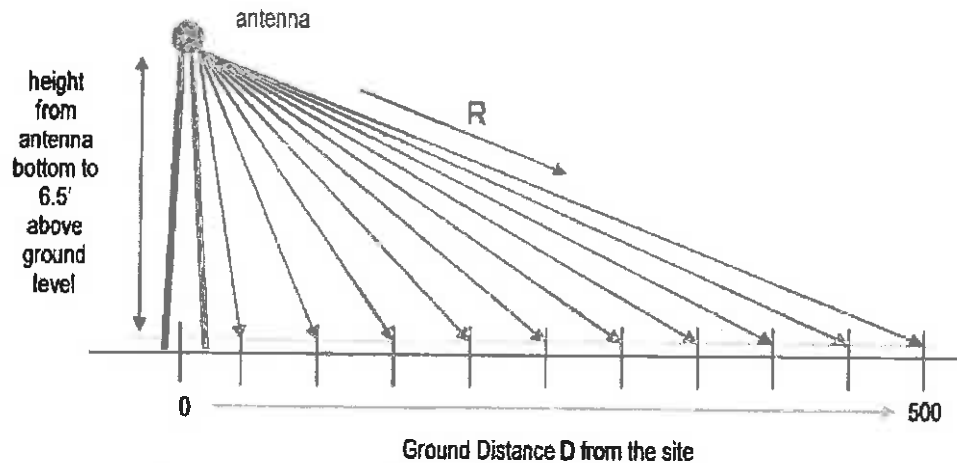


Figure 2. Street-level MPE% Calculation Geometry

It is popularly understood that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas.

Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site.

As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled, and as a result the RF levels generally decrease with increasing distance, and are well understood to be in compliance.

Street-level FCC compliance for a multiple-band antenna operation is assessed in the following manner. At each distance point along the ground, an MPE% calculation is made for the RF effect in each frequency band, and the sum of the individual MPE% contributions at each point is compared to 100 percent, which

serves as the normalized reference for the FCC MPE limit. We refer to the sum of the individual MPE% contributions as "total MPE%", and any calculated MPE% total MPE% result exceeding 100 percent is, by definition, higher than the FCC limit and represents non-compliance and a need to mitigate the RF levels. If, on the other hand, all results are below 100 percent, that set of results serves as a demonstration of compliance with the MPE limit.

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

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

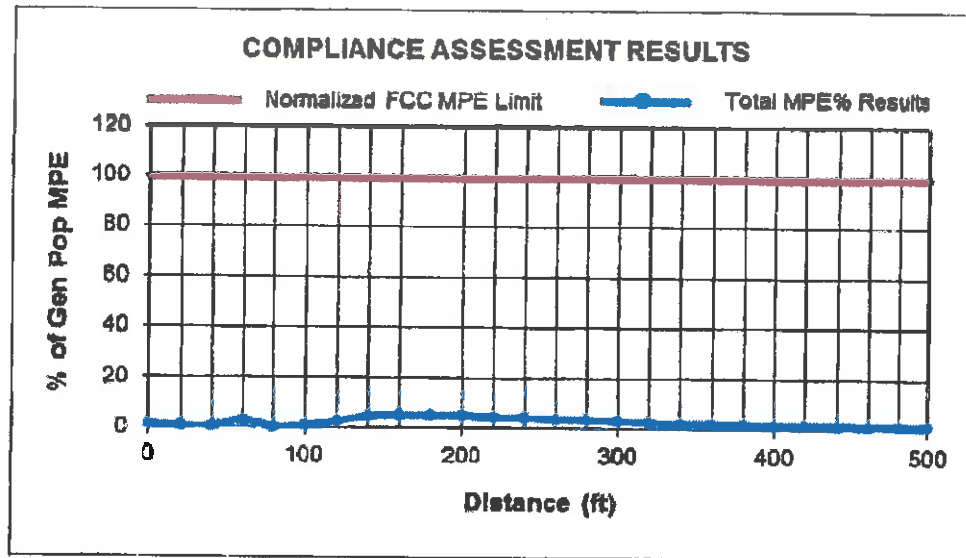
The net result of these assumptions is to significantly overstate the calculated RF exposure levels relative to the levels that will actually occur – and the purpose of this conservatism is to allow very "safe-side" conclusions about compliance.

The table that follows provides the results of the street-level MPE% calculations for each frequency band, with the overall worst-case result highlighted in bold in the last column.

Ground Dist (ft)	Verizon 190 MHz MPE%	Verizon 2100 MHz MPE%	Total MPE%
0	0.4254	0.9224	1.3479
20	0.0843	0.3266	0.4109
40	0.1819	0.2079	0.3898
60	1.2171	1.9926	3.2097
80	0.0034	0.1214	0.1248
100	0.4784	0.5332	1.0117
120	1.2049	1.6522	2.8571
140	1.9845	2.9767	4.9612
160	2.0496	3.1678	5.2173
180	2.0674	3.2924	5.3598
200	2.0342	3.3150	5.3492
220	1.6854	2.7467	4.4321
240	1.6519	2.7483	4.4002
260	1.4096	2.3453	3.7549
280	1.3717	2.3139	3.6856
300	1.1961	2.0176	3.2137
320	1.0521	1.7747	2.8268
340	0.9325	1.5731	2.5056
360	0.9105	1.5394	2.4498
380	0.8175	1.3823	2.1998
400	0.7381	1.2480	1.9861
420	0.8697	1.1324	1.8021
440	0.6104	1.0321	1.6425
460	0.5586	0.9445	1.5031
480	0.5436	0.9212	1.4647
500	0.5010	0.8491	1.3502

As indicated, even with the significant degree of conservatism built into the calculations, the maximum calculated RF level is 5.3598 percent of the FCC general population MPE limit.

A graph of the overall calculation results, provided on the next page, probably provides a clearer visual illustration of the relative compliance of the calculated RF levels. The line representing the overall calculation results shows an obviously clear, consistent margin to the FCC MPE limit.



Rooftop Analysis

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

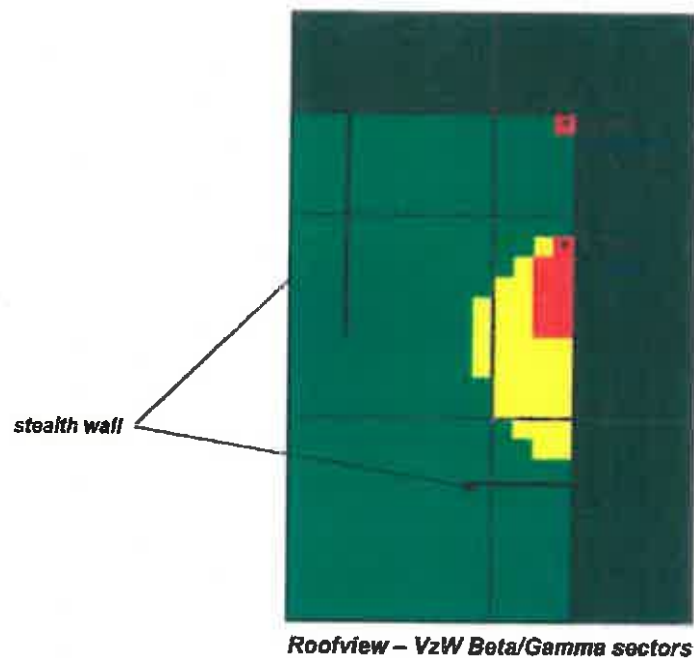
RF levels in the near field of an antenna depend on the power input to the antenna, the antenna's length and horizontal beamwidth, the mounting height of the antenna above nearby roof, and one's position and distance from the antenna. RF levels in front of a directional antenna are higher than they are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

The *RoofView* program's primary output is a color-coded depiction of the calculated RF levels in the vicinity of antennas. The color-coding scheme uses green for areas found to be subject to RF levels satisfying the FCC general

population MPE limit, red for areas where the FCC occupational limit is exceeded, and yellow for RF levels between those extremes.

Note that in a grayscale printout, green appears as medium gray, yellow is a lighter gray, and red is a dark gray.

The *RoofView* graphic output for the areas surrounding the Verizon Wireless antenna sectors is reproduced below.



As indicated by the color coding on the main roof, the calculated RF levels potentially exceed the FCC MPE limit at each of the Verizon Wireless antenna sectors.

Therefore, and consistent with the Verizon Wireless policy and FCC guidelines on rooftop compliance, Verizon Wireless will install standard RF alert signage on the stealth walls surrounding the antennas and at the roof access point(s).

Compliance Conclusion

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

The street-level analysis in this case shows a maximum RF level of 5.3598 percent of the applicable FCC general population MPE limit.

The rooftop analysis shows that the calculated RF levels potentially exceed the FCC MPE limit at each of the Verizon Wireless antenna sectors. Therefore, and consistent with the Verizon Wireless policy and FCC guidelines on rooftop compliance, Verizon Wireless will install standard RF alert signage on the stealth walls surrounding the antennas and at the roof access point(s).

The results of the calculations, along with the described RF mitigation, combine to satisfy the FCC's RF compliance requirements and associated guidelines.

CERTIFICATION

The undersigned certifies as follows:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of site RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
4. The results of the analysis demonstrate compliance with the FCC regulations and limit concerning the control of potential human exposure to the RF emissions from antennas.



Daniel Penesso
Director- RF Engineering
Pinnacle Telecom Group, LLC

3/6/18

Date

Appendix A. Background on the FCC MPE Limit

FCC Rules and Regulations

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

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

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

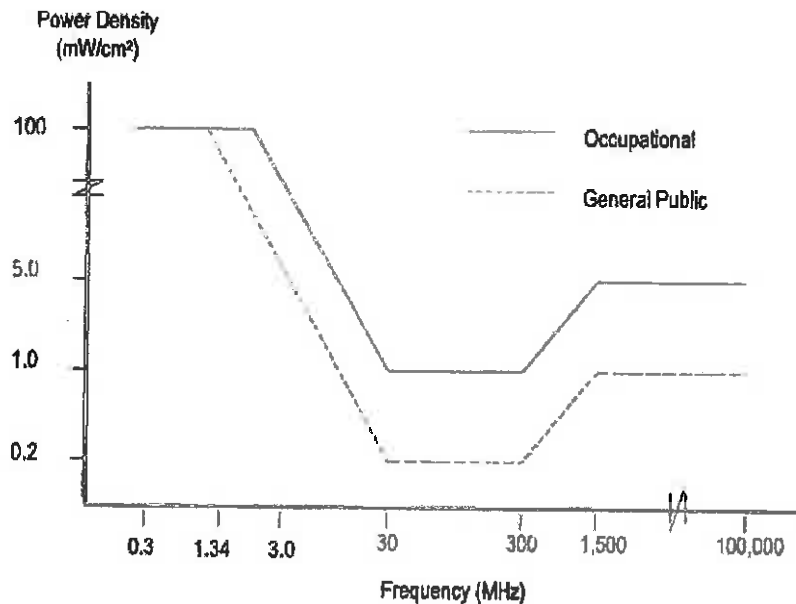
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in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

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

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

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

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



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

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

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

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

FCC References on Compliance

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

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

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

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

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

Appendix B. SUMMARY of EXPERT QUALIFICATIONS

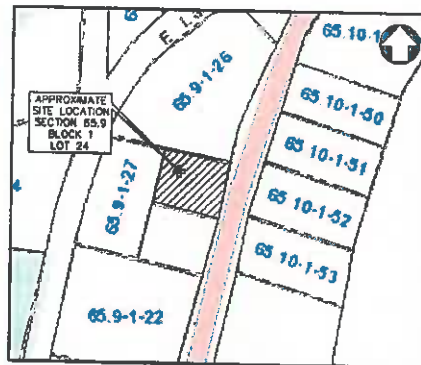
Daniel Penesso, Director – RF Engineering, Pinnacle Telecom Group, LLC

Synopsis:	<ul style="list-style-type: none"> • 19 years of experience in all aspects of wireless RF engineering, including network design and implementation, interference analysis, FCC and FAA regulatory matters, and antenna site compliance with FCC RF exposure regulations • Have performed RF engineering and FCC compliance work for all the major wireless carriers – AT&T, Verizon Wireless, Sprint, T-Mobile, and MetroPCS, as well as Crown Castle • Have served as an expert witness on RF engineering and/or FCC RF compliance more than 100 times before municipal boards in New Jersey and New York
Education:	<ul style="list-style-type: none"> • Bachelor of Science in Electrical Engineering, DeVry Institute of Technology, Chicago, IL, 1987
Current Responsibilities	<ul style="list-style-type: none"> • Manages PTG staff work involving FCC RF compliance for wireless antenna sites, including the provision of math- and measurements-based site compliance reports, related expert testimony in municipal hearings, and compliance-related support in client meetings with prospective site landlords and in town meetings • Provides math-based FCC compliance assessments and reports for PTG's wireless clients, including AT&T, Verizon Wireless, T-Mobile, Sprint, MetroPCS, and Crown Castle • Responsible for providing client consulting and in-house training on FCC and OSHA RF safety compliance
Prior Experience:	<ul style="list-style-type: none"> • Have served as senior RF engineer for four of the five national wireless carriers – AT&T, T-Mobile, Sprint, and MetroPCS – in the New York and New Jersey markets • Served as an RF engineer for Metricom, Triton PCS, Alltel Communications, and Western Wireless • Have worked as an RF engineer for several engineering services companies, including Sublime Wireless, Amint Technologies, Celcite, and Wireless Facilities Incorporated

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 10641
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
OWNER: 658 ROUTE SIX LLC
858 ROUTE 6
MAHOPAC, NY 10641

SITE DATA

PROJECT CODE: 20171034851
LOCATION CODE: 458380
LATITUDE: N 41° 23' 28.32"
LONGITUDE: W 73° 43' 29.33"

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 CARMEL 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

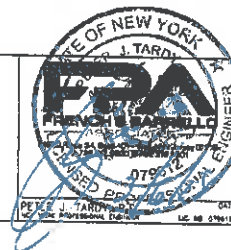
SCHEDULE OF REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	02/11/16	J.T.
2	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
3	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
4	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
5	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
6	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
7	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
8	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
9	ISSUED FOR CONSTRUCTION	02/11/16	J.T.
10	ISSUED FOR CONSTRUCTION	02/11/16	J.T.

NOTES

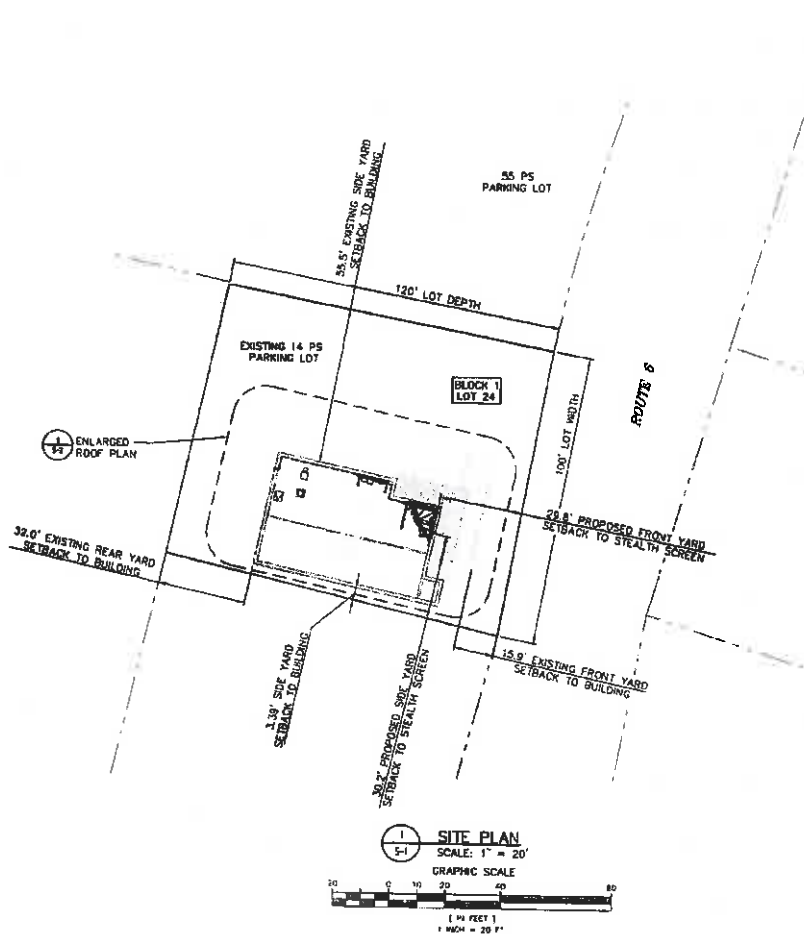
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PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994



TITLE SHEET		DRAWING ISSUE STATUS CURRENTLY = B	
PROJECT	MAHOPAC_8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	DATE	02/11/16
DESIGNED BY	J.T.	CHECKED BY	J.T.
SCALE	AS SHOWN	SHEET NO.	1 OF 6
PROJECT NO.	858 ROUTE SIX, LLC	PRINT DATE	02/11/16
DESIGNED NO.			



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 8, 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 PAVING 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 MAINTAINED 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	41,797 SF	±29,221 SF*
MIN. LOT WIDTH (FT)	200 FT	2100 FT	±100 FT*
MIN. LOT DEPTH (FT)	200 FT	2120 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)	36 FT	±32 FT	NOT REQUIRED
MAX. BUILDING HEIGHT (FT)	35 FT (40 FT FOR OFFICE BUILDINGS)	±30 FT	NOT REQUIRED
MIN. REQUIRED FLOOR AREA OF BUILDING (SF)	6,000 SF	±5,000 SF	NOT REQUIRED
MAX. BUILDING COVERAGE (%)	30% (40% 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*

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

* AREA VARIANCE GRANTED BY ZBA ON FEBRUARY 22, 2018

** AREA VARIANCE GRANTED BY ZBA RESOLUTION DATED AUGUST 22, 2002 ON ZBA RESOLUTION DATED JUNE 20, 2007

SCHEDULE OF REVISIONS

NOTES:

- THIS DOCUMENT HAS BEEN PREPARED FOR A 24"x36" FORMAT. DO NOT SCALE THIS DOCUMENT IF PLOTTED ON ANY OTHER FORMAT.
- IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

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



SITE PLAN AND NOTES

MAHOPAC B_RSC
954 ROUTE 8
MAHOPAC, NEW YORK 10541
PUTNAM COUNTY

DRAWING ISSUE STATUS CURRENTLY - [B]

- A - ISSUED FOR INFORMATION (NOT FOR CONSTRUCTION)
- B - ISSUED FOR CONSTRUCTION (NOT FOR CONSTRUCTION)
- C - ISSUED FOR CONSTRUCTION (NOT FOR CONSTRUCTION)
- D - ISSUED FOR CONSTRUCTION (NOT FOR CONSTRUCTION)
- E - ISSUED FOR CONSTRUCTION (NOT FOR CONSTRUCTION)

PROJECT NO. 2017-103
SHEET NO. 2 OF 4
DATE: 02/27/18
DRAWING NO. S-1



Senno Application

TOWN OF CARMEL

SITE PLAN APPLICATION

INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Trumble 3/12/18
Planning Board Secretary; Date

[Signature] 3/12/18
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: SENNO TRUST		Application # 18-0001	Date Submitted: 2-26-2018
Site Address: No. 3960 Street: ROUTE 52 Hamlet: HOLMES			
Property Location: (Identify landmarks, distance from intersections, etc.) 19 FOWLER AVE, CARMEL, NY 10512			
Town of Carmel Tax Map Designation: Section 44.3 Block 2 Lot(s) 2		Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date 7/27/06 Liber 1762 Page 459		Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:		Are Easements Proposed? No Yes Describe and attach copies: N/A	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: ANGELO A. SENNO TRUST		Phone #: Fax#: 845 878 7833	Email:
Owners Address: No. 3960 Street: ROUTE 52 Town: HOLMES State: NY Zip: 12531			
Applicant (If different than owner): SARAK RAPLANIT		Phone #: 845-621-4000 Fax#:	Email: RAYEX DESIGN @GMAIL.COM
Applicant Address (If different than owner): No. 266 Street: Shear Hill Rd Town: Mahopac State: NY Zip: 10541			
Individual/ Firm Responsible for Preparing Site Plan: ROY A. FREDRIKSEN, PE		Phone #: 845-621-4000 Fax#:	Email: RAYEXDESIGN @GMAIL.COM
Address: No. 266 Street: Shear Hill Rd Town: Mahopac State: NY Zip: 10541			
Other Representatives:		Phone #: Fax#:	Email:
Owners Address: No. 3960 Street: ROUTE 52 Town: HOLMES State: NY Zip: 12531			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: SITE PLAN APPROVAL FOR EXISTING FOUR FAMILY BUILDING			

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>0.1297</u> Square Feet: <u>5648</u>		Square footage of all existing structures (by floor): <u>2620 S.F.</u>	
# of existing parking spaces: <u>2</u>		# of proposed parking spaces: <u>0</u>	
# of existing dwelling units: <u>4</u>		# of proposed dwelling units: <u>0</u>	
Is the site served by the following public utility infrastructure:			
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> ▪ Is project in <u>sewer district</u> or will private septic system(s) be installed? <input checked="" type="checkbox"/> <u>✓</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? <input checked="" type="checkbox"/> Out-of district connection? <input type="checkbox"/> ▶ What is the total sewer capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily flow <u>440</u> </div> <div style="width: 60%;"> <p>For Town of Carmel Town Engineer</p> <p>▶ What is the sewer capacity <u>N/A as already in district + connected</u> <i>(Signature)</i></p> </div> </div>			
▪ Water Supply		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
If Yes:		▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily demand <u>4440</u>	
▪ Storm Sewer		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ Gas Service		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows		<u>3/9/18 - NA - already in district</u>	
Sewer Flows			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>N/A</u>		What is the approximate depth to water table? <u>N/A</u>	
Site slope categories:		15-25% <u>92</u> %	25-35% <u>8</u> %
Estimated quantity of excavation:		Cut (C.Y.) <u>0</u>	Fill (C.Y.) <u>0</u>
Is Blasting Proposed		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left <u>200 +</u> Right <u>200 +</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> (M)			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? NO Public: <input type="checkbox"/> Private: <input type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? φ BUILDING EXIST			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	120,000	5648	5648
Lot Coverage			
Lot Width	80	50.11	50.11
Lot Depth	211	112.3	112.3
Front Yard	25	10.3	10.3
Side Yard	15	9.3	9.3
Rear Yard	20	58.9	58.9
Minimum Required Floor Area			
Floor Area Ratio			
Height			
Off-Street Parking	6	2	2
Off-Street Loading			

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	EXISTING
Structural System	
Roof	
Exterior Walls	
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>William Besharat</u> Applicants Name	<u>William Besharat</u> Applicants Signature
Sworn before me this <u>22</u> day of <u>February</u> 200 <u>18</u>	
<u>Alice Daly</u> Notary Public	ALICE DALY Notary Public, State of New York No. 01DA6345218 Qualified in Putnam County Commission Expires July 25, 2020



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

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

No Radius
Planned

?/A

?/A

?

?/A

?/A

✓



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Requirement Data		To Be Completed By the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> (N/A) ✓	<input type="checkbox"/> ✓
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/> (N/A) ✓	<input type="checkbox"/> ✓
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/> ? NOT PROVIDED
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I ROY A FREDRIKSEN, PE hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Roy A. Fredriksen
Signature - Applicant

2/12/2018
Date

Sara A. Kaplan
Signature - Owner

2/12/2018
Date



Professionals Seal



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Gruney

Signature - Planning Board Secretary

3/12/18

Date

[Signature]

Signature - Town Engineer

3/12/18

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

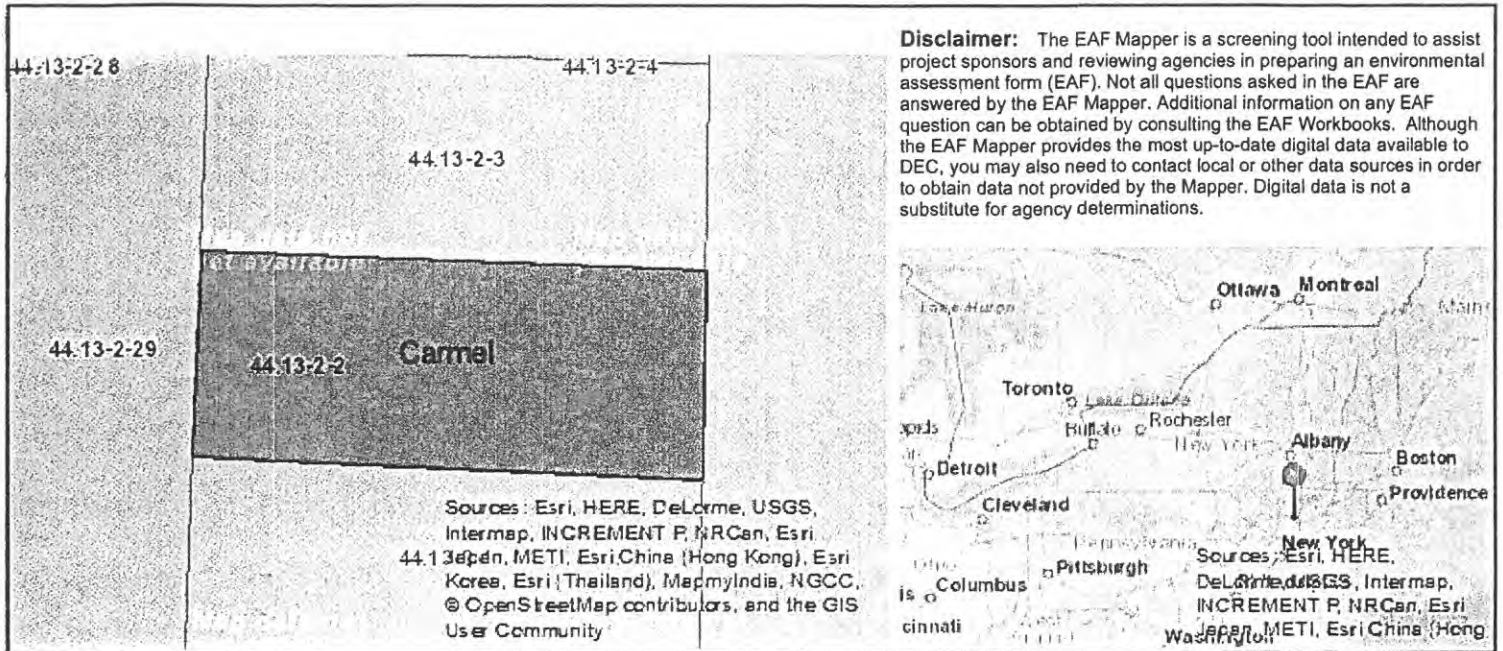
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

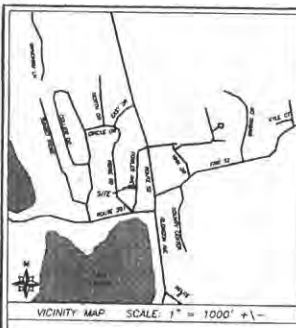
Part 1 - Project and Sponsor Information							
ANGELLO A. SENNO TRUST							
Name of Action or Project: ANGELLO A. SENNO TRUST							
Project Location (describe, and attach a location map): 19 FOWLER AVE, CARMEL, NY 10512							
Brief Description of Proposed Action: SITE PLAN APPROVAL FOR AN EXISTING 4 FAMILY BUILDING LOCATED AT 19 FOWLER AVE, CARMEL, NY							
Name of Applicant or Sponsor: WILLIAM BESHARAT		Telephone: 914-330-4999					
		E-Mail: RAYEXDESIGN@GMAIL.COM					
Address: 266 SHEAR HILL ROAD							
City/PO: MAHOPAC		State: NY	Zip Code: 10541				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: YEST ZBA AND BUILDING DEPARTMENT APPROVALS			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		.05 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.05 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional			
<input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>WILLIAM BESHARAT</u> Date: <u>2/12/2018</u> Signature: <u>William Besharat</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

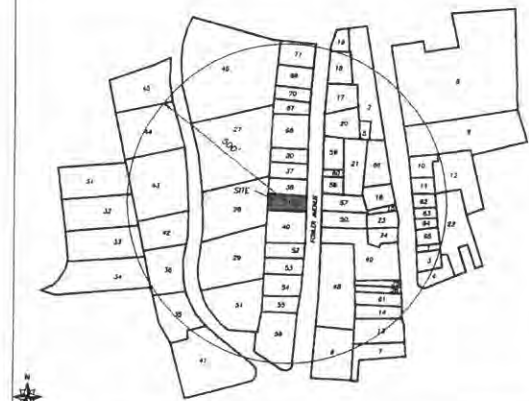


ZONING DATA
TAX MAP No. 44.13-2-2
PROJECT SITE IS LOCATED IN A R120 DISTRICT.

	REQUIRED	PROVIDED	VARIANCE REQUIRED
MIN. LOT AREA	120,000 SQ. FT.	5,648 SQ. FT.	114,352 SQ. FT.
LOT WIDTH	60 FT.	50.11 FT.	29.89 FT.
LOT DEPTH	211 FT.	112.3 FT.	98.7 FT.
FRONT YARD	25 FT.	10.3 FT.	14.7 FT.
SIDE YARD	10 FT.	9.3 FT.	0.7 FT.
REAR YARD	20 FT.	58.9 FT.	NONE
PARKING	6 SPACES	2 SPACES	4 SPACES

now or formerly ~ ORSEE'S MOUNTAIN, INC.
(Last 2000, Page 24)

now or formerly ~ 21 FOWLER AVENUE REALTY, LLC
(Last 1991, Page 7)



LOCATION MAP NTS

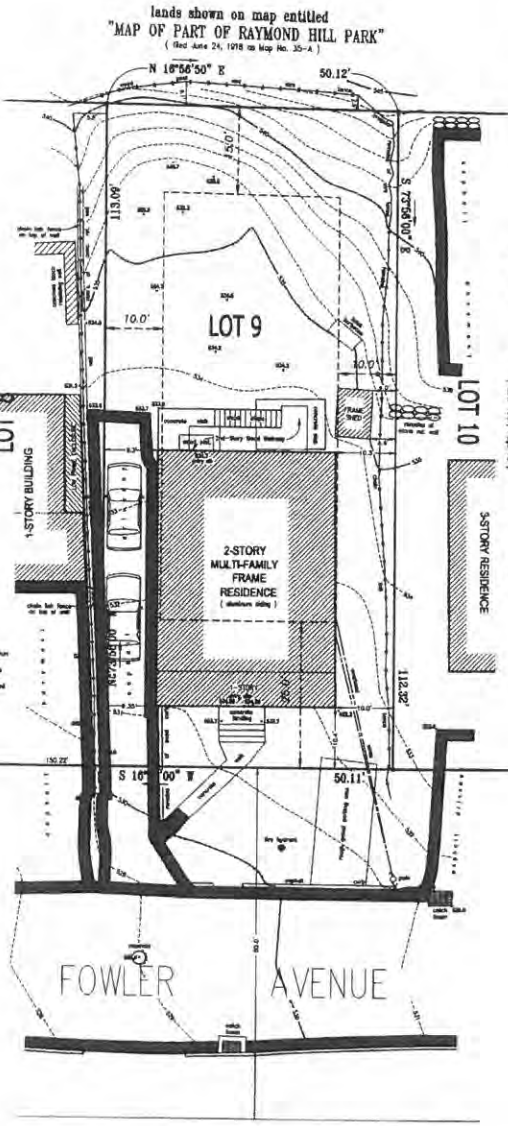
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LOT 2

LOT 5

LOT 6

NOTE:
Lot boundaries shown on this plan are based on the latest available survey data. It is hereby advised that any person who relies on this plan for any purpose other than for information only, does so at their own risk. The surveyor is not responsible for any errors or omissions in this plan.



The premises shown herein may be affected by easements, rights of way, encroachments, restrictions and covenants not specifically referred to or noted in documents furnished to this surveyor and, therefore, not reflected herein. It is hereby advised that any person who relies on this plan for any purpose other than for information only, does so at their own risk. The surveyor is not responsible for any errors or omissions in this plan.

TOPOGRAPHIC SURVEY PREPARED BY ROBERT BAETTER, P.E., DATED AUGUST 24, 2017.
ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL.
ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE RECORDED AND BEAR HIS SEAL, SIGNATURE AND DATE OF ALTERATION.

ROY A. FREDRIKSEN, PE
CONSULTING ENGINEER
845-621-4000
208 SHEAR HILL ROAD MAHOPAC, NY 10641

OWNER: ANGELO A. GENNO TRUST
JOB #:
DATE BY:
CHECK BY:
PROJECT: SITE PLAN FOR THE PURPOSE OF OBTAINING CERTIFICATE OF OCCUPANCY FOR EXISTING FOUR-FAMILY BUILDING LOCATED AT 21 FOWLER AVENUE, TOWN OF CANTON.
TAX MAP #: 44.13-2-2
SHEET TITLE: SITE PLAN
DATE: 1-12-18
REVISIONS:
3-9-16





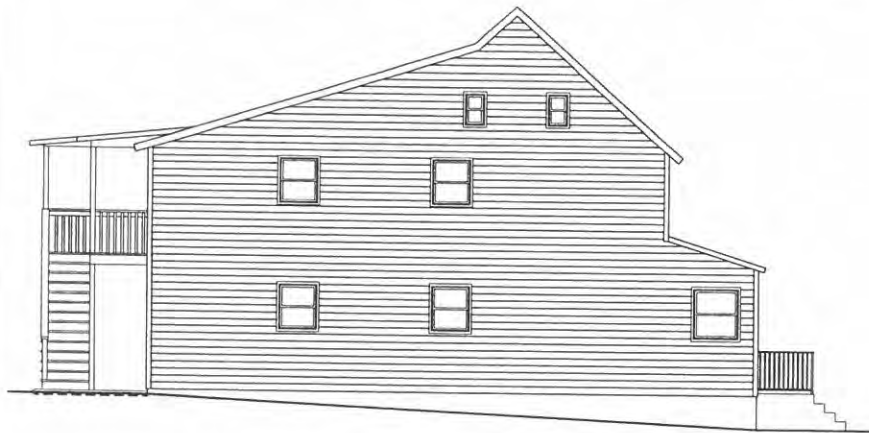
REAR ELEVATION

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



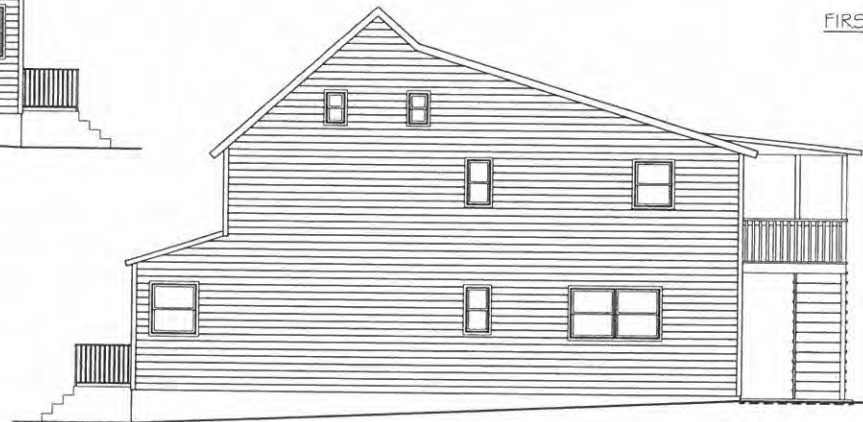
FRONT ELEVATION

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

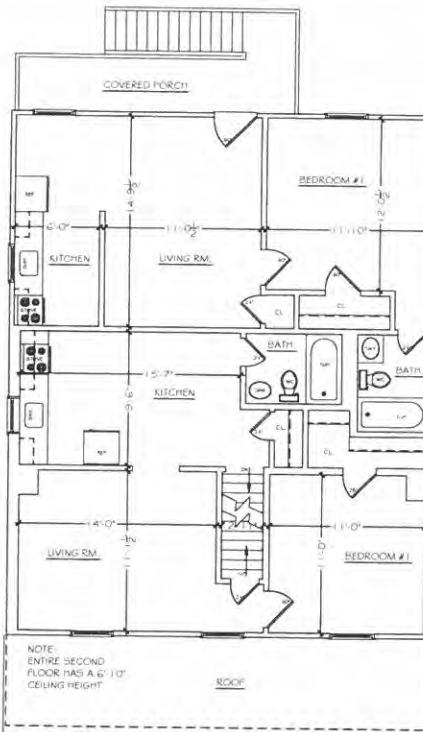


LEFT SIDE ELEVATION

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

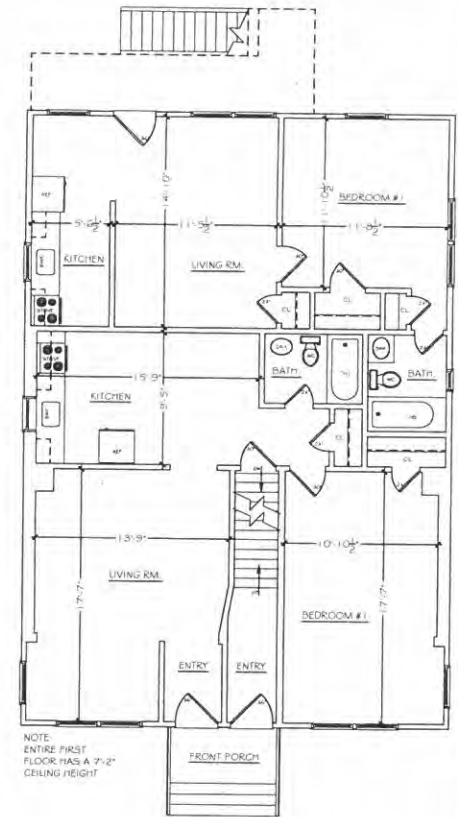


RIGHT SIDE ELEVATION



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

RAYEX

DESIGN PLANNING CONSTRUCTION

266 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000

OWNER: ANGELO A. SENNO TRUST

JOB #

DESIGNED BY

CHECKED BY

PROJECT: SITE PLAN FOR THE PURPOSE OF OBTAINING CERTIFICATE OF OCCUPANCY FOR EXISTING FOUR FAMILY BUILDING LOCATED AT 19 FOWLER AVE IN THE TOWN OF CARVEL, NY

TAX MAP #

44.13-2-2

SHEET TITLE: BUILDING PLANS

1 OF 1

REVISIONS

DATE: 1/10/2018





February 16, 2018

Town of Carmel Planning Board
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Via Email: Rose Trombetta - rtrombetta@ci.carmel.ny.us

RE: MK Realty Site Plan
U.S. Route 6 and Old Route 6
Tax Map No. 55.06-1-44 & 45

Dear Chairman Gary and Members of the Board:

The above referenced Site Plan was re-granted Site Plan Approval at the March 8, 2017 Planning Board meeting. Since the project was originally approved in 2006, the Bond amount was reviewed by the Board's consultants in 2015 and increased to reflect the current construction costs associated with the project. It should be noted that the applicant has kept all of the regulatory permits associated with the subject project current. The \$1,000.00 approval extension fee will be forwarded under separate cover.

It is respectfully requested that this project be placed on the Planning Board's next available agenda for consideration of a one-year extension of Site Plan Approval.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Jeffrey J. Contorno, P.E.
Senior Principal Engineer

JJC/zmp

Enclosure(s)

cc: Kevin Dwyer, Via Email: kevinbdwyer@msn.com

Insite File No. 04235.100

February 6, 2018

Conrad Bley

50 Crafts Road

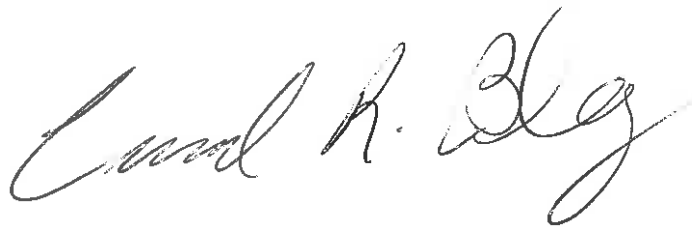
Carmel, NY 10512

Chairman Gary,

I am requesting the return of my bond that was posted in 1993 in the amount of \$3,000.00. Please put me on the next available planning board agenda.

Sincerely,

Conrad Bley

A handwritten signature in cursive script that reads "Conrad H. Bley". The signature is written in dark ink and is positioned to the right of the printed name "Conrad Bley".