

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

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

TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
MARCH 28, 2018 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | |
|--|------------|----------|-------------------|
| 1. New York SMSA Limited Partnership –
d/b/a Verizon Wireless – 954 Route 6 | 65.9-1-24 | 02/28/18 | Amended Site Plan |
| 2. Conrad Bley – 50 Crafts Road | 65.12-1-22 | | Bond Return |

SITE PLAN

- | | | | |
|---------------------------------------|-----------|----------|-----------------------|
| 3. Angelo Senno Trust – 19 Fowler Ave | 44.13-2-2 | 03/19/18 | Residential Site Plan |
|---------------------------------------|-----------|----------|-----------------------|

MISCELLANEOUS

- | | | | |
|---|--------------|--|-------------|
| 4. Kirkwood Estates LLC – Kirk Lake Drive | 64.7-1-21,31 | | Bond Return |
|---|--------------|--|-------------|

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

jfry@snyderlaw.net

March 22, 2018

NEW YORK OFFICE
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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

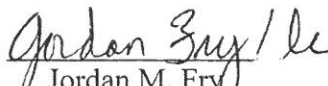
Dear Honorable Chairman Gary and
Members of the Planning Board:

As you recall, we are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request to locate a public utility wireless communications facility ("Facility") on the roof of the building ("Building") at the above captioned property ("Property"). Pursuant to this Honorable Board's request at its March 14, 2018 meeting, enclosed please find the following materials:

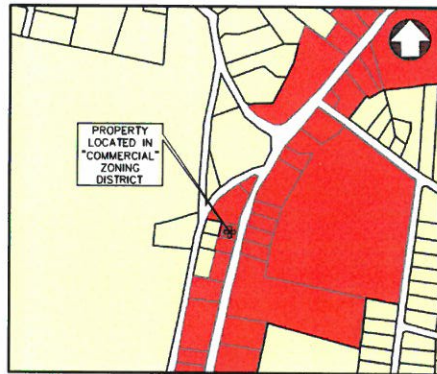
1. Site plans prepared by French and Parrello Associates ("FPA"), last dated March 22, 2018, which plans now include an additional sheet (S-6; Stealth Enclosure Section) containing a cross-section drawing of the Facility's concealment enclosure; and
2. Sign posting affidavit and photo of posted Planning Board meeting notification sign.

We look forward to discussing the foregoing at your March 28, 2018 public hearing. If you have any questions, please call me at (914) 333-0700.

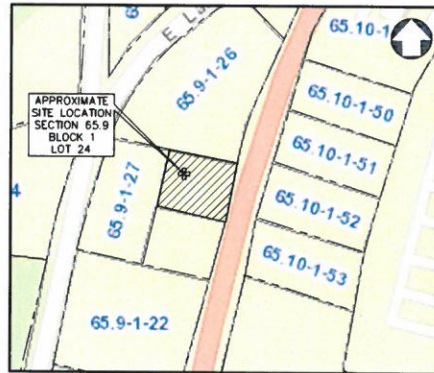
Respectfully submitted,
Snyder & Snyder, LLP

By: 
Jordan M. Fry

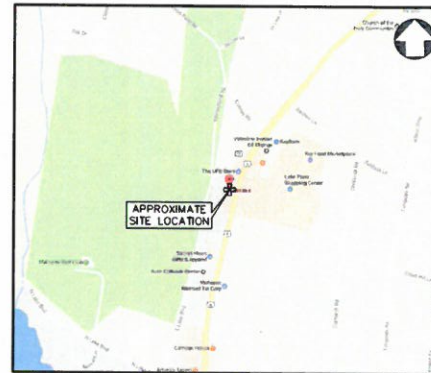
NEW YORK SMSA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS WIRELESS COMMUNICATION FACILITY



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

SITE DATA

PROJECT CODE: 20171624651
LOCATION CODE: 459380
LATITUDE: N 41° 23' 26.33"
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
S-6	STEALTH ENCLOSURE SECTION VIEW

SCHEDULE OF REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR REVIEW	02/21/18
2	ISSUED FOR REVIEW	02/21/18
3	ISSUED FOR REVIEW	02/21/18
4	ISSUED FOR REVIEW	02/21/18
5	ISSUED FOR REVIEW	02/21/18
6	ISSUED FOR REVIEW	02/21/18
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100	ISSUED FOR REVIEW	02/21/18

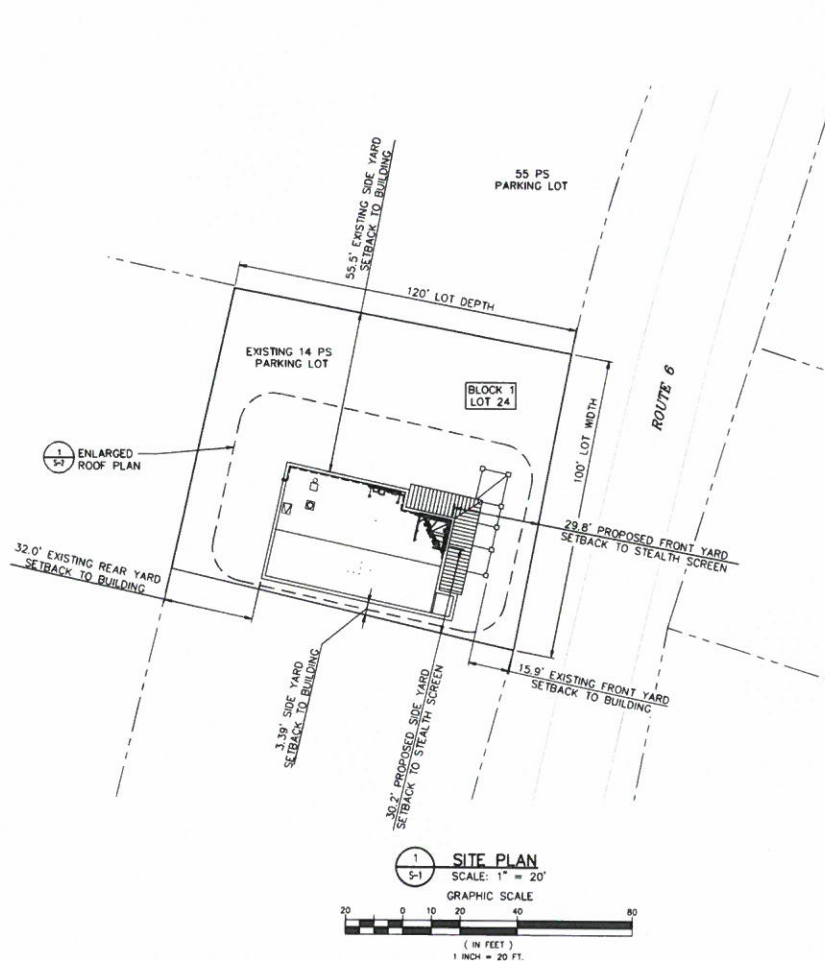
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NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE:	DRAWING ISSUE STATUS CURRENTLY -
TITLE SHEET	B
PROJECT:	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY
PROPERTY OWNER:	888 ROUTE SIX, LLC
FIRST ISSUE:	02/21/18
DRAWN BY:	A.R.C.
CHECKED BY:	P.J.T.
SCALE:	AS SHOWN
PROJECT NO.:	9287.173
PRINT DATE:	03/22/18
DOCUMENT NO.:	
DRAWING NO.:	T-1
SHEET NO.:	1 OF 7



GENERAL NOTES:

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

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

* AREA VARIANCE GRANTED BY ZBA ON FEBRUARY 22, 2018

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

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



DRAWING TITLE:
SITE PLAN AND NOTES

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

PROPERTY OWNER:
888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY - B

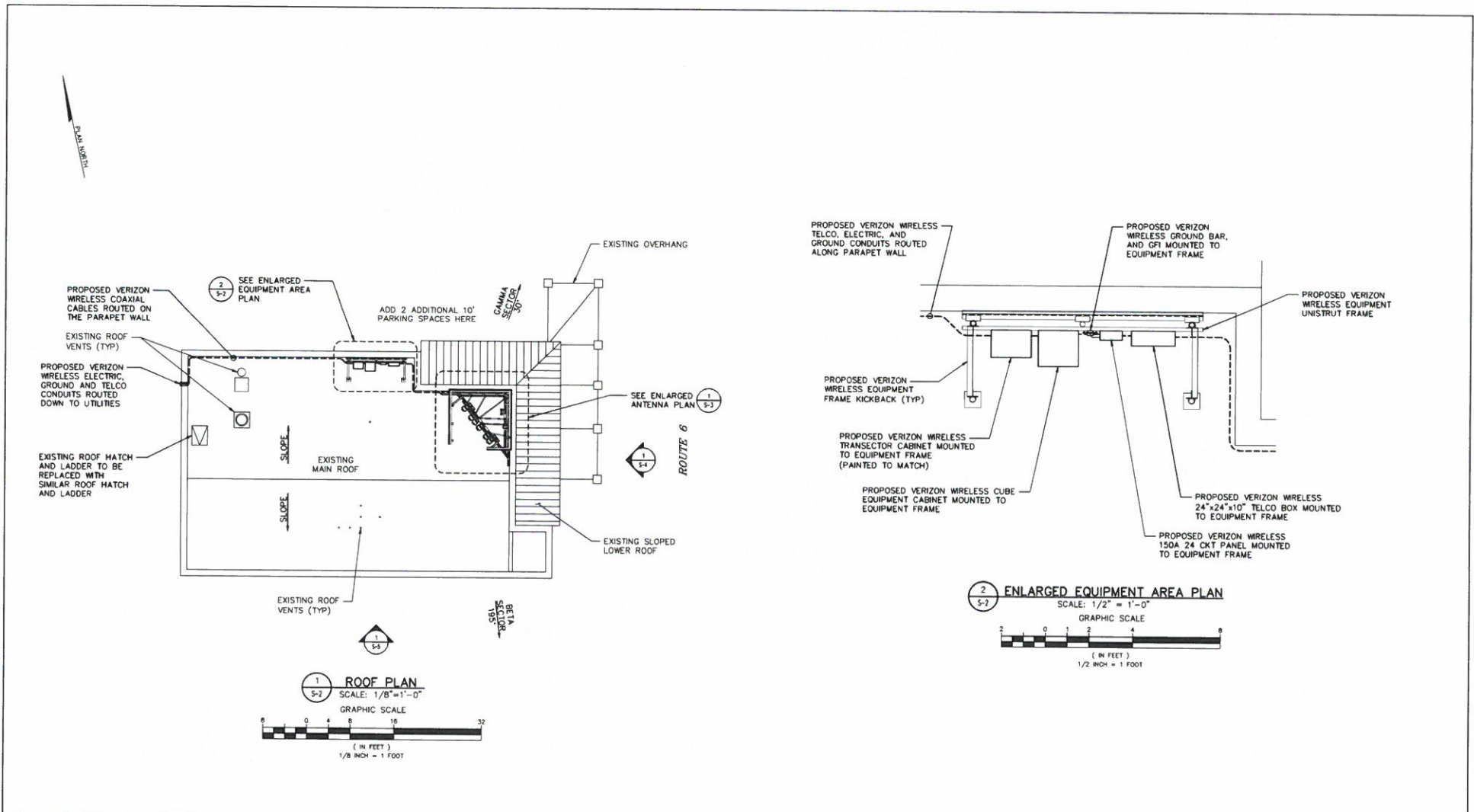
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C - ISSUED FOR CONSTRUCTION PERMITS/NOTES
D - ISSUED FOR CONSTRUCTION

FIRST ISSUE: 02/21/18
DRAWING NO.: S-1
SHEET NO. 2 OF 7
PROJECT NO. 8287.173
PRINT DATE: 03/22/18

SCHEDULE OF REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE DATE
1				
2				
3	REVISED FOR COMMENTS	A.R.C.	P.J.T.	03/22/18
4	REVISED FOR PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	03/16/18
5	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	02/28/18
6	ISSUED FOR REVIEW	A.R.C.	P.J.T.	02/21/18

NOTES:

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SCHEDULE OF REVISIONS				
7				
6				
5				
4				
3	REVISED PER COMMENTS	A.R.C.	P.J.T.	B
2	REVISED PER PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B
1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B
	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE DATE

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



DRAWING TITLE:
ROOF PLAN AND EQUIPMENT PLAN

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

PROPERTY OWNER:
 888 ROUTE SIX, LLC

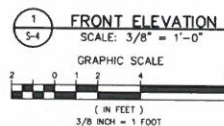
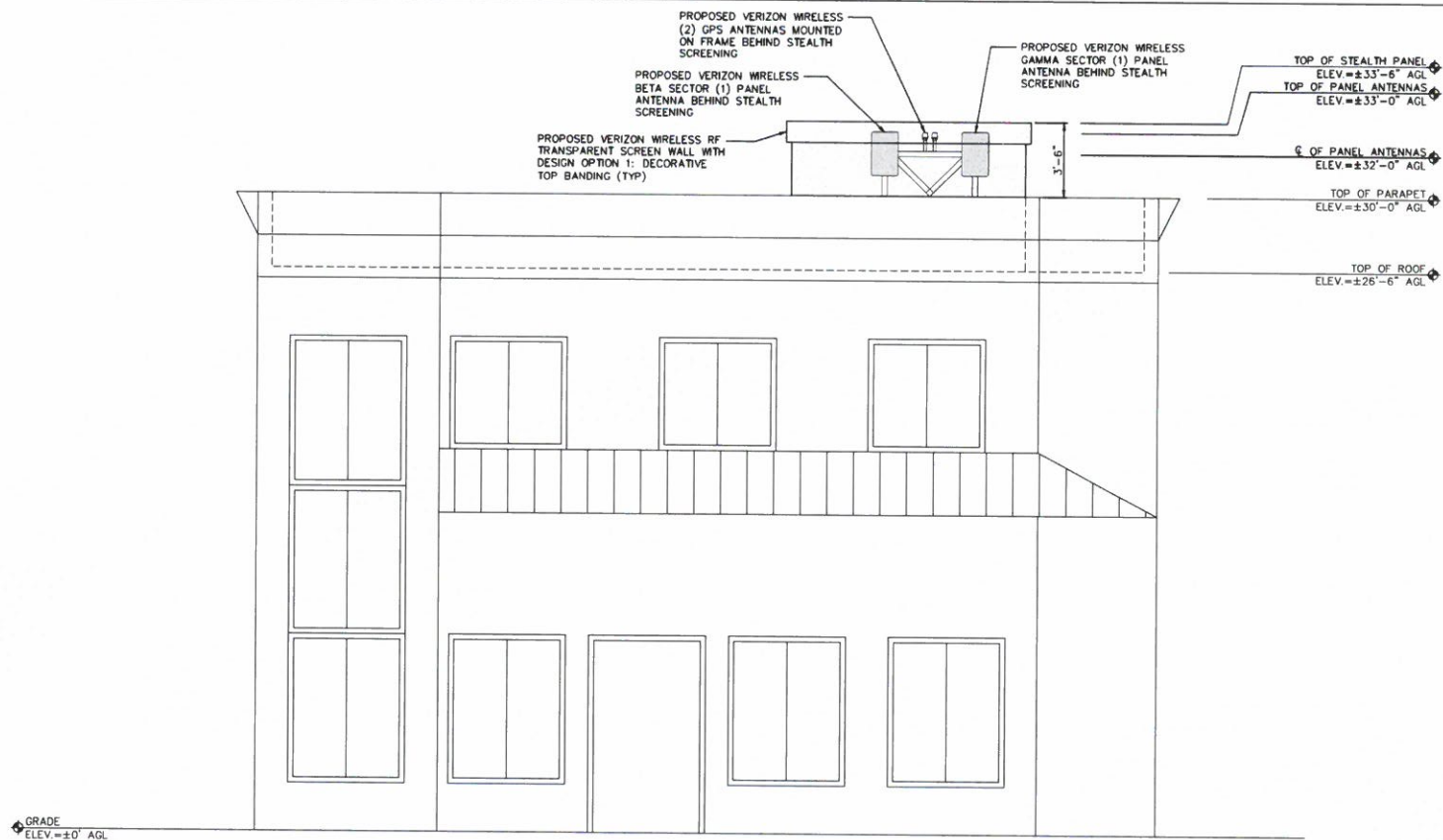
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 B - ISSUED FOR MUNICIPAL REVIEW/APPROVALS
 C - ISSUED FOR CONSTRUCTION PERMITS/DECS
 D - ISSUED FOR CONSTRUCTION
 E - (DISPOS)

FIRST ISSUE: 02/21/18
DRAWING NO.: S-2

CHECKED BY: P.J.T.
SCALE: AS SHOWN
SHEET NO. 3 OF 7

PROJECT NO. 0287.173
PRINT DATE: 03/22/18
DOCUMENT NO.:

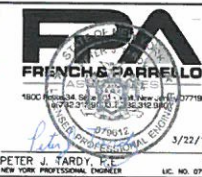


SCHEDULE OF REVISIONS				
7				
6				
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3	REVISED FOR COMMENTS	A.R.C.	P.J.T.	B 03/22/18
2	REVISED FOR PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	B 03/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.A.	P.J.T.	B 03/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B 03/21/18
DESCRIPTION OF CHANGES		DRAWN BY	AUTH. BY	ISSUE STATUS DATE

NOTES:

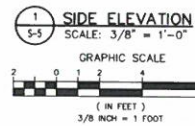
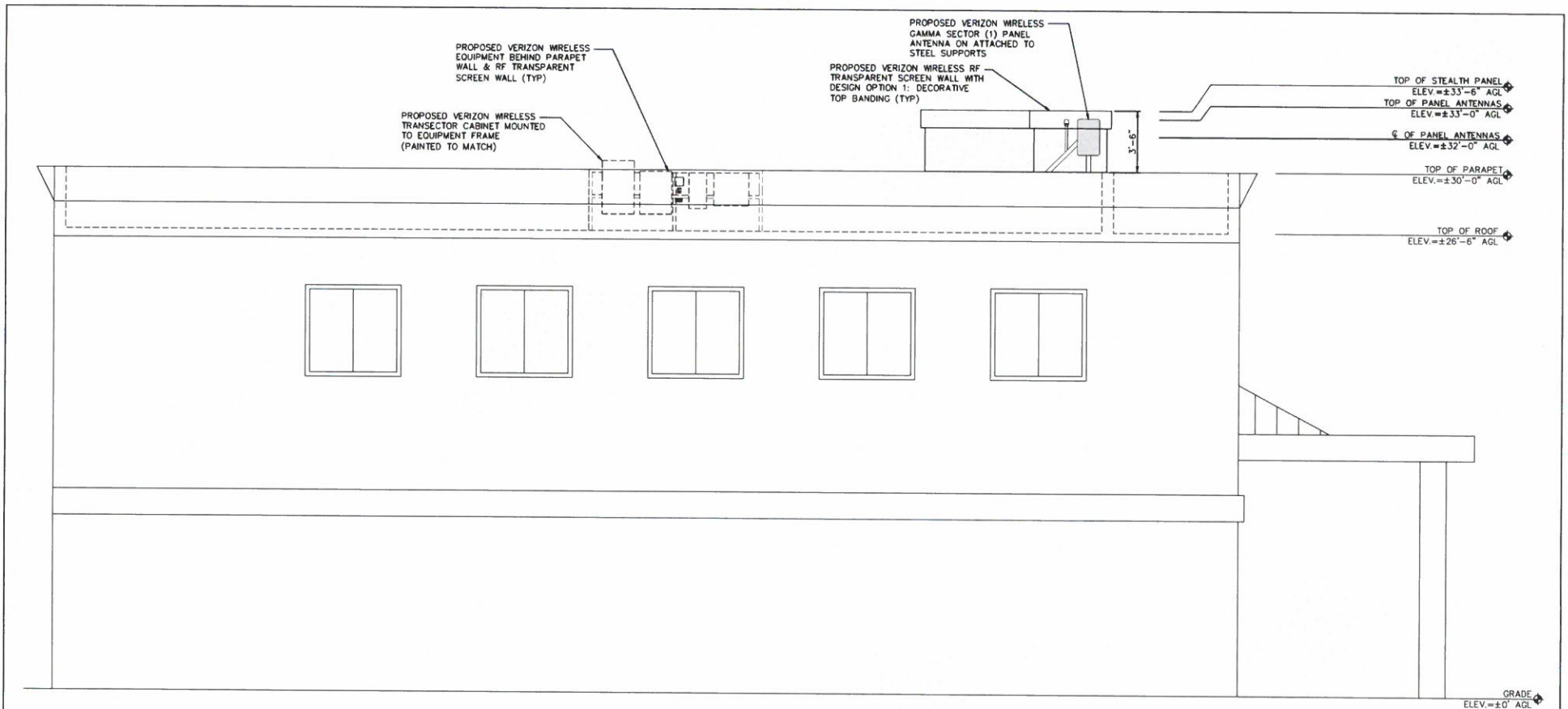
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**NEW YORK SMSA LIMITED
PARTNERSHIP d/b/a
VERIZON WIRELESS**
4 CENTEROCK ROAD
WEST NYACK, NY 10994



DRAWING TITLE: FRONT ELEVATION	
PROJECT: MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY	PROPERTY OWNER: 888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY - B	
A - ISSUED FOR PRELIMINARY INFORMATION ONLY B - ISSUED FOR MUNICIPAL REVISIONS/APPROVALS C - ISSUED FOR CONSTRUCTION PERMITS/ISSUES D - ISSUED FOR CONSTRUCTION E - (DESPY)	
FIRST ISSUE: 03/21/18 DRAWN BY: A.R.C. CHECKED BY: P.J.T. SCALE: AS SHOWN	DRAWING NO. S-4 SHEET NO. 5 OF 7
PROJECT NO. 8287-173 DOCUMENT NO.	PRINT DATE: 03/22/18



SCHEDULE OF REVISIONS				
7				
6				
5				
4				
3	REVISED FOR COMMENTS	A.R.C.	P.J.T.	02/22/18
2	REVISED FOR PLANNING BOARD COMMENTS	A.R.C.	P.J.T.	02/16/18
1	REVISED AS PER ATTORNEY COMMENTS	L.A.	P.J.T.	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	02/21/18
	DESCRIPTION OF CHANGES	DRAWN BY	AUTH. BY	ISSUE DATE

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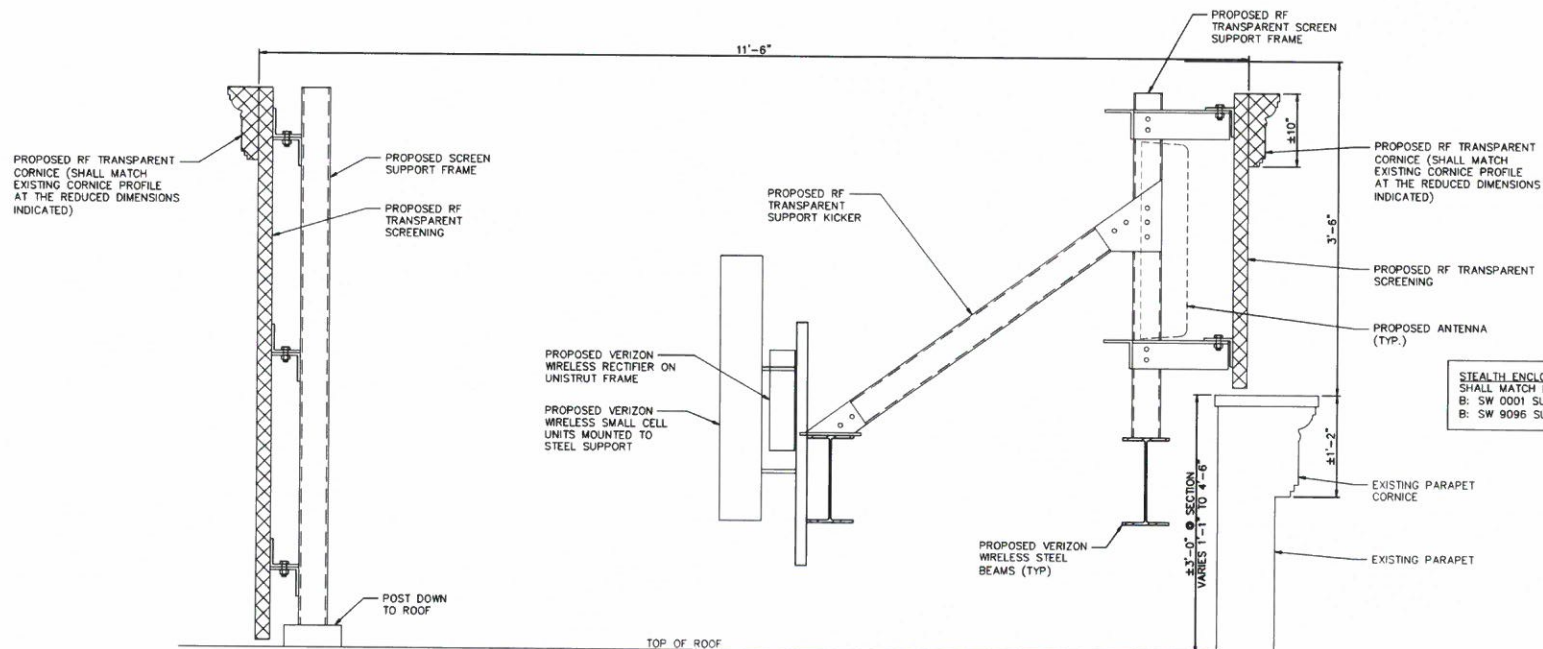
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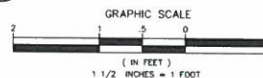
DRAWING TITLE:	SIDE ELEVATION
PROJECT:	MAHOPAC 8_RSC 954 ROUTE 6 MAHOPAC, NEW YORK 10541 PUTNAM COUNTY
PROPERTY OWNER:	888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY -	B
A - ISSUED FOR PRELIMINARY INFORMATION ONLY	
B - ISSUED FOR MAHOPAC REVIEW/APPROVALS	
C - ISSUED FOR CONSTRUCTION PERMITS/PROS	
D - CONCEPTS	
FIRST ISSUE: 02/21/18	DRAWING NO. S-5
DRAWN BY: A.R.C.	
CHECKED BY: P.J.T.	
SCALE: AS SHOWN	SHEET NO. 6 OF 7
PROJECT NO. 9287.173	PRINT DATE: 03/22/18
DOCUMENT NO.	



STEALTH ENCLOSURE COLOR SPECIFICATIONS:
SHALL MATCH EXISTING BUILDING
B: SW 0001 SUPER PAINT FLAT (B30FXR12280)
B: SW 9096 SUPER PAINT FLAT (B30FXH1304)

1 STEALTH ENCLOSURE SECTION
5-6 SCALE: 1-1/2" = 1'-0"



SCHEDULE OF REVISIONS					
7					
6					
5					
4					
3	REVISED FOR COMMENTS	A.R.C.	P.J.T.	B	03/22/18
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1	REVISED AS PER ATTORNEY COMMENTS	L.J.	P.J.T.	B	02/28/18
0	ISSUED FOR REVIEW	A.R.C.	P.J.T.	B	02/21/18
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2. 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



DRAWING TITLE:
**STEALTH ENCLOSURE
SECTION VIEW**

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

PROPERTY OWNER:
888 ROUTE SIX, LLC

DRAWING ISSUE STATUS CURRENTLY - **B**

A - ISSUED FOR PRELIMINARY INFORMATION ONLY
B - ISSUED FOR MUNICIPAL REVIEW/APPROVALS
C - ISSUED FOR CONSTRUCTION PERMITS/NOTES
D - ISSUED FOR CONSTRUCTION
E - (EMPTY)

PROJECT ISSUE: 02/21/18
DRAWN BY: A.R.C.
CHECKED BY: P.J.T.
SCALE: AS SHOWN
PROJECT NO. 0287.173
SHEET NO. 7 OF 7
PRINT DATE: 03/22/18
DOCUMENT NO.

ROY A. FREDRIKSEN, PE

DESIGN PLANNING CONSTRUCTION

**266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM**

March 19, 2018

Re: Angelo A. Senno Trust, 19 Fowler Ave, Carmel, NY. T.M. # 44.13-2-2

MR. Michael G. Carnazza, Director of Code Enforcement, Carmel.

This is a respond to your comments dated March 14, 2018 Site Plan for an existing building at address above:

1. Additional items were added to site plan to further comply with section 156-61 B of Carmel zoning code. Those items are:
 - A. Public water and sewer located on plan.
 - B. Existing Exterior lighting located on the site plan.
2. Zoning district was corrected to C-Commercial Zone and all bulk regulation requirements changed.
3. New list of zoning variances added to site plan to reflect compliance with Town of Carmel CG zone requirements, including use variance.

If I could be of any further assistance, please do not hesitate to contact me.

Roy A. Fredriksen, PE

ROY A. FREDRIKSEN, PE

DESIGN PLANNING CONSTRUCTION

**266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM**

March 19, 2018

Re: Angelo A. Senno Trust
19 Fowler Ave
Carmel, NY 10512
Tax map #44.13-2-2

Richard Franzetti, PE, Town Engineer.

Water usage report:

This application is seeking the legalization of a four family, multi-family apartment building, in the C- Commercial zoning district.

The building as it exists consists of 4 apartments with a single bedroom in each apartment. As per New York State Department of Environmental Conservation, the estimated water use per apartment is 110 Gallon per Day per Bedroom. The total daily water usage for the entire building is 440 Gallon per Day for a total of 160,600 gallon a year.

The actual water usage for this building is 4,000 gallons per 3 months of water billing cycle, for a total of 16,000 gallon per year. Please note that this building has updated water saving devices in all apartments.

I am including sample water bills, most recent water bills.

If I could be of any further assistance, please don't hesitate to call.

Roy A. Fredriksen, PE



SENNO, ANGELO TRUST
3960 ROUTE 52
HOLMES NY 12531

Bill Date: 10/30/17

Bill #: 0000262

Town of Carmel

Water Bill

Account #: 51-0200

Due Date: 11/30/1

Svc Addr:
19 FOWLER AVENUE

Meter Readings in GAL/CBFT							
Mtr ID	Previous		Present		Bill Code	Usage	Water
	Date	Reading	Date	Reading			
001	4/01/17	361377	9/30/17	365760	A	4383	\$151.21

CORRECTED BILLING. RECEIVED ACTUAL READ

NEXT READING DUE MARCH 2018. PLEASE REPORT
PROMPTLY TO AVOID ADDITIONAL FEES IN THE FUTURE.

Previous Balance

Total Due

Keep Top Portion For Your Records

SENNO, ANGELO-TRUST
3960 ROUTE 52
HOLMES NY 12531

Bill Date: 04/17/17

Account #: 51-020

Bill #: 0000262

Due Date: 06/30

Town of Carmel

Water Bill

Svc Addr:
19 FOWLER AVENUE

Meter Readings in GAL/CBFT							
Mtr ID	Previous		Present		Bill Code	Usage	Water
	Date	Reading	Date	Reading			
001	10/01/16	358188	3/31/17	361377	A	3189	\$110.02

***IF YOU RECEIVED AN ESTIMATED BILL (E) PLEASE
CALL (845)628-1500 TO SUBMIT YOUR ACTUAL (A)
READING***

Previous Balance

Total Due

Keep Top Portion For Your Records

ROY A. FREDRIKSEN, PE

DESIGN PLANNING CONSTRUCTION

**266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM**

March 19, 2018

Re: Angelo A. Senno Trust, 19 Fowler Ave, Carmel, NY. T.M. # 44.13-2-2

MR. Patrick Cleary, AICP,PP

This is a respond to your comments dated March 14, 2018 referencing property development at address above:

1. Additional items were added to site plan to further comply with section 156-61 B of Carmel zoning code. Those items are:
 - A. Public water and sewer located on plan.
 - B. Existing Exterior lighting located on the site plan.
2. Zoning district was corrected to C-commercial Zone and all bulk regulation requirements changed.
3. New list of zoning variances added to site plan to reflect compliance with Town of Carmel CG zone requirements, including use variance.

If I could be of any further assistance, please do not hesitate to contact me.

Roy A. Fredriksen, PE



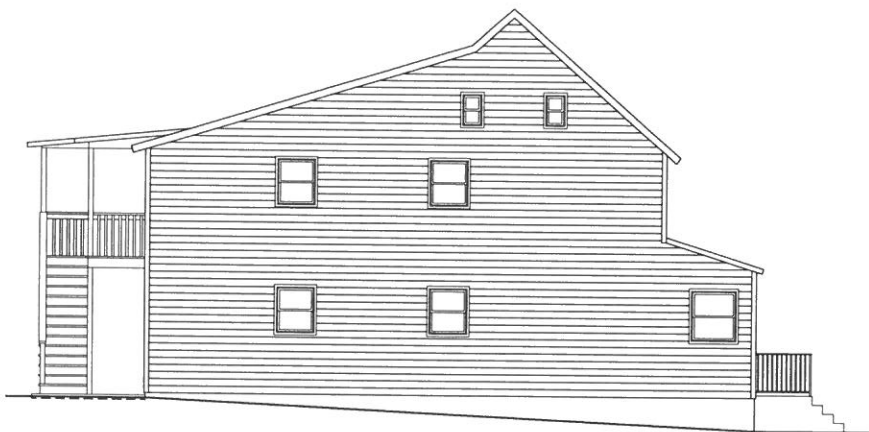
REAR ELEVATION

SCALE 1/4" = 1'-0"



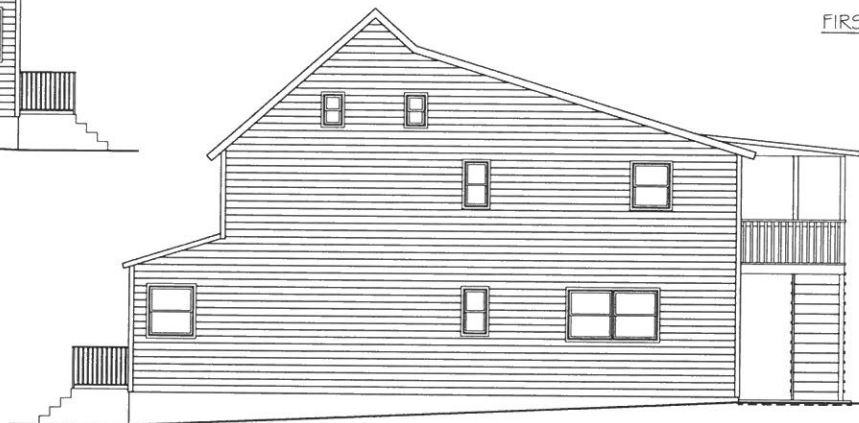
FRONT ELEVATION

SCALE 1/4" = 1'-0"

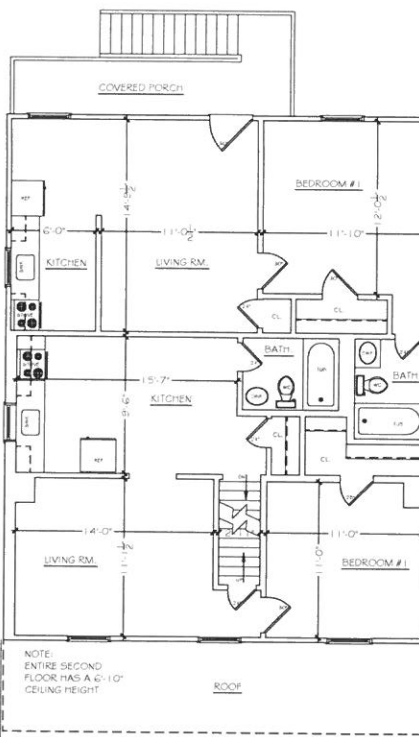


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

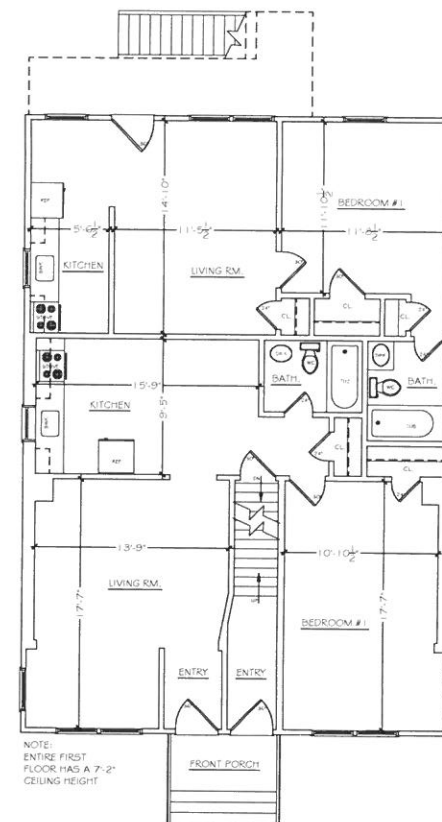


RIGHT SIDE ELEVATION



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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

OWNER: ANGELO A. SENNO TRUST

JOB #

DRN BY

CHD BY

PROJECT: SITE PLAN FOR THE PURPOSE OF OBTAINING CERTIFICATE OF OCCUPANCY FOR EXISTING FOUR FAMILY BUILDING LOCATED AT 119 FOWLER AVE IN THE TOWN OF CARMEL, NY.

TAX MAP #

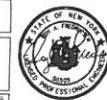
44.13-2-2

SHEET TITLE: BUILDING PLANS

1 OF 1

REVISIONS

DATE: 1/10/2016



Kirkwood Estates LLC.,
3498 Lantern Bay Drive
Jupiter, Fl. 33477

Feb. 20, 2018

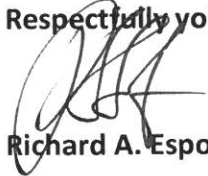
Planning Board Town of Carmel
Honorable Harold Gary Chairman
60 McAlpin Ave.
Mahopac , New York, 10541

RE: Kirkwood Estates LLC, Bond

Dear Honorable Board Chairman Gary:

Kirkwood Estates Subdivision was accepted for dedication at the November 2017 meeting of the Town Board. All work had be accepted and approved at that time. We respectfully request that the Town release our Performance Bond and the Bonding company at your next available meeting.

Respectfully yours,



Richard A. Esposito, member
Kirkwood Estates LLC.,

Cc: Rose Trombetta

Douglas Esposito

Albert Capellini, Esq.

Lumbermens Mutual Insurance Co in Liquidation ,

Agent of Midvale Indemnity Co