JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair

TOWN OF CARMEL ZONING BOARD OF APPEALS

The state of the s

60 McAlpin Avenue Mahopac, New York 10541 Tel. (845) 628-1500 – Ext 187 www.ci.carmel.ny.us MICHAEL CARNAZZA Director of Code Enforcement

BOARD MEMBERS
ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
MARC DITOMASO
JOHN STARACE

#### LEGAL NOTICE

By the Zoning Board of Appeals of the Town of Carmel pursuant to Section 267 Town Law, notice is hereby given that a hearing will be held on:

#### August 22, 2019 - 7:30 P.M.

To hear the following applications:

# **NEW APPLICATIONS:**

1. Application of **ARLENE SALKOW** for a Variation of Section 156.15 seeking permission to build addition to the master suite; walk-in-closet & bathroom. The property is located at 291 East Lake Blvd., Mahopac NY 10541 and is known by Tax Map 65.13-1-49.

Code Requires/Allows	Provided	Variance Required
25' – Side Yard setback	22'	3'

2. Application of **JOSEPH FRUMKIN** for a Variation of Section 156.15 seeking permission to construct a boat-house with a studio apartment above it. The property is located at 1 & 5 Fairy Lane, Mahopac NY 10541 and is known by Tax Map 75.8-1-48, 49 & 50.

Code Requires/Allows	Provided	Variance Required	
Boat-House over Lake – 25 ft.	35 ft.	10 ft.	
No Apartment over Boat- House	Studio Apartment over Boat-House	Variance required	
Boat-House Height - 10'	26.25 ft.	16.25 ft.	

- 3. Application of **JENNICK PROPERTY MANAGEMENT CORP.** for a Use Variance seeking permission to install two (2) 30,000 gallon above-ground liquid propane storage tanks on pre-cast piers; two (2) bobtail fill stanchions & one (1) transport unload stanchion in residential zone. The property is located at 16 Route 6N, Mahopac NY 10541 and is known by Tax Map 85.16-1-20.
- 4. Application of HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Casse) for a Variation of Section 156.62(O)(2), 156-42(D) & 156-20 as well as an Interpretation seeking permission to install a wireless telecommunications facility. The property is located at 254 Croton Falls Road, Mahopac NY 10541 (n/o Diehl) and is known by Tax Map 65.19-1-43.

Code Requires/Allows	Provided	Variance Required
156-62(O)(2): 75 feet (height) *	140 feet	65 feet
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max height for fence)	8 feet	· 2 feet

- Code allows for increase in height if criteria in Code Section is met. Branches extend 7 feet above tower as an architectural feature.
- 5. Application of HOMELAND TOWERS LLC & NY, SMSA Ltd. Partnership d/b/a/ Verizon Wireless (Dixon) for a Variation of Section 156.62(O)(2), 156-42(D) & 156-20 as well as an Interpretation seeking permission to install a wireless telecommunications facility. The property is located at 36 Dixon Road, Carmel NY 10512 (n/o Spaccarelli) and is known by Tax Map 54.-1-6.

Code Requires/Allows	Provided	Variance Required
156-62(O)(2): 75 feet (height) *	110 feet	35 feet
156-42(D): 24 feet (width of access drive)	12 feet	12 feet
156-20: 6 feet (max height for fence)	8 feet	2 feet
<ul> <li>Code allows for increase Branches extend 7 feet a</li> </ul>		

By Order of the Chairman,

John Maxwell



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF TO	THE APPEAL			
TO THE ZONING BOAR OF THE TOWN OF	RD OF APPEAL	s	Application Date:	, 20
Application For: (circle appli		CODE SECTION	Variance Interpretat	
Name of Property Owner:	Arlene ?	Dalkow Address: Z	(Address) East La	Ke bly) DY Makippac (State)
Mailing Address: 29 Ea	st lake Blu	, Mah opac, NY Ph	one Number(s):	7014810700-
Zoning District: R-1	al, C/BP, or Conservation)	Tax Map:	(Section) 3	- 49 (Lot)
Applicant is: (circle one)	(Less		100	ct of sale or lease agreement]
E-Mail Address:_			,	<del></del>
Previous Appeals regarding t	he subject premi	ses		
DATE		REQUEST		RESULTS
2001	Freesta	rdinj strage.	apprised	(Dona)
	C			
List all improvements (1 fam	ily dwelling, poo	ol, etc.) Master Suite	Addition (w.	[. 6 & Bathroom)
diagrams, neighborhood land	use maps, prope attachments here:	rty survey, photographs of prop	perty and any other materi	oing diagrams, traffic circulation als that will assist the Board to
Is any portion of the property Explain: AKE M	within 500 ft. o	f any state or county highway, t		or public lands? YES(NO
I, the applicant, am seeking p	permission to:	nuild an addition	on to the mathroom-s	idesetback
CODE REQUIRES / A	LLOWS	PROVIDED	V	ARIANCE REQUIRED
25 Side yard	set back	22'	3'	
		74. 11. 11. 11. 11. 11. 11. 11. 11. 11. 1		
State of New York ) ss:				

County of Putnam )
The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Swom to before me this 18 day of Tely 20 19

THOMAS M OLEARY NOTARY PUBLIC-STATE OF NEW YORK

No. 010L6174337

Qualified in Putnam County

My Commission Expires September 17, 2019



Town Hall, Town of Carmel 60 McAlpin Avc. Mahonac, N.Y. 10541 Me

pac, NY 10541 Phone Number(	(Cay) (State) (S): 646-286-8351
Tax Map: 75.8	- 1 48, 49 & 50
	leed, contract of sale or lease agreement)
in@gmail.com	
es	
REQUEST	RESULTS
ass enclosure extend onto dec	k area <u>approved</u>
ouse on lot 50 & merge lots 49	(current home) & 50 and then constr
	ed
***************************************	<del></del>
one story, one car, attached go	arage <u>defiled</u>
, etc.) One Family Dwelling	
properties of the state of the	The second section of the second section of the second second second second section se
apporting materials including plans, elevatio	ns, landscaping diagrams, traffic circulation
ty survey, photographs of property and any	other materials that will assist the Board to
Site Plan, Ploof	
any state or county highway, town boundary	narkway or public lands'/IVESINO
,,,	, parking of public lands. (125110
Construct a boot-	
Construct a boot-1	house with a studio
Construct a boot-1  PROVIDED  35 ft	variance required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
Construct a boot-1  PROVIDED  35 ft	variance required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required
PROVIDED  35 ft Studio Apt over Boathouse	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED 35 ft Studio Apt over Boathouse 26,25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED  35 ft  Studio Apt over Boathouse  26.25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED  35 ft  Studio Apt over Boathouse  26.25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED  35 ft  Studio Apt over Boathouse  26.25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED  35 ft  Studio Apt over Boathouse  26.25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED  35 ft  Studio Apt over Boathouse  26.25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED  35 ft  Studio Apt over Boathouse  26.25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
PROVIDED  35 ft  Studio Apt over Boathouse  26.25	VARIANCE REQUIRED  10 ft  Variance Required  16,25
	pac, NY 10541  Phone Number(  Tax Map: 75.8  (Contract Vendee)  (In@gmail.com  es  REQUEST  ass enclosure extend onto decouse on lot 50 & merge lots 49 ect a foyer from new  approve one story, one car, attached gard, etc.)  One Family Dwelling



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF THE APPEAL OF			
Jennick Property Management,	Corp	pplication Date: August 2	, 2019
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL		and a sure of the	
Application For (circle applicable): Area Varia	nce ( Use Variar	Interpretation 280	Α
Name of Property Owner: Jennick Proper	ty Mngmt Address: 16 Rou	te 6N, Mahopac, N.Y.	10541 (State)
Mailing Address: 29 Secor Rd., Mahop	oac, N.Y. 10541 Phone N	umber(s):	
Zoning District: Res. Dential (R-120, Commercial, C/BP, or Conservation)		16 - 1	20 (Lot)
Applicant is: (circle one) Owner) (Lessee)	(Contract Vendee) [A	ttach deed, contract of sale or	lease agreement
E-Mail Address:			
Previous Appeals regarding the subject premises			
DATE	REQUEST	F	RESULTS
No previo	us board appear	ances (ET)	
The owner shall submit with this application supplication supplications, neighborhood land use maps, property understand the request. List attachments here:  Is any portion of the property within 500 ft. of an Explain: The property is within 500 ft., the applicant, am seeking permission to: Ins	survey, photographs of property are Site Developement Plans  y state or county highway, town boo of the of Route 6N and the survey of the surv	and any other materials that will as and narrative  oundary, parkway or public land the Town boundary	assist the Board to
tanks on pre-cast piers; 2 bobt			
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE R	EQUIRED
11 (10 PP)			
	American Control of the Control of t		
·			
State of New York ) ss:			
County of Putnam ) The undersigned petitioner, being duly sworn, deposes and sa	vs that (he) (she) has read the foregoing net	ition and knows the content thereof, and	I that the same is true to
his) (her) knowledge except as to the matters therein stated to	be on information and belief, and as to tho	sc matters (he) (she) believes to be truc	that the same is the to
Sworn to before me this	Manager .		
V 5.1V			
Notary Public			
2: 2	X.		
1/2	Petitioner ( ) January	Date.	. 0/9/2010
	Wayne Staten,	President	e 8/ <b>1</b> /2019
~ ODAIC T DURICADAED	_		

CRAIG T. BUMGARNER
NOTARY PUBLIC, State of New York
No. 02BU6016394
Qualified in Putnam County
Commission Expires November 16, 2027



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

II, Town of Carmel
60 McAlpin Ave.

OF Homeland Towers LLC, and New York SMSA	<u> </u>	
		8/5 19
Limited Partnership d/b/s Verizon Wireless	\Appl	lication Date: 0 3 .201
TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL	156-62(O)(2)	
	- 156-42(D)	
Application For (circle applicable): Area Variance		
Name of Property Owner. Richard and Roseman	(Address	Gira (Circ) (Frac)
Mailing Address: same (Mas) (Pag)	Phone Numb	ber(s): (845) 656-1707
Zoning District: Residential	Tax Map: 65.19	- 1 (nixt) - 43
Applicant is: (circle one) (Owner) (Lessee)	(Contract Vendee)   Attack	ch deed, contract of sale or lease agreement)
E-Mail Address: rgaudioso@snyderlaw.net		· — ,
Previous Appeals regarding the subject premises:		
DATE	REQLEST	RESULTS
No erun	sur levand as	CH. MADAWIRT
	7	
	programs account severifies disknown statement that the second severifies	
List all improvements (1 family dwelling, pool, etc	.) family dwelling, proposed installat	on of wireless telecommunications facility
The state of the s	arina manariala instrutiva piana elesa	ations tendeconing diagraphy traffin circulation
The owner shall submit with this application supporting the submit with this application supporting the submit with this application support submit with the submit with this application support submit with this application support support submit with this application support submit with this application support support submit with this application support	ervey, photographs of property and a	my other materials that will assist the Board to
understand the request. List attachments here: Plea	se see cover letter.	
Is any portion of the property within 500 ft. of any	state or county highway tough house	dary narkuny or public lands? VES/NO
Explain: No.		and the second second second
		_Tra.
I, the applicant, am seeking permission to: install (	a wireless telecommunications ta	Citiy
a face of constant		
		-1
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
CODE REQUIRES / ALLOWS	PROVIDED	
156-62(O)(2): 75 feet (height)*	140 feet	65 feet
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive)	140 feet 12 feet	55 feet 12 feet
156-62(O)(2): 75 feet (height)*	140 feet	65 feet
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive)	140 feet 12 feet	55 feet 12 feet
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive)	140 feet 12 feet	55 feet 12 feet
156-62(O)(2): 75 feet (helght)* 156-42(D): 24 feet (width of access drive)	140 feet 12 feet	55 feet 12 feet
156-62(O)(2): 75 feet (helght)* 156-42(D): 24 feet (width of access drive)	140 feet 12 feet	55 feet 12 feet
156-62(O)(2): 75 feet (helght)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. helght for fence)	140 feet 12 feet 8 feel	65 feet 12 feet 2 feet
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for Increase in height if criteria in co	140 feet 12 feet 8 feel	65 feet 12 feet 2 feet
156-62(0)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in costance of New York.) 663:	140 feet 12 feet 8 feel	65 feet 12 feet 2 feet
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant of New York.) 63: County of Pulman  The understand estitions, being duly swarn, deposes and says	140 feet 12 feet 8 feet  ode section is met. Branches extend	55 feet 12 feet 2 feet  7 feet above tower as an architectural feature.
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant of New York.) 63: County of Pulman  The understand estitions, being duly swarn, deposes and says	140 feet 12 feet 8 feet  ode section is met. Branches extend	55 feet 12 feet 2 feet  7 feet above tower as an architectural feature.
156-62(O)(2): 75 feet (helght)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. helght for fence)  *Code allows for increase in height if criteria in co	140 feet 12 feet 8 feet  ode section is met. Branches extend	55 feet 12 feet 2 feet  7 feet above tower as an architectural feature.
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in costs of New York ) 63: Cointly of Puttain } The undersigned petitioner, heing duly swarm, deposes and says (his) then) knowledge except as to the matter's therein statist of the context the context therein statist of the context tha	140 feet 12 feet 8 feet  sides (she) has read the fivegoing petition on information and belief, and us to those of	7 feet above tower as an architectural feature.  and knows the content thereof, and that the same is true to natters (her take) believes to be true.
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in costs of New York ) 63: Cointly of Puttain } The undersigned petitioner, heing duly swarm, deposes and says (his) then) knowledge except as to the matter's therein statist of the context the context therein statist of the context tha	140 feet 12 feet 8 feet  ode section is met. Branches extend dua (he) (she) has read the livegoing petition and belief, and as to those in Homeland Towars LLC	7 feet above tower as an architectural feature.  and knows the content thereof, and that the same is true to nations (her) take) believes to be true.
156-62(0)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant York (6): Cointy of Puttan 1 The undersigned petitioner, heing duly sworm, depreses and says (his) (her) knowledge except as to the matters therein status to the same to betting a character of the constant York (his) the betting a character of the constant York (his) the betting a character of the constant York (his) the betting a character of the constant York (his) the betting a character of the constant York (his) the betting a character of the constant York (his) the betting a character of the constant York (his) the	140 feet 12 feet 8 feet  sides (she) has read the fivegoing petition on information and belief, and us to those of	7 feet above tower as an architectural feature.  and knows the content thereof, and that the same is true to nations (her) take) believes to be true.
156-62(0)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant of New York.) 65: County of Pulman 1 The undersigned petitioner, being duty swarm, depress and says (his) (her) knowledge except as to the maters therein stated to the New York of the New Yor	140 feet 12 feet 8 feet  ode section is met. Branches extend  drut (he) (she) has read the livegoing petition on information and belief, and us to those n  Homeland Towers LLC New York SMSA Limit	7 feet above tower as an architectural feature.  2 feet 2 feet  2 feet  C and knows the content thereof, and that the same is true to nations (her) take) believes to be true.
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant York (see Figure 1) feet (height of Coint) of Putana (height of Coint) of Putan	140 feet 12 feet 8 feet  ode section is met. Branches extend  drut (he) (she) has read the livegoing petition on information and belief, and us to those n  Homeland Towers LLC New York SMSA Limit	7 feet above tower as an architectural feature.  2 feet 2 feet  2 feet  C and knows the content thereof, and that the same is true to nations (her) take) believes to be true.
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant of New York.) 65 County of Pulman 1 65 County of Pulman 1 65 County of Pulman 2 65 County of Pulman 3 65 County of Pulman 3 65 County of Pulman 4 65 County	140 feet 12 feet 8 feet  ode section is met. Branches extend  ode section is met. Branches extend  ode information and belief, and us to those in  Homeland Towers LL  New York SMSA Limit  Verizon Wireless  Petitioner	7 feet above tower as an architectural feature.  and knows the content thereof, and that the same is true to nations (her) take) believes to be true.
156-62(0)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant of New York ) 65: Cointy of Pulmam 3 The undersigned petitioner, heing duty sworm, deposes and says (his) (her) knowledge except as to the natiest therein stated to the natiest of the same of	140 feet 12 feet 8 feet  8 feet  Ode section is met. Branches extend  ode section is met. Branches extend  ode in information and belief, and us to these in  Homeland Towers LL( New York SMSA Limit Verizon Wireless  Petitioner  By: Robert D. Goodin	7 feet above tower as an architectural feature.  and knows the centent thereof, and that the same is true to nations (the) table) believes to be true.  C and led Partnership d/b/a
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant of New York.) 65 County of Pulman 1 65 County of Pulman 1 65 County of Pulman 2 65 County of Pulman 3 65 County of Pulman 3 65 County of Pulman 4 65 County	140 feet 12 feet 8 feet  8 feet  Ode section is met. Branches extend  ode section is met. Branches extend  ode in information and belief, and us to these in  Homeland Towers LL( New York SMSA Limit Verizon Wireless  Petitioner  By: Robert D. Goodin	7 feet above tower as an architectural feature.  and knows the centent thereof, and that the same is true to nations (the) table) believes to be true.  C and led Partnership d/b/a
156-62(O)(2): 75 feet (height)* 156-42(D): 24 feet (width of access drive) 156-20: 6 feet (max. height for fence)  *Code allows for increase in height if criteria in constant of New York.) 65: County of Putham 5 The undersigned petitioner, being duly sworm, deposes and says his (her) knowledge except as to the maters therein stated to the Common of Putham 5 Swarm to believe the fair.  DOUGLAS W. WARDEN NOTARY PUBLIC, STATE OF NEW YORK NO. DEWARI 45289  QUALIFIED IN WESTCHESTER COUNTY COMMISSION EXPIRES 63/04/2019	140 feet 12 feet 8 feet  8 feet  Ode section is met. Branches extend  ode section is met. Branches extend  ode in information and belief, and us to these in  Homeland Towers LL( New York SMSA Limit Verizon Wireless  Petitioner  By: Robert D. Goodin	7 feet above tower as an architectural feature.  2 feet 2 feet  2 feet  C and knows the content thereof, and that the same is true to nations (her) take) believes to be true.



VP11 - Croton Falls Rd

Distance: 1,970 Feet

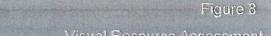


VP12 - Croton Falls Rd

Distance: 1,320 Feet

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet

SARATOGA ASSOCIATES



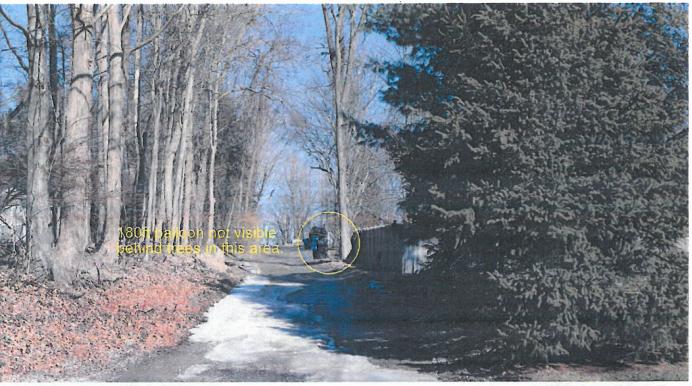
**Proposed Telecommunications Tower** 





VP13 - Bayberry Hill Rd and Pigott Rd





VP14 - Bayberry Hill Rd near #4

Distance: 3,520 Feet

Figure 9

# PHOTO LOG

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

ASSOCIATES

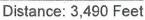


Visual Resource Assessment

**Proposed Telecommunications Tower** 



VP15 - Bayberry Hill Rd near #14





VP16 - Bayberry Hill Rd near #43

Distance: 2,910 Feet

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES



Visual Resource Assessment **Proposed Telecommunications Tower** 





VP17 - Pigott Rd near #26

Distance: 2,970 Feet



VP18 - Pigott Rd and McLaughlin Dr

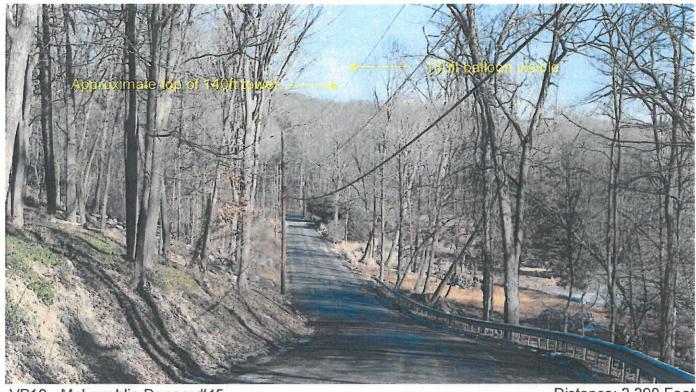
Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES

# Distance: 2,470 Feet

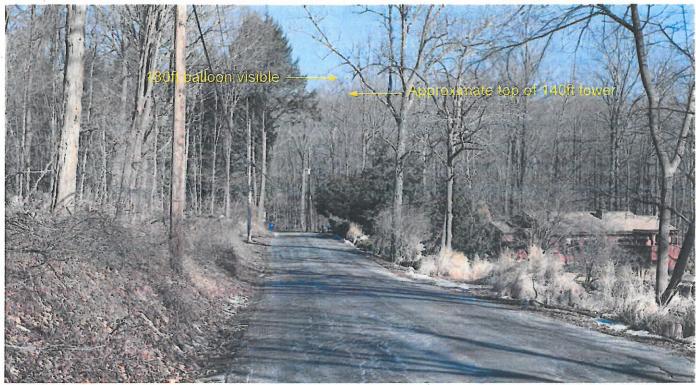
Visual Resource Assessment **Proposed Telecommunications Tower** 





VP19 - McLaughlin Dr near #45

Distance: 2,290 Feet



VP20 - McLaughlin Dr

# Distance: 1,920 Feet

## PHOTO LOG

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES

**Proposed Telecommunications Tower** 





VP21 - McLaughlin Dr and Croton Falls Rd

Distance: 1,340 Feet



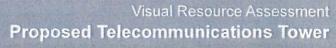
VP22 - Croton Falls Rd

d Distance: 1,080 Feet

# PHOTO LOG

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

ASSOCIATES







VP23 - Croton Falls Rd near #398

Distance: 1,050 Feet



VP24 - Old County Rd and Croton Falls Rd

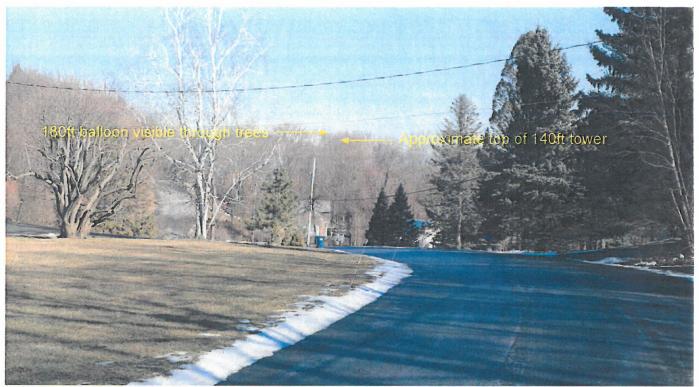
Distance: 2,290 Feet

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES Figure 14

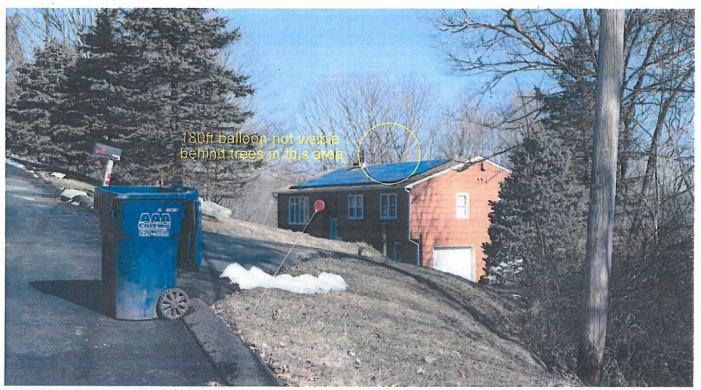
Visual Resource Assessment Proposed Telecommunications Tower





VP25 - Eleanor Dr near #131

Distance: 3,250 Feet



VP26 - Eleanor Dr near #90

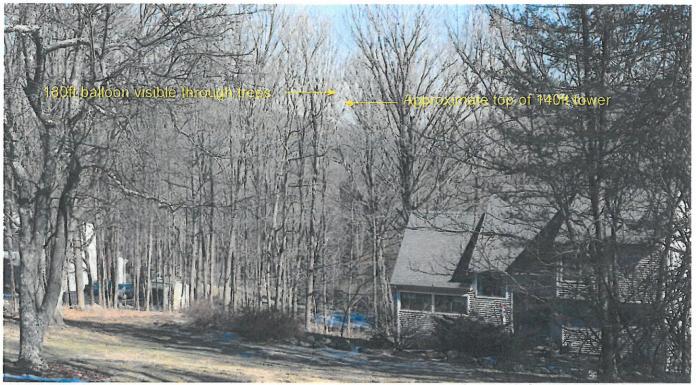
# Distance: 2,530 Feet Figure 15

## PHOTO LOG

RATOGA ASSOCIATES

Visual Resource Assessment **Proposed Telecommunications Tower** 





VP27 - Eleanor Dr near #82

Distance: 2,360 Feet



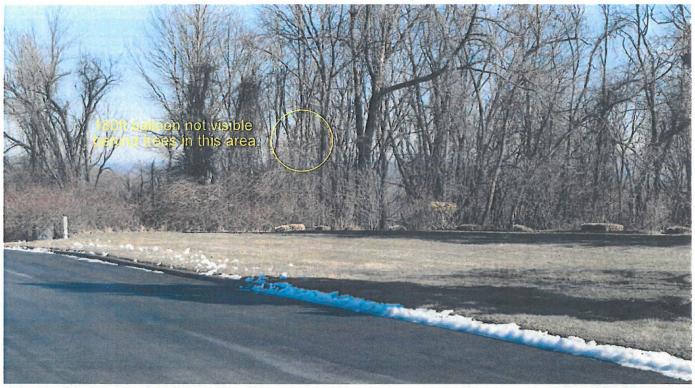
VP28 - Eleanor Dr near #76

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height had since been reduced to 140 feet.

SARATOGA ASSOCIATES Distance: 2,330 Feet

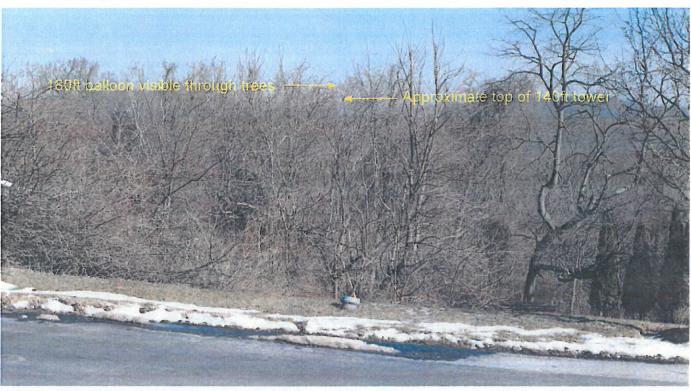
Visual Resource Assessment **Proposed Telecommunications Tower** 





VP29 - Kathryn Ln near #6

Distance: 2,670 Feet



VP30 - Kathryn Ln and Eleanor Dr

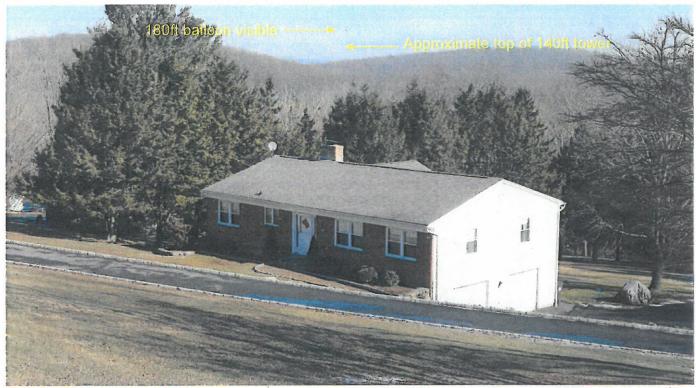
Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height ha since been reduced to 140 feet.

SARATOGA ASSOCIATES

## Distance: 2,330 Feet

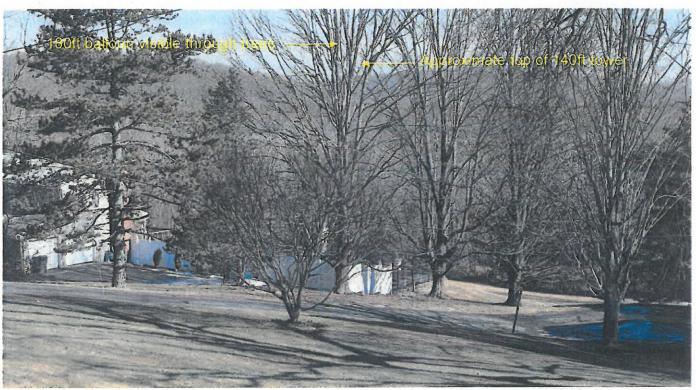
Proposed Telecommunications Tower





VP31 - Eleanor Dr near #50

Distance: 2,120 Feet



VP32 - Eleanor Dr near #40

Distance: 1,920 Feet

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES Figure 18

Visual Resource Assessment Proposed Telecommunications Tower





VP33 - Eleanor Dr near #26

Distance: 1,720 Feet



VP34 - Eleanor Dr near #22

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

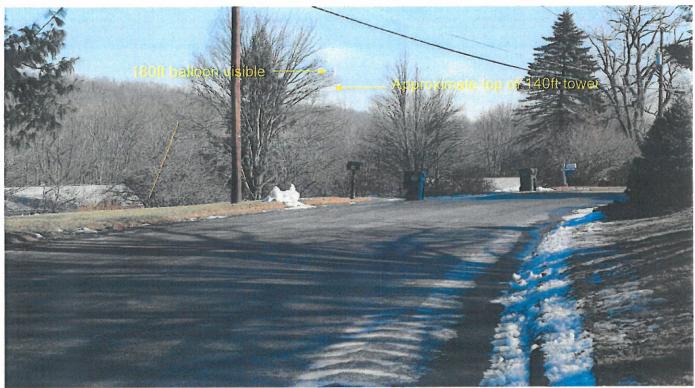
ASSOCIATES

# Distance: 1,740 Feet

Figure 19

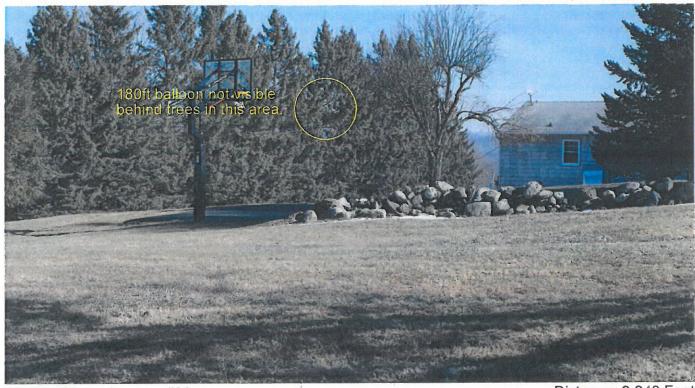
Visual Resource Assessment **Proposed Telecommunications Tower** 





VP35 - Shana Ln and Eleanor Dr

Distance: 1,950 Feet



VP36 - Shana Ln near #26

Distance: 2,240 Feet

## PHOTO LOG.

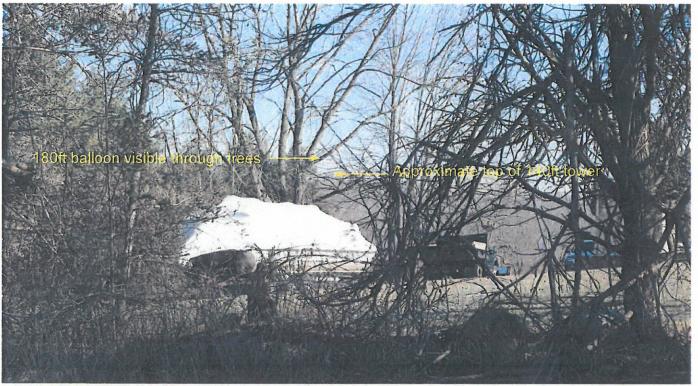
Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.



Figure 20

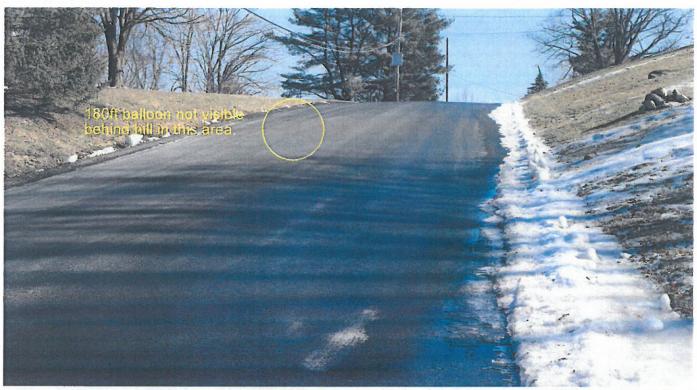
Visual Resource Assessment Proposed Telecommunications Tower





VP37 - Shana Ln near #14

Distance: 2,110 Feet



VP38 - Eleanor Dr and Watermelon Hill Rd

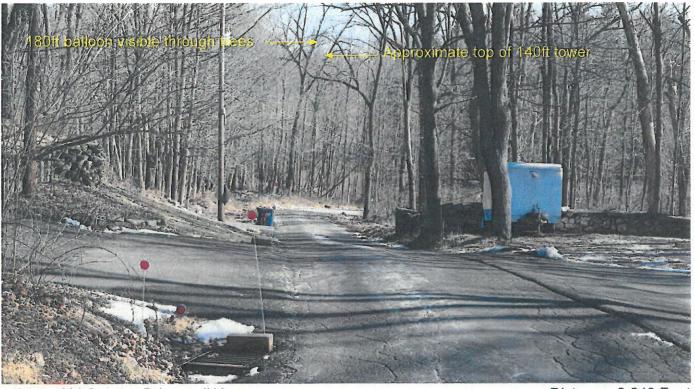
Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES

## Distance: 2,240 Feet

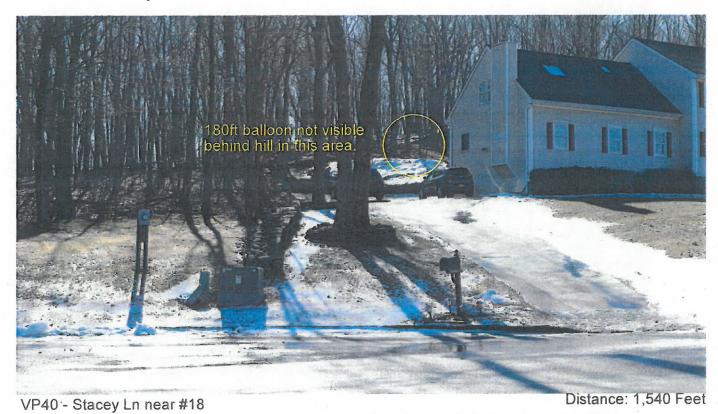
Visual Resource Assessment **Proposed Telecommunications Tower** 





VP39 - Old Country Rd near #13

Distance: 2,640 Feet



Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES Figure 22

Visual Resource Assessment **Proposed Telecommunications Tower** 





VP41 - Weber Hill Rd and Shear Hill Rd

Distance: 1,790 Feet



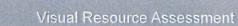
VP42 - Odessa Rd near #40

# Distance: 2,280 Feet

## PHOTO LOG

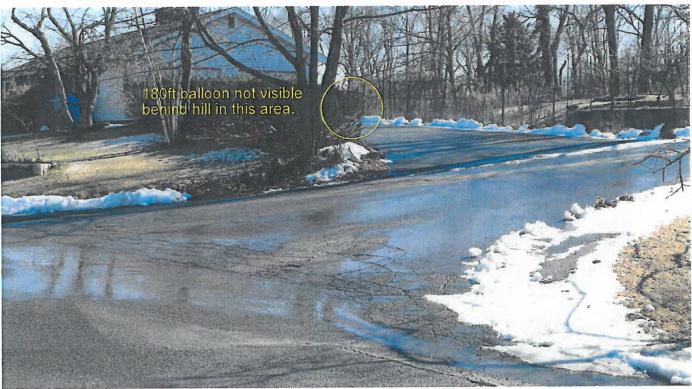
Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES



Proposed Telecommunications Tower





VP43 - Odessa Rd and Fulmar Rd

Distance: 3,020 Feet



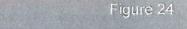
VP44 - Fulmar Rd near #22

Distance: 2,640 Feet

## PHOTO LOG

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES



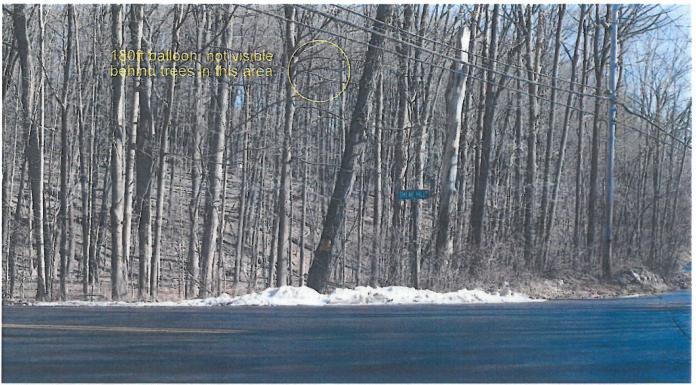
Visual Resource Assessment **Proposed Telecommunications Tower** 





VP45 - Fulmar Rd and Shear Hill Rd

Distance: 2,270 Feet



VP46 - Croton Falls Rd and Shear Hill Rd

## PHOTO LOG

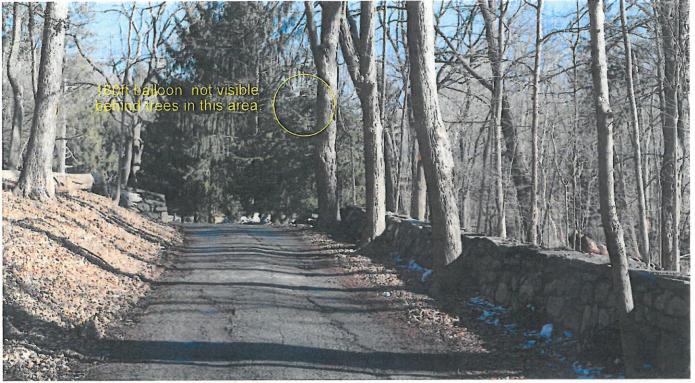
Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES Distance: 1,800 Feet

Figure 25

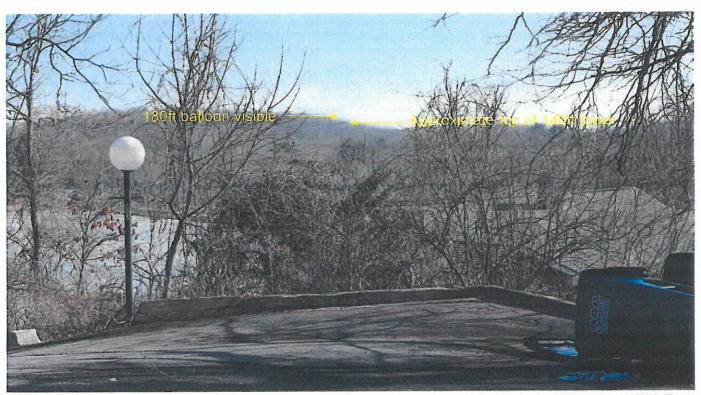
Visual Resource Assessment **Proposed Telecommunications Tower** 





VP47 - Croton Falls Rd near #398

Distance: 960 Feet



VP48- Lake Dr near #70

#### Distance: 3,720 Feet

#### PHOTO LOG

Note: At the time of the balloon tests 180 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

SARATOGA ASSOCIATES Flore 08

Visual Resource Assessment

**Proposed Telecommunications Tower** 



Mx



#### ZONING BOARD OF APPEALS TOWN OF CARMEL PUTNAM COUNTY

Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF THE APPEAL	7		
OF	, }	2/-	¥
Homeland Towers LLC, and New York SMS. Limited Partnership d/b/a Verizon Wireless	<b>^</b>	Application Date: 8/5	20_16_
TO THE ZONING BOARD OF APPEALS			-
OF THE TOWN OF CARMEL	156-62(O)(2) 156-42(D)		
Application For (circle applicable): Area Varia	unce (156-20 ) Use Var	Cold	
Name of Property Owner: John and Angela Sp	accarelli Address: 36 Dixo	Road Carmel NY	(State)
Mallian Addansa some		Number(s): (917) 807-9138	13150
Mailing Address: same	(Siec)	(S1. (D17) 007 0100	
Zoning District: Residential	Tax Map: 54	- 1 (Hact) · 6	M
Applicant is: (circle one) (Owner) (Lessee)	(Contract Vendee)	Attach deed, contract of sale or le	sse agreement
E-Mail Address: rgaudioso@snyderlaw.net			
Previous Appeals regarding the subject premises:			
Previous Appears regarding the subject premises.	•		
DATE	REQUEST	BES	ULTS
	upis, tropad ag		1
Inc Lan	office transport of	E 4 ML DOUBLET	
		part of the	memori a composito
	-		· · · · ·
List all improvements (1 family dwelling, pool, a	ic.) family dwelling, proposed ins	taliation of wireless telecommunication	ons facility
The owner shall submit with this application supp			
diagrams, neighborhood land use maps, property understand the request. List attachments here: Ple	survey, photographs of property	and any other materials that will assi	it the Board to
understand the request. List attachments here: Ple	ese ses Lover letter.		
Is any portion of the property within 500 ft. of an	y state or county highway, town i	oundary, parkway or public lands?	YES/NO
Explain: No.			
I, the applicant, am seeking permission to: install	l a wireless telecommunication	as facility	7 195
.,		The state of the s	
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQ	UIRED
156-62(0)(2): 75 feet (height)*	110 feet	35 feet	DIC- TIL
· · · · · · · · · · · · · · · · · · ·		12 fami	//
156-42(D): 24 leet (width of access drive)	12 feet	12 feet	
156-20: 6 feet (max. height for fence)	8 feet	2 feet	
<u></u>			
*Code allows for increase in height if criteria in	rode section is met. Branches ex	end 7 feet above tower as an archite	ctural feature
State of New York )			oto-til tobleto.
65 <b>%</b>			
County of Pritinim ) The undersigned pentitioner, being duly sworn, deposes and say	es that (he) (she) has read the foregoing p	dition and knows the content thereof, and the	the same is one to
(bis) (her) knowledge except as to the matters therein stated to	be on information and belief, and as to the	ose matters (he) (she) helieves to be true.	
Sworm to before methis 7 day of Object 20 15	î .		
( )			
Doule, the wen	Homeland Towers	LLC and	
Dogling, hi wen	Homeland Towers New York SMSA I	LLC and imited Partnership d/b/a	
ogla, The wen	Homeland Towers		
Doyla, hille	Homeland Towers New York SMSA I		-11
Doyla, The Wen	Homeland Towers New York SMSA I Verizon Vireless		5/7/2017
DOLIGIAS W WARDS	Homeland Towers New York SMSA I		5/7/2017
DOUGLAS W. WARDEN NOTARY PUBLIC, STATE OF NEW YORK	Homeland Towers New York SMSA I Verizon Vireless Petitioner By: Rebert D. G.	Date	5/7/2017
DOUGLAS W. WARDEN NOTARY PUBLIC, STATE OF NEW YORK NO. 02WAGRI45289 QUALIFIED IN WESTCHESS	Homeland Towers New York SMSA I Verizon Vireless Petitioner By: Rebert D. G.	Date	5/7/2017
DOUGLAS W. WARDEN NOTARY PUBLIC, STATE OF NEW YORK	Homeland Towers New York SMSA I Verizon Vireless Petitioner By: Rebert D. G.	Date	5/7/2017
DOUGLAS W. WARDEN NOTARY PUBLIC, STATE OF NEW YORK NO. 02WA6145289 QUALIFIED IN WESTCLIFE	Homeland Towers New York SMSA I Verizon Vireless Petitioner By: Rebert D. G.		5/7/2017



#### Photograph Information

April 5, 2019 10:15 am 50mm Canon EOS 6D Markli Focal Length:

Camera:

41° 24′ 47.4228″ N 73° 43′ 47.3124″ W Photo Location:

2,670 Feet Distance:

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

VP5 - Sycamore Town Park

Pro Posed Telecommunica Tions Tower





VP5 - Sycamore Town Park

ASSOCIATES

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

April 5, 2019 10:15 am 50mm

2,670 Feet

Canon EOS 6D MarkII

41° 24' 47.4228" N 73° 43' 47.3124" W

Pro Posed Telecommunica Tions Tower





April 5, 2019 10:03 am 50mm

2,000 Feet

Canon EOS 6D MarkII 41° 25' 06.1176" N 73° 43' 53.8752" W



Simulated Condition - 110 ft Monopine VP8 - Valley Court and Wood Road

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

April 5, 2019 10:03 am 50mm Canon EOS 6D MarkII

2,000 Feet

41° 25' 06.1176" N 73° 43' 53.8752" W





#### Photograph Information

April 5 2019 9:55 am 50mm Focal Length:

Canon EOS 6D MarkII Camera:

41° 25' 16.7268" N 73° 43' 45.3216" W Photo Location:

Distance: 1,510 Feet

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

VP11 - Lakeview Street near #334

Pro Posed Telecommunica Tions Tower



Photograph Information

Date: April 5 2019 Time: 9:55 am

Focal Length: 50mm Camera: Canon EOS 6D MarkII

Photo 41° 25′ 16.7268" N Location: 73° 43′ 45.3216" W

Distance: 1,510 Feet

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

Simulated Condition - 110 ft Monopine VP11 - Lakeview Street near #334

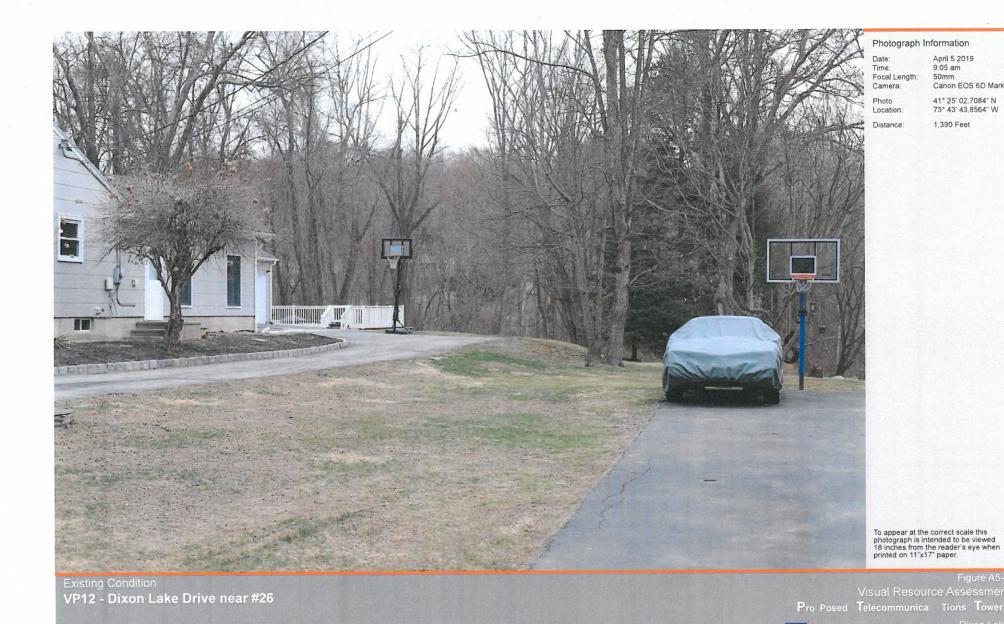
SARATOGA ASSOCIATES Figure A4-b

Visual Resource Assessifier

Pro Posed Telecommunica Tions Tower

LAND TOWERS

Dixon Lake 36 Dixon Road Carmel, NY 10512



April 5 2019 9:05 am

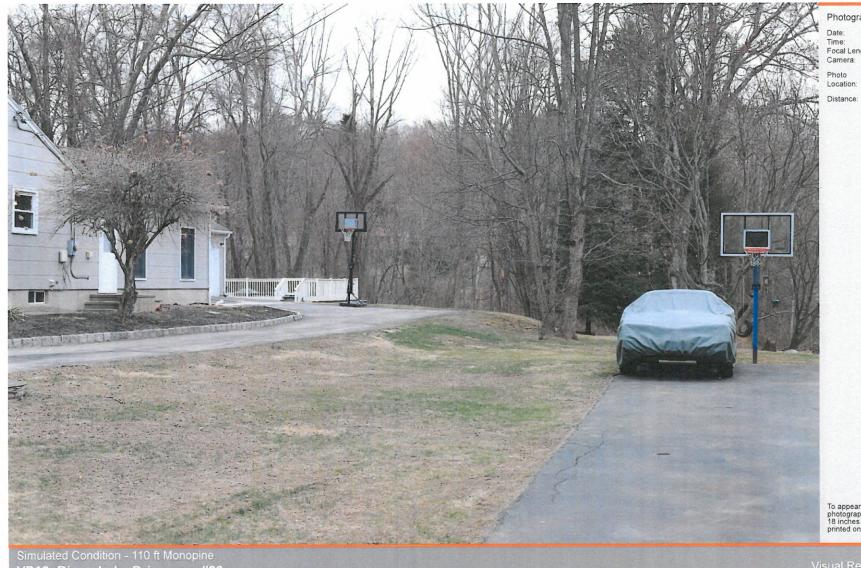
1,390 Feet

HOMELAND TOWERS

Canon EOS 6D Markll

41° 25′ 02.7084" N 73° 43′ 43.8564" W

50mm



Photograph Information

April 5 2019 9:05 am 50mm

Focal Length: Camera:

Canon EOS 6D MarkII

41° 25' 02.7084" N 73° 43' 43.8564" W Location:

1,390 Feet

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

VP12- Dixon Lake Drive near #26

ASSOCIATES



April 5 2019 9:00 am

1,080 Feet

HOMELAND TOWERS

50mm Canon EOS 6D MarkII

41° 24′ 58.8744″ N 73° 43′ 28.8444″ W



Photograph Information

Date: April 5 2
Time: 9:00 am

Focal Length: Camera:

April 5 2019 9:00 am 50mm Canon EOS 6D MarkII

Photo

41° 24′ 58.8744″ N 73° 43′ 28.8444″ W

Location: Distance:

1,080 Feet

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

Simulated Condition - 110 ft Monopine
VP16 - Jimmy McDonough Memorial Park



Dixon Lake 36 Dixon Road Carmel, NY 10512



April 5, 2019 10:24 am 50mm

960 Feet

HOMELAND TOWERS

Canon EOS 6D MarkII

41° 25′ 18.6564″ N 73° 43′ 24.6144″ W



Photograph Information

Focal Length: Camera:

April 5, 2019 10:24 am 50mm Canon EOS 6D MarkII

Location:

41° 25′ 18.6564" N 73° 43′ 24.6144″ W

960 Feet

To appear at the correct scale this photograph is intended to be viewed 18 inches from the reader's eye when printed on 11"x17" paper.

VP18 - Brittany Lane near #42