

JOHN MAXWELL
Chairman

PHILIP AGLIETTI
Vice-Chair

TOWN OF CARMEL
ZONING BOARD OF APPEALS



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
* Code allows for increase in height if criteria in Code Section is met. Branches extend 7 feet above tower as an architectural feature.		

By Order of the Chairman,

John Maxwell



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

me

IN THE MATTER OF THE APPEAL
OF

SALKOW

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: _____, 20__

Application For: (circle applicable): Area Variance(_____) Use Variance Interpretation 280A
Name of Property Owner: Arlene Salkow Address: 291 East Lake Blvd NY
Mailing Address: 291 East Lake Blvd, Mahopac, NY Phone Number(s): _____
Zoning District: R-120 Tax Map: ~~65.13~~ - 1 - 49
Applicant is: (circle one) Owner (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
<u>2001</u>	<u>Freestanding storage - approved</u>	<u>Done</u>

List all improvements (1 family dwelling, pool, etc.) Master suite Addition (w.i.c & Bathroom)

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Floor Plans, Elevations, Cross section, Property Survey & photographs

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES (NO)
Explain: LAKE MAHOPAC

I, the applicant, am seeking permission to: Build an addition to the master suite w.i.c. & Bathroom - side setback

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
<u>25' side yard set back</u>	<u>22'</u>	<u>3'</u>

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.

Sworn to before me this 18 day of July 2019

Thomas M O'Leary
Notary Public

THOMAS M O'LEARY
NOTARY PUBLIC-STATE OF NEW YORK
No. 0106174337
Qualified in Putnam County
My Commission Expires September 17, 2019

Petitioner [Signature] Date July 18, 2019



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

Town Hall, Town of Carmel
60 McAlpin Ave.
Mahopac, N.Y. 10541

Me

IN THE MATTER OF THE APPEAL
OF
Joseph Frumkin
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: August 3, 2019

Application For: (circle applicable): Area Variance 156-27 Use Variance Interpretation 280A
Name of Property Owner: Joseph Frumkin Address: 1 & 5 Fairy Lane Mahopac NY 10541
Mailing Address: 1 & 5 Fairy Lane, Mahopac, NY 10541 Phone Number(s): 646-286-8351
Zoning District: R - 120 Tax Map: 75.8 - 1 - 48, 49 & 50
Applicant is: (circle one) Owner (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
E-Mail Address: jbfrumkin@gmail.com

Previous Appeals regarding the subject premises

DATE	REQUEST	RESULTS
1. Lot 49/May 1989:	sunroom glass enclosure extend onto deck area	<u>approved</u>
2. Lots 49 & 50/May 2000:	demolish house on lot 50 & merge lots 49 (current home) & 50 and then construct an addition, enlarge the deck and connect a foyer from new entry.	<u>approved</u>
3. Lot 48/May 2003:	construct a one story, one car, attached garage	<u>denied</u>

List all improvements (1 family dwelling, pool, etc.) One Family Dwelling

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Site Plan, Floor

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? NO
Explain: State Route 6N

I, the applicant, am seeking permission to: Construct a boat-house with a studio apartment above it.

CODE REQUIRES	PROVIDED	VARIANCE REQUIRED
Boat House over Lake - 25 ft	35 ft	10 ft
No Apt above Boathouse	Studio Apt over Boathouse	Variance Required
<u>BOATHOUSE HT. 10'</u>	<u>26.25</u>	<u>16.25</u>

State of New York)

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.

Sworn to before me this 3 day of Aug, 2019

Sue Casale
Notary Public

SUE CASALE
Notary Public State of New York
Qualified in Westchester County
Reg. No. 01CA6234199

My Commission expires Jan. 18, 2023

Petitioner Joel Greenberg Date 8/3/19



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

ME

IN THE MATTER OF THE APPEAL
OF
Jennick Property Management, Corp

Application Date: August 2, 2019

TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application For (circle applicable): Area Variance () Use Variance Interpretation 280A

Name of Property Owner: Jennick Property Mngmt Address: 16 Route 6N, Mahopac, N.Y. 10541

Mailing Address: 29 Secor Rd., Mahopac, N.Y. 10541 Phone Number(s):

Zoning District: Residential Tax Map: 85.16 - 1 - 20

Applicant is: (circle one) Owner (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: _____

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<u>No previous board appearances</u>	<u>RT</u>

List all improvements (1 family dwelling, pool, etc.) 3,500 square foot commercial building and macadam parking
The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Site Development Plans and narrative

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES
Explain: The property is within 500 ft of Route 6N and the Town boundary

I, the applicant, am seeking permission to: Install 2 30,000 gallon above ground liquid propane storage tanks on pre-cast piers; 2 bobtail fill stanchions & 1 transport unload stanchion.

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED

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.

Sworn to before me this 1st day of August 20 19

Notary Public

Craig T. Bumgarner
CRAIG T. BUMGARNER
NOTARY PUBLIC, State of New York
No. 02BU6016394
Qualified in Putnam County
Commission Expires November 16, 2022

Petitioner Wayne Staton Date 8/1/2019
Wayne Staton, President



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

IN THE MATTER OF THE APPEAL
OF
Homeland Towers LLC, and New York SMSA
Limited Partnership d/b/a Verizon Wireless
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/5 2019

Application For (circle applicable): Area Variance Use Variance Interpretation 2844
 Name of Property Owner: Richard and Rosemarie Diehl Address: 254 Croton Falls Road, Mahopac NY
 Mailing Address: same Phone Number(s): (845) 656-1707
 Zoning District: Residential Tax Map: 65.19 - 1 - 43
 Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]
 E-Mail Address: rgaudio@snryderlaw.net

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<i>No previous board appearance</i>	<i>RT</i>

List all improvements (1 family dwelling, pool, etc.) family dwelling, proposed installation of wireless telecommunications facility.

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Please see cover letter.

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
 Explain: No.

I, the applicant, am seeking permission to: install a wireless telecommunications facility.

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.

State of New York)

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.

Sworn to before me this 7th day of August, 2019

Douglas W. Warden
 Notary Public

DOUGLAS W. WARDEN
 NOTARY PUBLIC, STATE OF NEW YORK
 NO. 02WA8145288
 QUALIFIED IN WESTCHESTER COUNTY
 COMMISSION EXPIRES 03/04/2019

Homeland Towers LLC and
 New York SMSA Limited Partnership d/b/a
 Verizon Wireless

Petitioner *Goodley*
 By: *Robert D. Gaudio*
Davie Kenny, Esq. of Snyder & Snyder LLP

Date 8/7/2019

7/25/20



180ft balloon not visible behind trees in this area.

VP11 - Croton Falls Rd

Distance: 1,970 Feet



180ft balloon not visible behind trees in this area.

VP12 - Croton Falls Rd

Distance: 1,320 Feet

PHOTO LOG

Figure 8

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.

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES

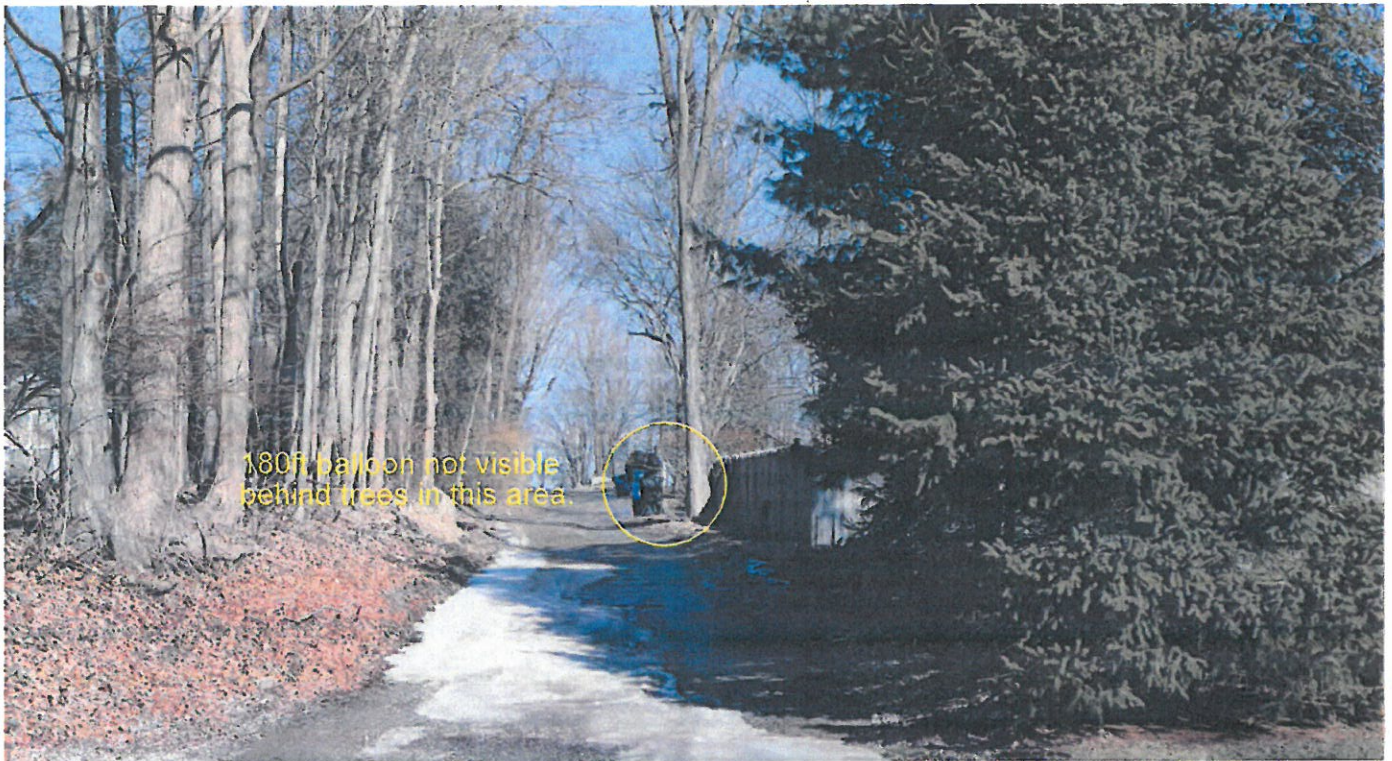


Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP13 - Bayberry Hill Rd and Pigott Rd

Distance: 3,440 Feet



VP14 - Bayberry Hill Rd near #4

Distance: 3,520 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 9

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP15 - Bayberry Hill Rd near #14

Distance: 3,490 Feet



VP16 - Bayberry Hill Rd near #43

Distance: 2,910 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 10

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP17 - Pigott Rd near #26

Distance: 2,970 Feet



VP18 - Pigott Rd and McLaughlin Dr

Distance: 2,470 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 11

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



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.

Figure 12

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP21 - McLaughlin Dr and Croton Falls Rd

Distance: 1,340 Feet



VP22 - Croton Falls Rd

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.

Figure 13

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP23 - Croton Falls Rd near #398

Distance: 1,050 Feet



VP24 - Old County Rd and Croton Falls Rd

Distance: 2,290 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 14

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES

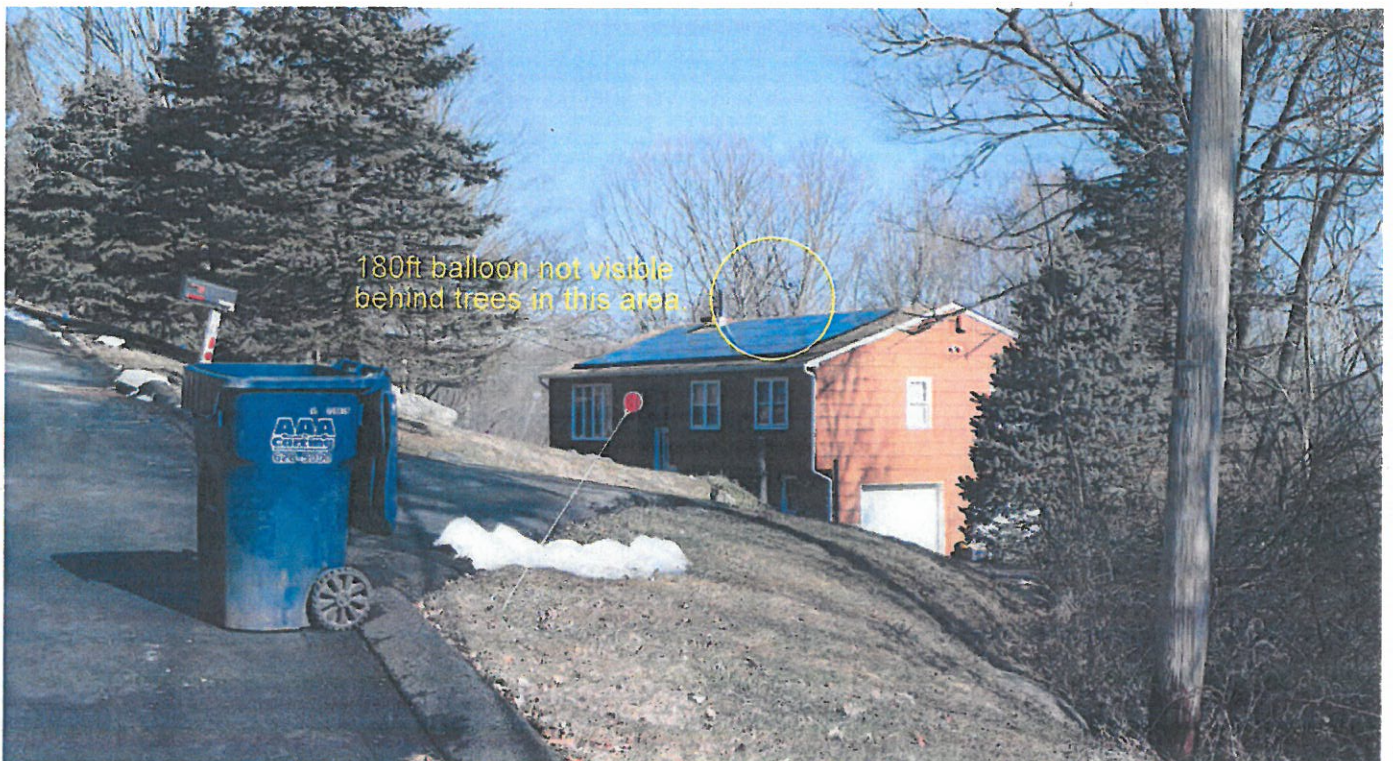


Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP25 - Eleanor Dr near #131

Distance: 3,250 Feet



VP26 - Eleanor Dr near #90

Distance: 2,530 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.

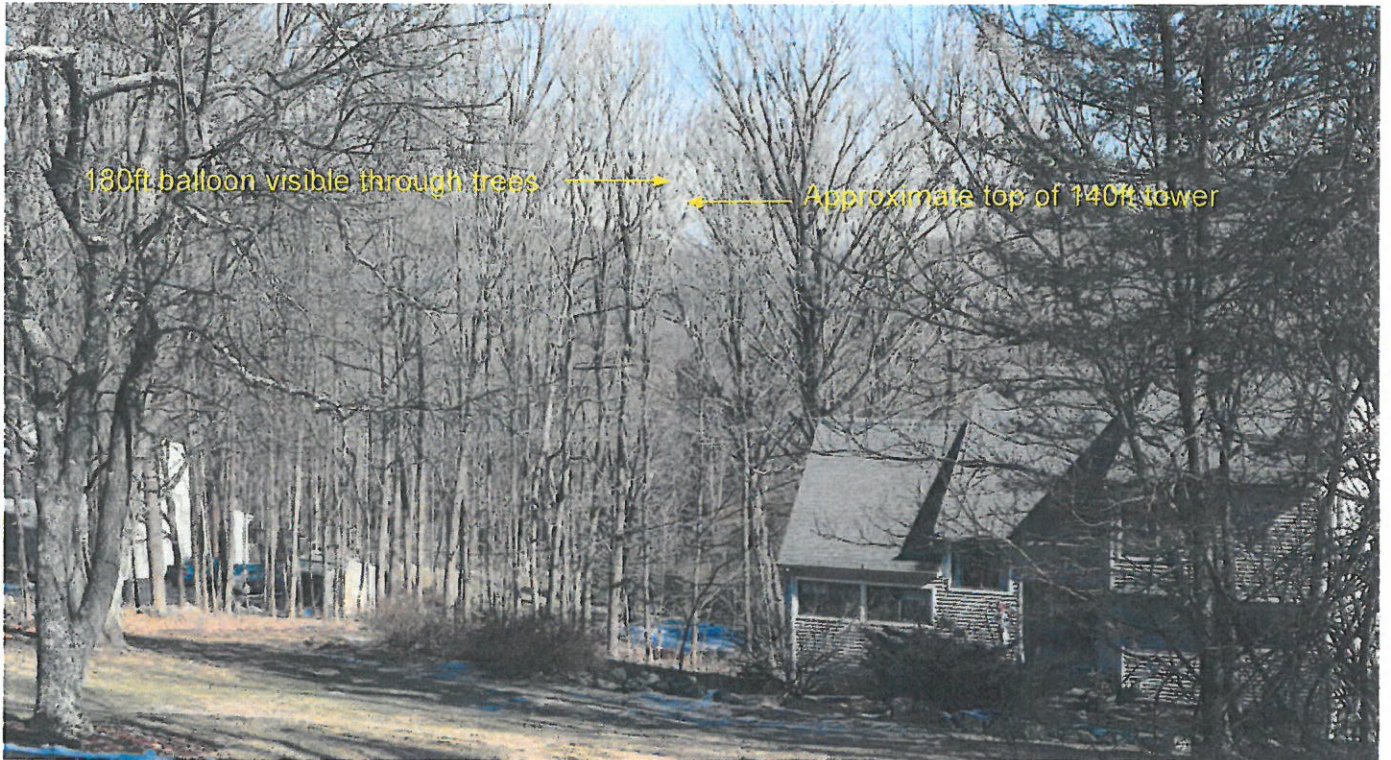
Figure 15

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP27 - Eleanor Dr near #82

Distance: 2,360 Feet



VP28 - Eleanor Dr near #76

Distance: 2,330 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 16

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP29 - Kathryn Ln near #6

Distance: 2,670 Feet



VP30 - Kathryn Ln and Eleanor Dr

Distance: 2,330 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 17

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES

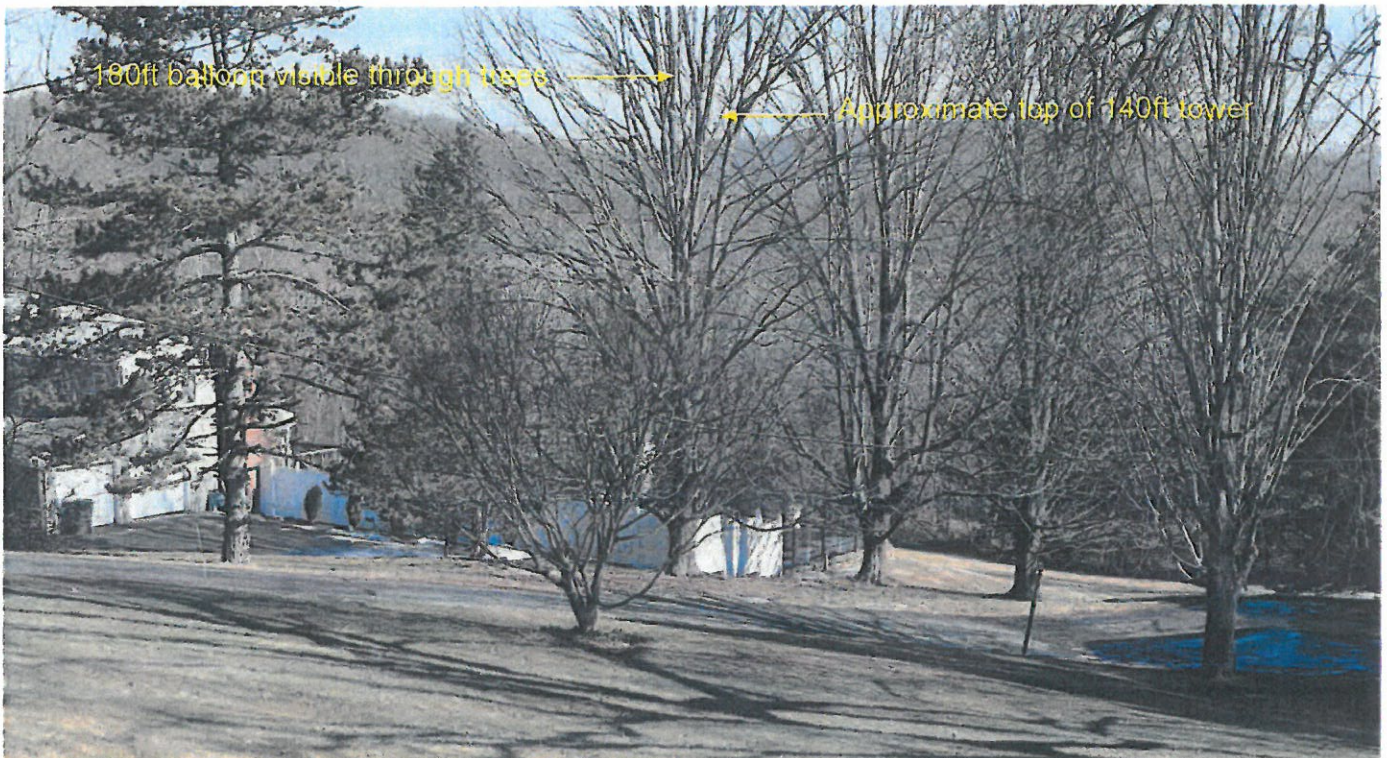


Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP31 - Eleanor Dr near #50

Distance: 2,120 Feet



VP32 - Eleanor Dr near #40

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.

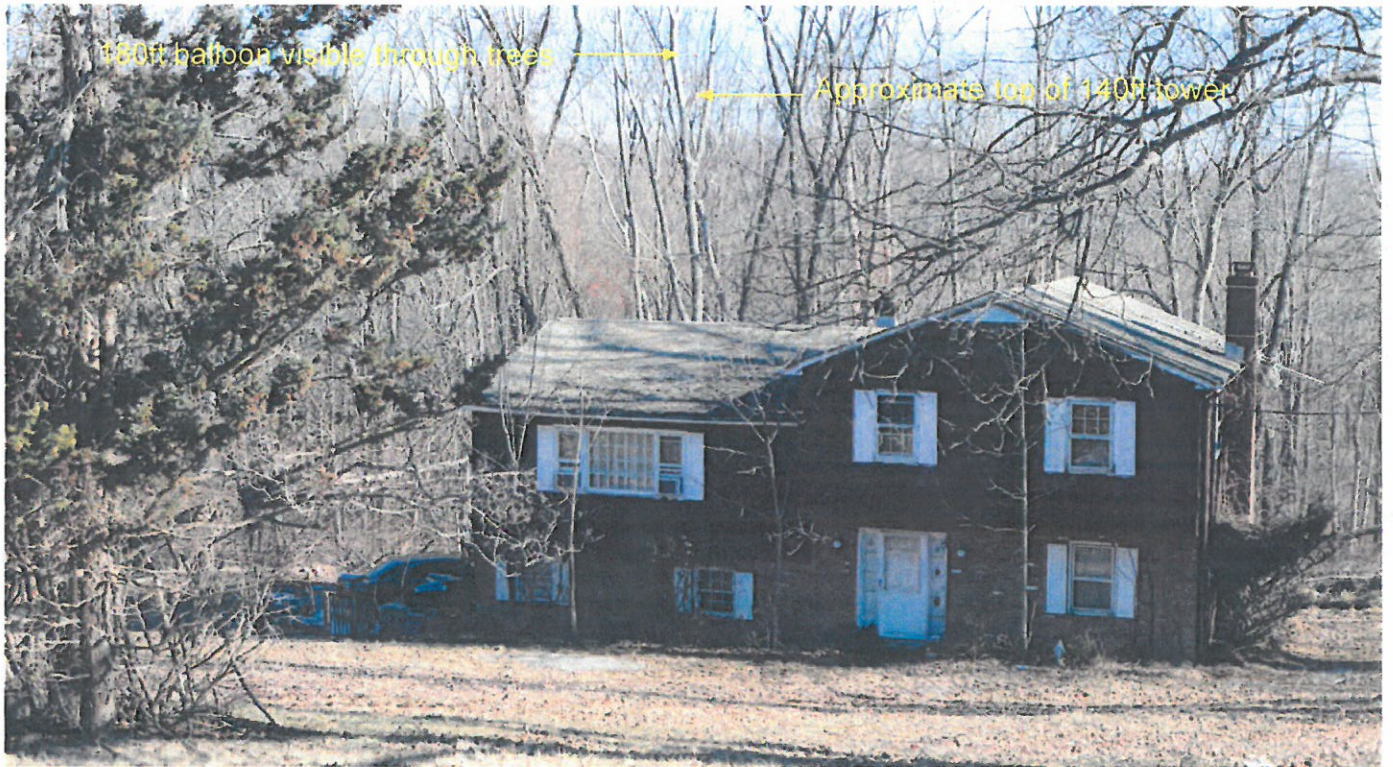
Figure 18

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP33 - Eleanor Dr near #26

Distance: 1,720 Feet



VP34 - Eleanor Dr near #22

Distance: 1,740 Feet

PHOTO LOG

Note: At the time of the balloon tests 160 feet was the proposed height of the Facility. The proposed height has since been reduced to 140 feet.

Figure 19

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



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

SARATOGA
ASSOCIATES

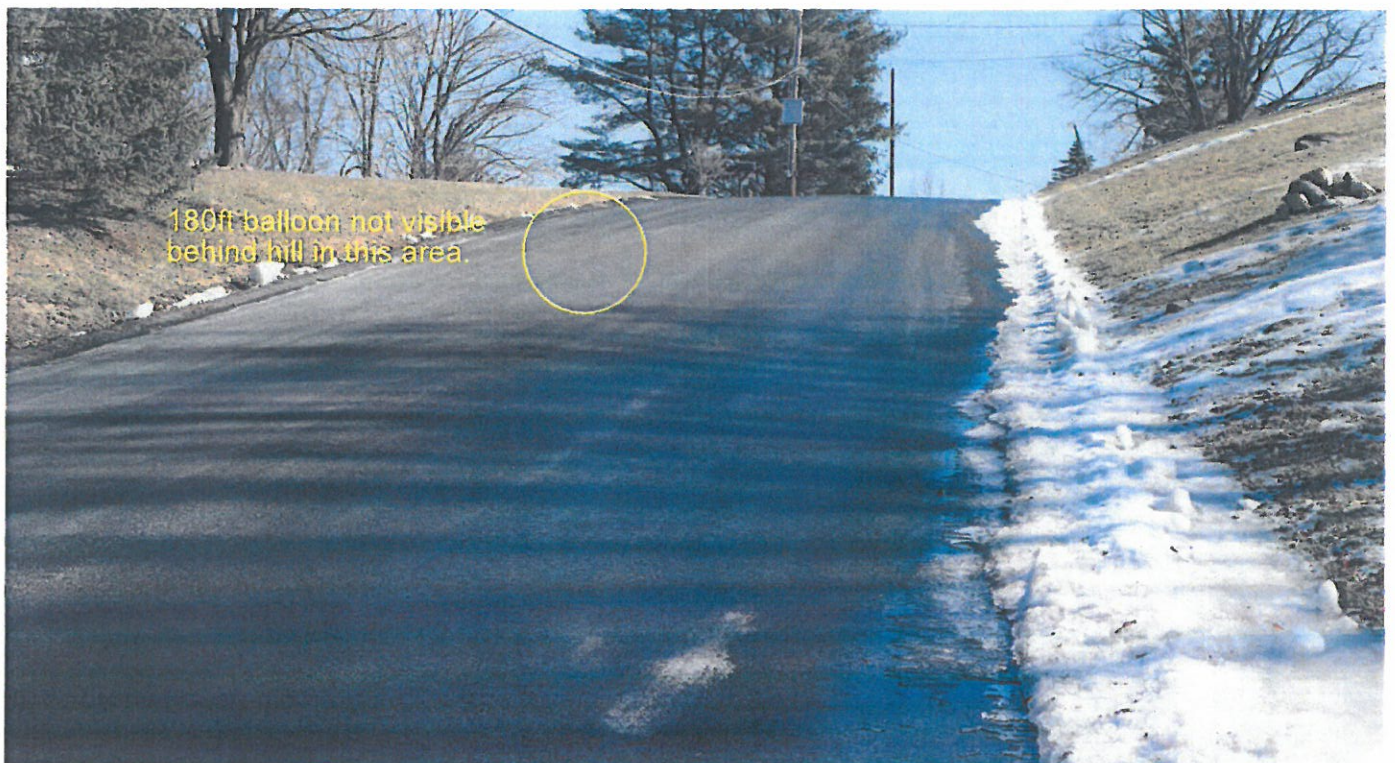


Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP37 - Shana Ln near #14

Distance: 2,110 Feet



VP38 - Eleanor Dr and Watermelon Hill Rd

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.

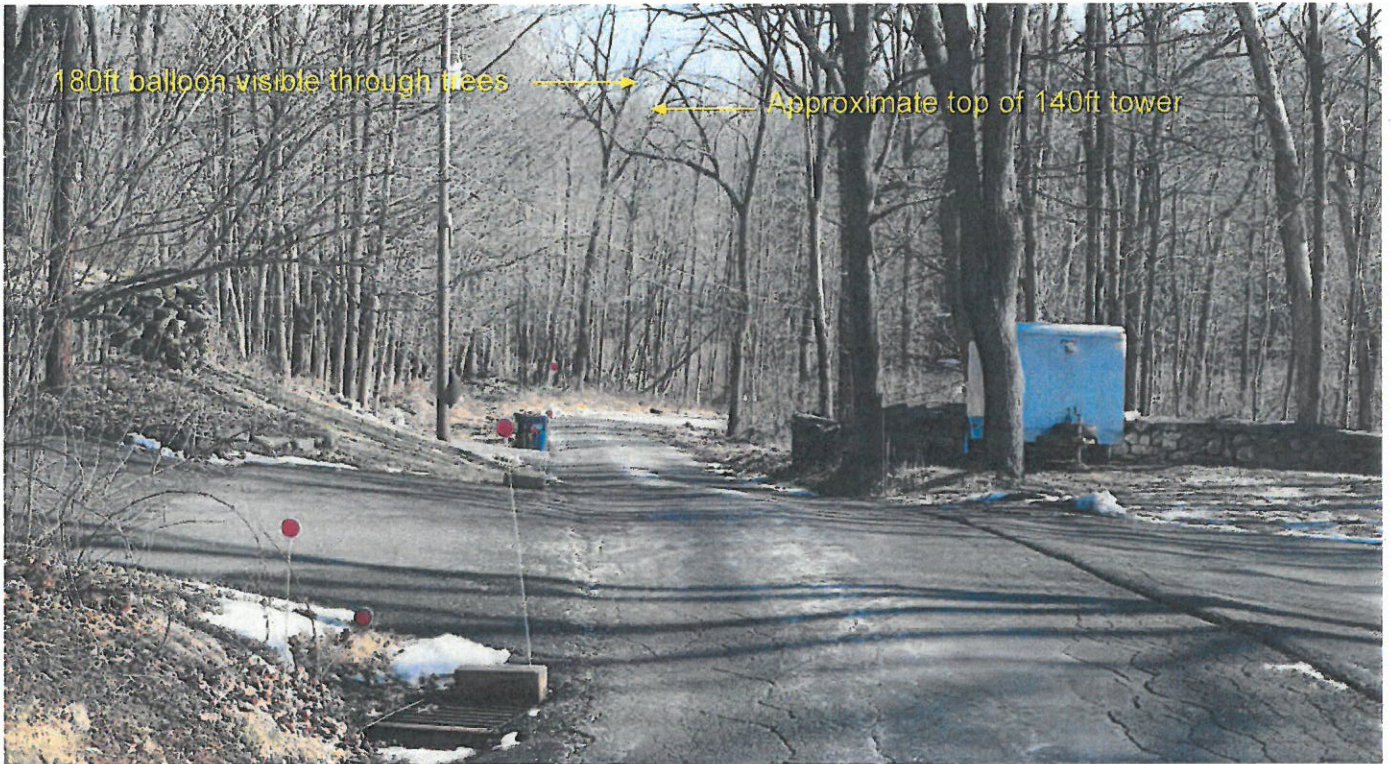
Figure 21

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES

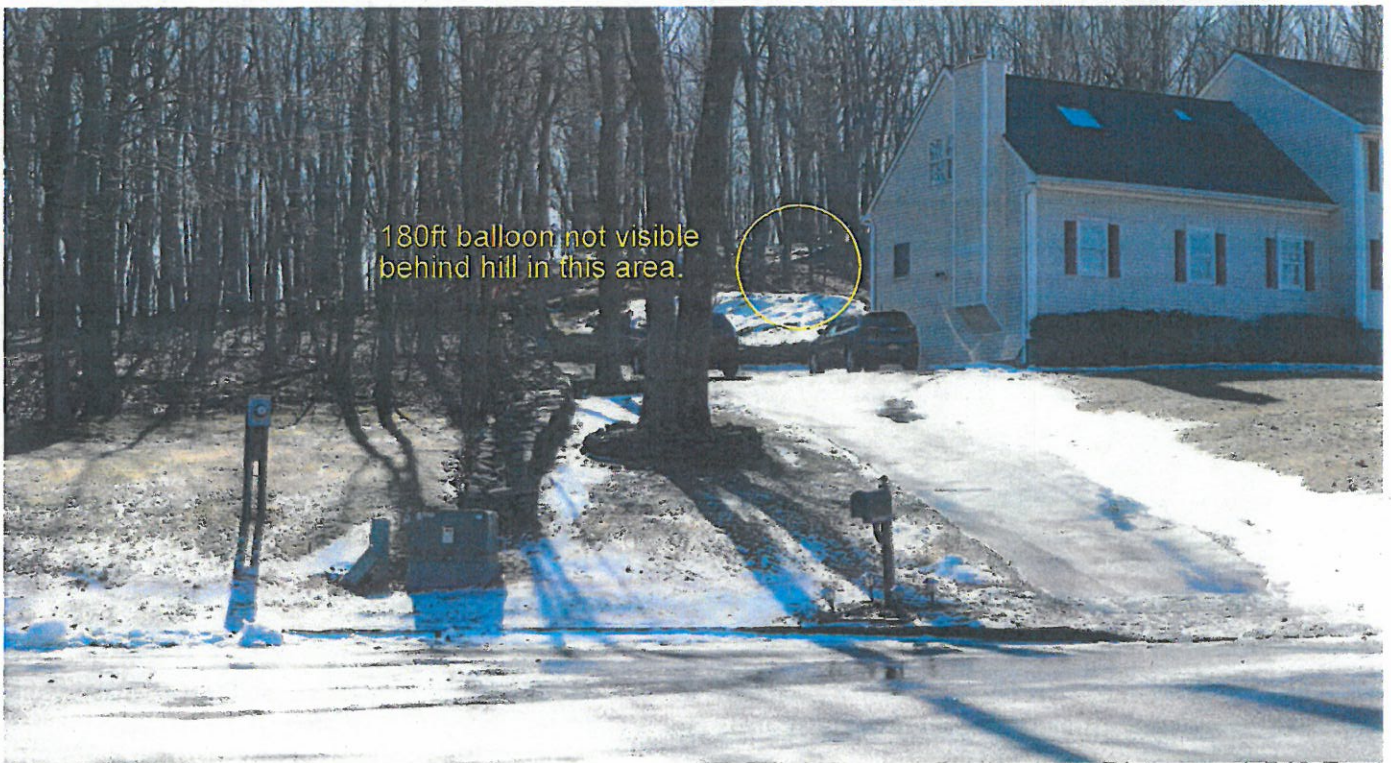


Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP39 - Old Country Rd near #13

Distance: 2,640 Feet



VP40 - Stacey Ln near #18

Distance: 1,540 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 22

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



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.

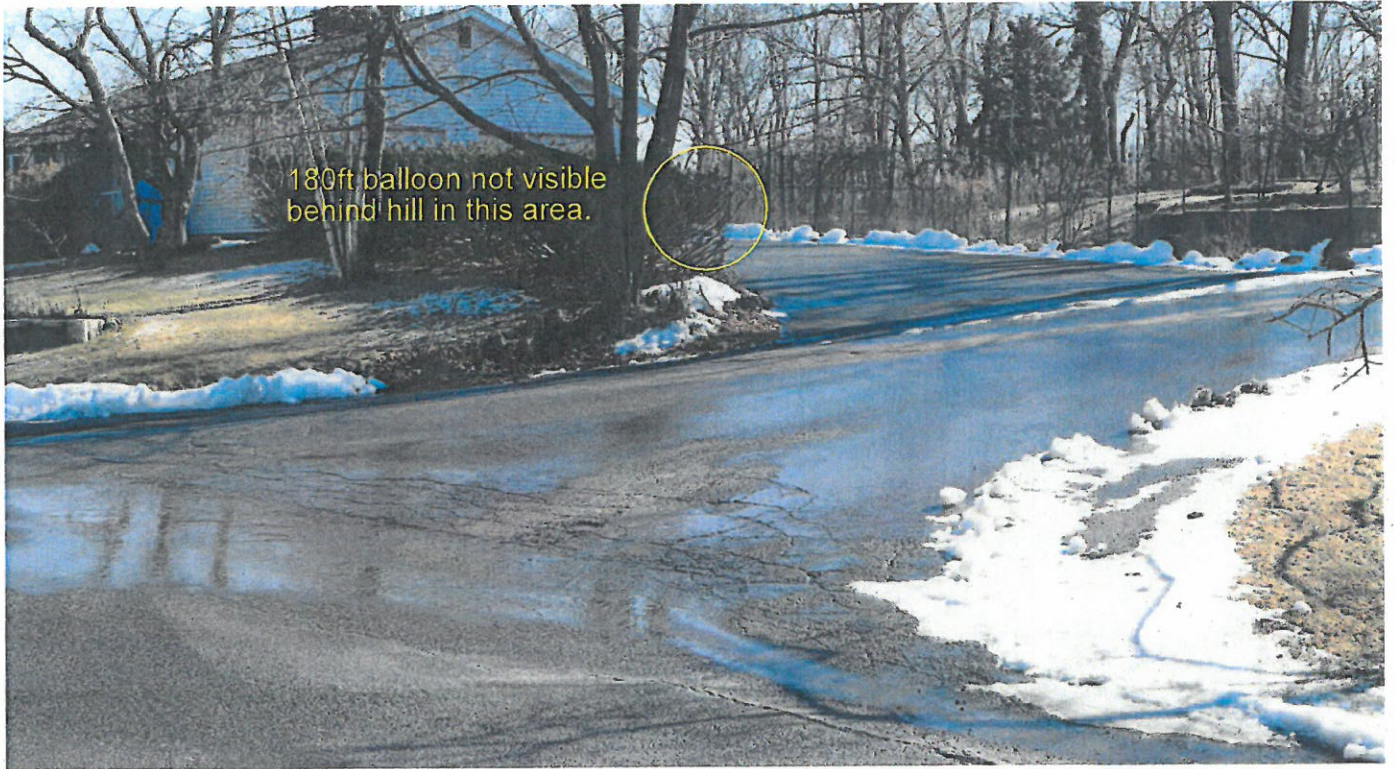
Figure 23

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



180ft balloon not visible behind hill in this area.

VP43 - Odessa Rd and Fulmar Rd

Distance: 3,020 Feet



180ft balloon visible through trees

Approximate top of 140ft tower

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.

Figure 24

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



VP45 - Fulmar Rd and Shear Hill Rd

Distance: 2,270 Feet



VP46 - Croton Falls Rd and Shear Hill Rd

Distance: 1,800 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.

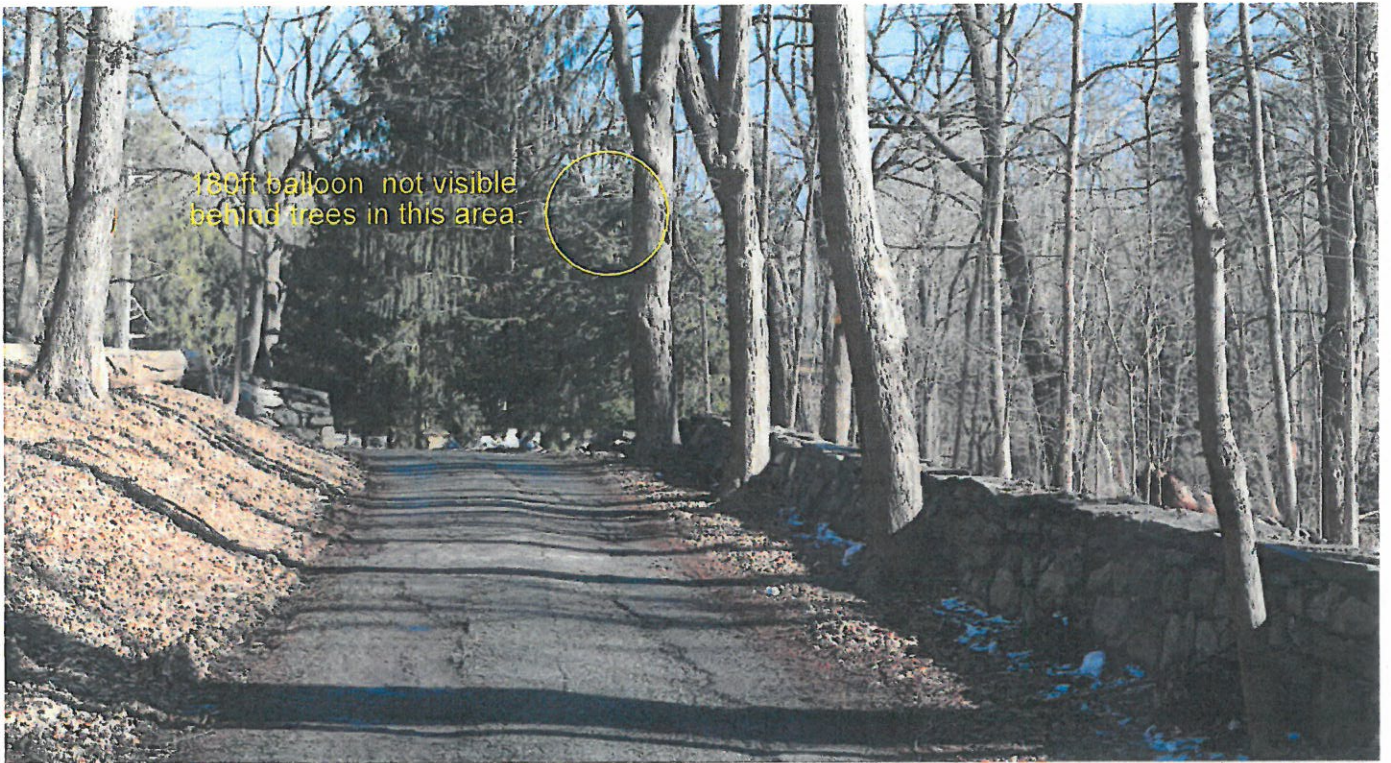
Figure 25

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



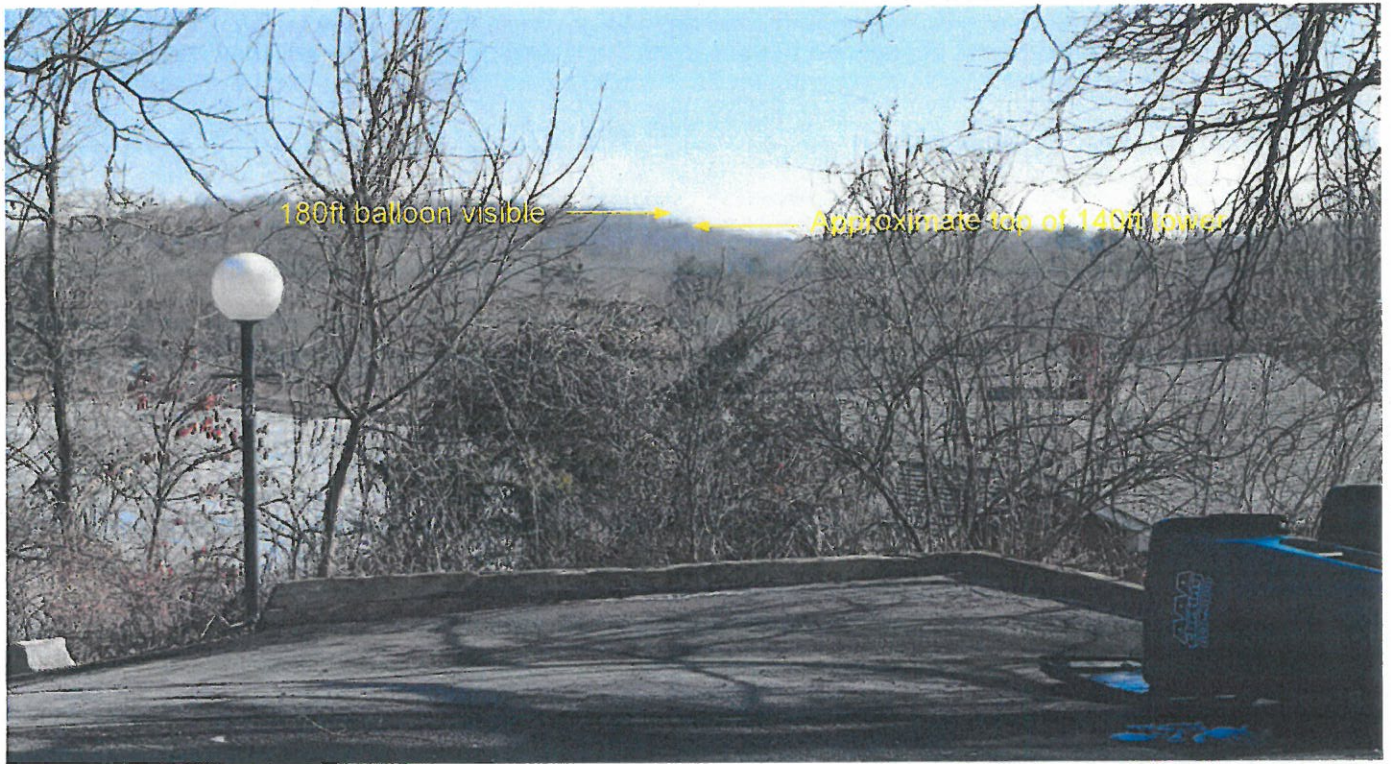
Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



180ft balloon not visible behind trees in this area.

VP47 - Croton Falls Rd near #398

Distance: 960 Feet



180ft balloon visible

Approximate top of 140ft tower

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.

Figure 26

Visual Resource Assessment
Proposed Telecommunications Tower

SARATOGA
ASSOCIATES



Lake Casse Site (NY056)
254 Croton Falls Road
Mahopac, NY 10541



ZONING BOARD OF APPEALS
TOWN OF CARMEL
PUTNAM COUNTY

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

MC

IN THE MATTER OF THE APPEAL
OF
Homeland Towers LLC, and New York SMSA
Limited Partnership d/b/a Verizon Wireless
TO THE ZONING BOARD OF APPEALS
OF THE TOWN OF CARMEL

Application Date: 8/5, 2019

Application For (circle applicable): Area Variance (156-20) Use Variance Interpretation 280A

Name of Property Owner: John and Angela Spaccarelli Address: 36 Dixon Road Carmel NY

Mailing Address: same Phone Number(s): (917) 807-9138

Zoning District: Residential Tax Map: 54 - 1 - 6

Applicant is: (circle one) (Owner) (Lessee) (Contract Vendee) [Attach deed, contract of sale or lease agreement]

E-Mail Address: rgaudioso@snyderlaw.net

Previous Appeals regarding the subject premises:

DATE	REQUEST	RESULTS
	<i>No previous board appearance</i>	<i>RT</i>

List all improvements (1 family dwelling, pool, etc.) family dwelling, proposed installation of wireless telecommunications facility

The owner shall submit with this application supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps, property survey, photographs of property and any other materials that will assist the Board to understand the request. List attachments here: Please see cover letter

Is any portion of the property within 500 ft. of any state or county highway, town boundary, parkway or public lands? YES/NO
Explain: No

I, the applicant, am seeking permission to: install a wireless telecommunications facility

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
156-62(O)(2): 75 feet (height)*	110 feet	35 feet <i>MC</i>
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.

State of New York)

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.

Sworn to before me this 7th day of August 2019

[Signature]

Homeland Towers LLC and
New York SMSA Limited Partnership d/b/a
Verizon Wireless

Petitioner

By: Robert D. Gaudioso

Date

8/7/2019

DOUGLAS W. WARDEN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02W6145288
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES 03/04/2020

7/25/20

[Signature]
David Kenny, Esq. of
Snyder & Snyder LLP



Photograph Information

Date: April 5, 2019
Time: 10:15 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 24' 47.4228" N
Location: 73° 43' 47.3124" W
Distance: 2,670 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.

Existing Condition
VP5 - Sycamore Town Park

SARATOGA
ASSOCIATES

Figure A2-a
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5, 2019
Time: 10:15 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 24' 47.4228" N
Location: 73° 43' 47.3124" W
Distance: 2,670 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
VP5 - Sycamore Town Park

SARATOGA
ASSOCIATES

Figure A2-b
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5, 2019
Time: 10:03 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 25' 06.1176" N
Location: 73° 43' 53.8752" W
Distance: 2,000 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.

Existing Condition
VP8 - Valley Court and Wood Road

SARATOGA
ASSOCIATES

Figure A3-a
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5, 2019
Time: 10:03 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 25' 06.1176" N
Location: 73° 43' 53.8752" W
Distance: 2,000 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
VP8 - Valley Court and Wood Road

SARATOGA
ASSOCIATES

Figure A3-b
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



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.

Existing Condition
VP11 - Lakeview Street near #334

SARATOGA
ASSOCIATES

Figure A4-a
Visual Resource Assessment

Pro Posed Telecommunica Tions Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5 2019
Time: 9:55 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo Location: 41° 25' 16.7268" N
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 Assessment
Proposed Telecommunications Tower

Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5 2019
Time: 9:05 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 25' 02.7084" N
Location: 73° 43' 43.8564" W
Distance: 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.

Existing Condition
VP12 - Dixon Lake Drive near #26

SARATOGA
ASSOCIATES

Figure A5-A
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date:	April 5 2019
Time:	9:05 am
Focal Length:	50mm
Camera:	Canon EOS 6D MarkII
Photo Location:	41° 25' 02.7084" N 73° 43' 43.8564" W
Distance:	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.

Simulated Condition - 110 ft Monopine
VP12- Dixon Lake Drive near #26

SARATOGA
ASSOCIATES

Figure A5-b
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5 2019
Time: 9:00 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 24' 58.8744" N
Location: 73° 43' 28.8444" W
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.

Existing Condition
VP16 - Jimmy McDonough Memorial Park

SARATOGA
ASSOCIATES



Figure A6-a
Visual Resource Assessment
Proposed Telecommunications Tower

Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5 2019
Time: 9:00 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo Location: 41° 24' 58.8744" N
73° 43' 28.8444" W
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

SARATOGA
ASSOCIATES



Figure A6-b
Visual Resource Assessment
Proposed Telecommunications Tower

Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5, 2019
Time: 10:24 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 25' 18.6564" N
Location: 73° 43' 24.6144" W
Distance: 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.

Existing Condition
VP18 - Brittany Lane near #42

SARATOGA
ASSOCIATES

Figure A7-a
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512



Photograph Information

Date: April 5, 2019
Time: 10:24 am
Focal Length: 50mm
Camera: Canon EOS 6D MarkII
Photo: 41° 25' 18.6564" N
Location: 73° 43' 24.6144" W
Distance: 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.

Simulated Condition - 110 ft Monopine
VP18 - Brittany Lane near #42

SARATOGA
ASSOCIATES

Figure A7-b
Visual Resource Assessment

Proposed Telecommunications Tower



Dixon Lake
36 Dixon Road
Carmel, NY 10512