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Town Supervisor

ROBERT F. SCHANIL, JR.
Town Councilman
Deputy Supervisor

STEPHEN J. BARANOWSKI
Town Councilman
FRANK D. LOMBARDI
Town Councilman
SUZANNE MC DONOUGH
Town Councilwoman

TOWN OF CARMEL
TOWN HALL



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Town Clerk

KATHLEEN KRAUS
Receiver of Taxes

MICHAEL SIMONE
Superintendent of Highways
Tel. (845) 628-7474

SPECIAL OPEN PUBLIC INFORMATIONAL MEETING
SWAN COVE PROJECT
Wednesday, June 29, 2022
6:30pm to 8:30pm

PLEDGE OF ALLEGIANCE - MOMENT OF SILENCE

6:30pm: Motion to Open Meeting

Supervisor Cazzari:

- **Presentation of Design - Swan Cove Park**
- **Request for Proposals for the Design and Remediation of Swan Cove Park**
- **Advertise for Bids for Construction of Swan Cove Park**
- **Public Comments**
- **Town Board Comments**

8:30pm: Motion to Adjourn Meeting



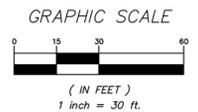
PROJECT ELEMENTS

- 1 93 PARKING SPACES FOR MUNICIPAL / BANK / PARK USE
- 2 18 DESIGNATED PARKING SPACES FOR THE BANK (INCLUDED IN TOTAL OF 93 SPACES)
- 3 ACCESS FOR THE BANK, INCLUDING A DRIVE-THRU
- 4 PEDESTRIAN PATHS CONNECTING MUNICIPAL PARKING TO DOWNTOWN
- 5 BETTER ACCESS FOR THE PUBLIC TO THE LAKE FRONT
- 6 DREDGING THE CHANNEL AND ALONG THE WATERFRONT OF THE NEW PARK SPACE
- 7 EXTENDING THE CULVERT IN THE EXISTING DRAINAGE DITCH
- 8 PEDESTRIAN REFUGE AREA AT SYCAMORE ROAD CROSSING AND LANDSCAPE BUFFER ALONG PARK
- 9 BRIDGE TO CONNECT THE TWO PARK SPACES ACROSS THE CHANNEL
- 10 SITE AMENITIES (BENCHES/SEATING, WALKWAYS, PICNIC TABLES, BIKE RACKS, ETC.)
- 11 SOLAR POWERED SITE LIGHTING
- 12 TWO FOUNTAINS IN THE CHANNEL BETWEEN THE PARK SPACES
- 13 NEW BUILDING FOR RECREATION WITH PUBLIC RESTROOMS (BUILDING SIZE AND SQUARE FOOTAGE TO BE DETERMINED)
- 14 SAILBOAT / KAYAK STORAGE AREA FOR TOWN RECREATION DEPARTMENT
- 15 FISHING PIER
- 16 KAYAK / CANOE LAUNCH AREA
- 17 THE BIG GREEN
- 18 DROP OFF AREA
- 19 LAKEFRONT SITTING AREA
- 20 DOWNTOWN GREEN & PICNIC AREA
- 21 POINT OUTLOOK / SITTING AREAS
- 22 SUNRISE / SUNSET PROMENADES
- 23 PLAYGROUND
- 24 EXISTING GAZEBO WITH EXPANDED AREA FOR DANCING & OTHER PROGRAMMING
- 25 ELIMINATE DRIVE THRU, INSTALL NEW SIDEWALK
- 26 STONEWALLS & LANDSCAPING IN PARKING AREA
- 27 SHARED REFUSE ENCLOSURE
- 28 TWO ELECTRIC VEHICLE CHARGING STATIONS
- 29 PRESERVE TREE LOCATION FOR HOLIDAY DECORATING

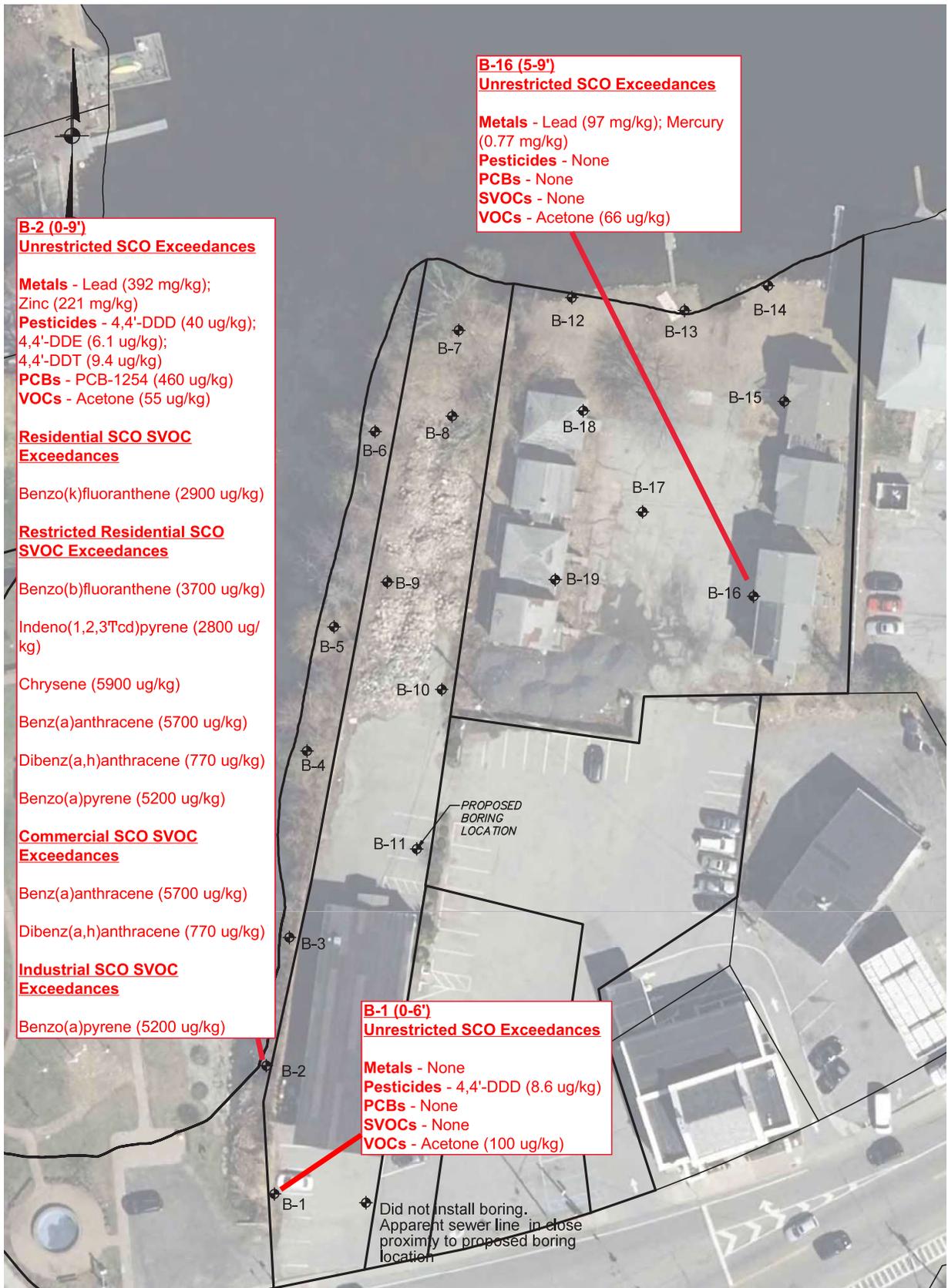
NOTE: EXISTING MEMORIAL TREES WITH PLAQUES SHALL BE PRESERVED OR RELOCATED AS PART OF PROJECT DEVELOPMENT.

TOWN OF CARMEL DOWNTOWN MAHOPAC IMPROVEMENTS FINAL PARK CONCEPT

January 18, 2022



2/E 20210405 Downtown Mahopac 202104 05.dwg 1/19/2022 10:27:34 AM Page 11



B-16 (5-9')
Unrestricted SCO Exceedances
 Metals - Lead (97 mg/kg); Mercury (0.77 mg/kg)
 Pesticides - None
 PCBs - None
 SVOCs - None
 VOCs - Acetone (66 ug/kg)

B-2 (0-9')
Unrestricted SCO Exceedances
 Metals - Lead (392 mg/kg); Zinc (221 mg/kg)
 Pesticides - 4,4'-DDD (40 ug/kg); 4,4'-DDE (6.1 ug/kg); 4,4'-DDT (9.4 ug/kg)
 PCBs - PCB-1254 (460 ug/kg)
 VOCs - Acetone (55 ug/kg)

Residential SCO SVOC Exceedances

Benzo(k)fluoranthene (2900 ug/kg)

Restricted Residential SCO SVOC Exceedances

Benzo(b)fluoranthene (3700 ug/kg)

Indeno(1,2,3Tcd)pyrene (2800 ug/kg)

Chrysene (5900 ug/kg)

Benz(a)anthracene (5700 ug/kg)

Dibenz(a,h)anthracene (770 ug/kg)

Benzo(a)pyrene (5200 ug/kg)

Commercial SCO SVOC Exceedances

Benz(a)anthracene (5700 ug/kg)

Dibenz(a,h)anthracene (770 ug/kg)

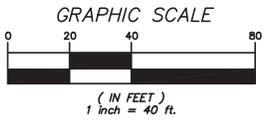
Industrial SCO SVOC Exceedances

Benzo(a)pyrene (5200 ug/kg)

B-1 (0-6')
Unrestricted SCO Exceedances
 Metals - None
 Pesticides - 4,4'-DDD (8.6 ug/kg)
 PCBs - None
 SVOCs - None
 VOCs - Acetone (100 ug/kg)

Did not install boring. Apparent sewer line in close proximity to proposed boring location

Only exceedances shown. Detected compounds shown in Insite's complete report (Appendix 4)



Z:\E\2019\100 Downtown Mahopac\Misc Drawing Files\B-1.dwg, 10/22/2020 1:18:21 PM, expjplgrm, 1:1

PROJECT: **DOWNTOWN MAHOPAC**

DRAWING: **PROPOSED BORING LOCATIONS**

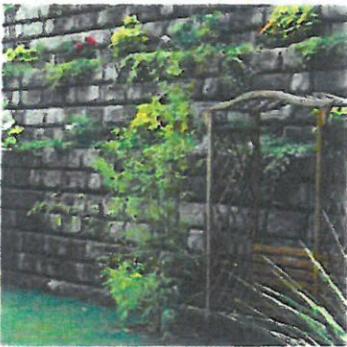
PREPARED BY: **INSITE**
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
 3 Garrett Place • Carmel, New York 10512
 Phone (845) 225-9690 • Fax (845) 225-9717
 www.insite-eng.com

DATE: 10-22-20
 SCALE: 1" = 40'
 PROJECT NO.: 20194.100
 FIGURE: **B-1**



Mid-Hudson Concrete Products

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



REDI-ROCK TEXTURE:

COBBLESTONE

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

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

Cobblestone Block Specifications

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

Regional colors and coordinating accessories are available. Contact Katie Cucchiarella of Mid Hudson Concrete Products at (845) 265-3265 or visit redi-rock.com to learn more about Redi-Rock LedgeStone today!

COBBLESTONE CASE STUDY



Redi-Rock Gravity Walls Level Lot for Custom Sports Court

The Challenge

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

The Solution

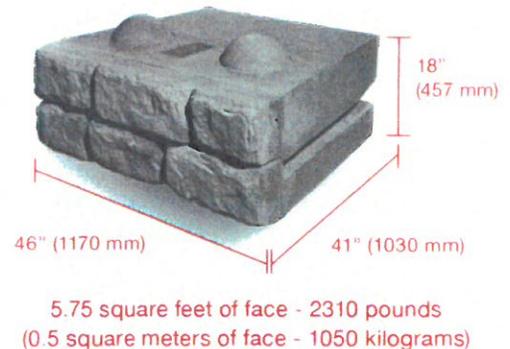
Copper Creek Landscaping considered several options with the owners, including a poured-in-place wall.

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

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

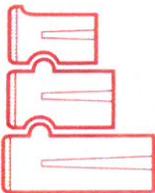
The biggest selling point of the Redi-Rock system was the ability to build retaining walls without requiring geogrid. After re-grading the area, the tallest wall required was still 11 feet (3.4 meters) and was installed as a gravity structure. This saved installers time because they did not have to excavate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

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

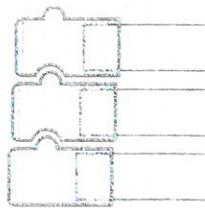


Project: Liberty Lake Sports Court **Customer:** Liberty Lake Residence **Block Manufacturer:** Wilbert Precast **Wall Installer:** Copper Creek Landscaping; Wilbert Precast **Location:** Liberty Lake, Washington **Completed:** 2010

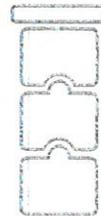
Your Complete Wall Solution—Each block in the Redi-Rock system is available in any texture and can coordinate in the same wall, giving you the flexibility you need.



Gravity Walls
(shown above)



MSE Walls



Freestanding Walls

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