

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Vincent Turano
Anthony Federice

ENVIRONMENTAL CONSERVATION BOARD AGENDA

DECEMBER 3, 2020 – 7:30 P.M.

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Mahoven LLC	737 South Lake Blvd	75.42-1-13	Construct Bathhouse, Pergola, Rain Garden and Extend Dock

MISCELLANEOUS

2. Minutes – 09/17/20 & 11/05/20

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Mahoven LLC

Address of Applicant: 405 Grant Terrace, Mamaroneck, NY 10543 **Email:** _____

Telephone# _____ **Name and Address of Owner if different from Applicant:** _____

Property Address: 737 South Lake Blvd., Mahopac, NY 10541 **Tax Map #** 75.42-1-13

Agency Submitting Application if Applicable: Owner

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: Construct a Bathhouse, Pergola, Rain Garden and extend dock

Will Project Utilize State Owned Lands? If Yes, Specify: Lake Mahopac

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

Construct a Bathhouse, Pergola, Rain Garden and extend dock

Proposed Start Date: 03/01/2021 **Anticipated Completion Date:** 06/01/2021 **Fee Paid \$** 225.00

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

SIGNATURE

11/20/2020

DATE

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Mahoven LLC			
Project Location (describe, and attach a location map): 737 South Lake BLVD., Mahopac, NY 10541			
Brief Description of Proposed Action: Extend Existing Deck, Construct Pergola, Bathhouse & install Rain Garden			
Name of Applicant or Sponsor: Lubomir Kaneti		Telephone E-Mail:	
Address: 405 Grant Terrace			
City/PO: Mamaroneck		State: NY	Zip Code: 10543
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Carmel Planning Board, ECB & Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.002 acres b. Total acreage to be physically disturbed? _____ 0.001 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.002 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
No water supply required			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Porta Potty			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
Lake Mahopac			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Mahoven LLC, Property Owner</u> Date: <u>08/04/2020</u> Signature: <u></u> Title: <u>Project Architect</u>		

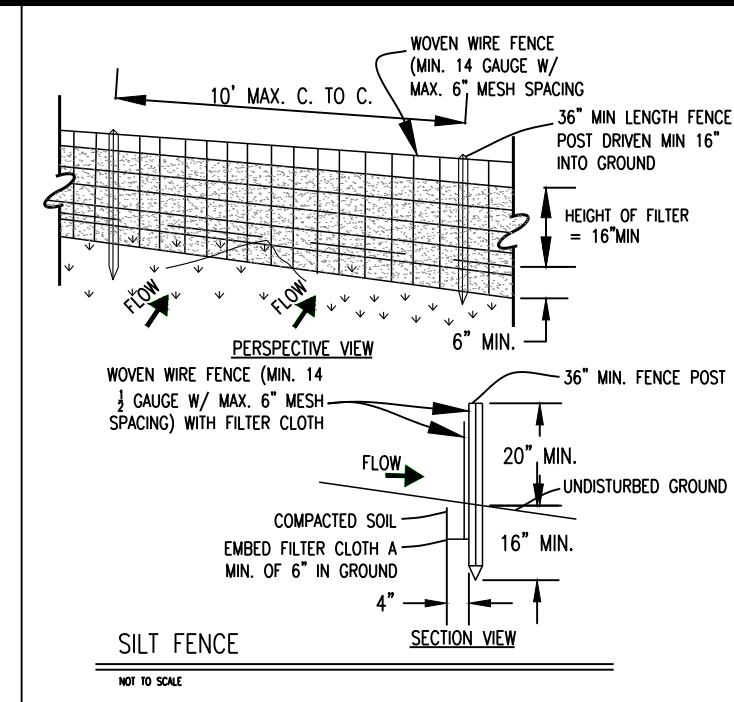
General Notes:

Re: 156-27 Private Water Related Facilities

A private beach, wharf, dock, boathouse or

bathhouse shall be permitted, provided that:

1. The use of the site shall be limited to the owner or lessee and the immediate family or bona fide guests of such owner or lessee of the parcel.
2. No boathouse, wharf or dock may extend into or over the surface of any lake for a distance of more than 25 feet from the high-water mark.
3. No bathhouse shall be designed and/or used for cooking, sleeping or other functions generally occurring in a dwelling and is erected at least 15 feet from any property line. Such bathhouse shall be no more than 10 feet in height. Pergola setbacks are 20 feet.
4. One off street parking space shall be provided for each 750 square feet of lot area or major portion thereof.
5. Fencing or Screening of any such parcel shall not exceed four feet in height.
6. Area of disturbance is 182 square feet.



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

lands now or formerly ~ Christopher Steckle
Liber 2081 page 108

Deed 69.33'

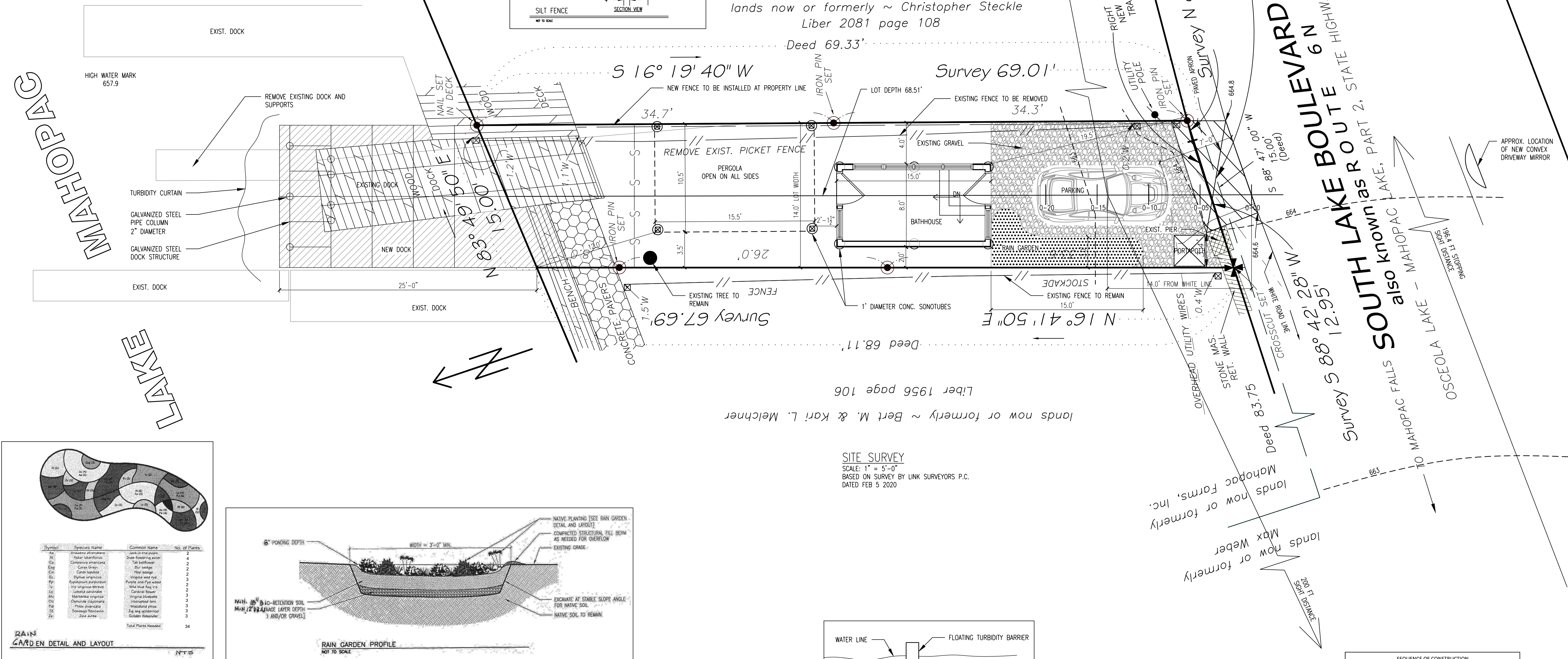
Survey 69.01'

lands now or formerly ~ Bert M. & Karl L. Melchner

Liber 1956 page 106

SITE SURVEY

SCALE: 1" = 5'-0"
BASED ON SURVEY BY LINK SURVEYORS P.C.
DATED FEB 5 2020



Stopping Sight Distance

S = Stopping Distance (FT.)

V = Design Speed (MPH)

G = Grade (%)

$$S = 1.47(30)(2.5) + \frac{30^2}{30(0.347826 + \frac{0.03}{100})}$$

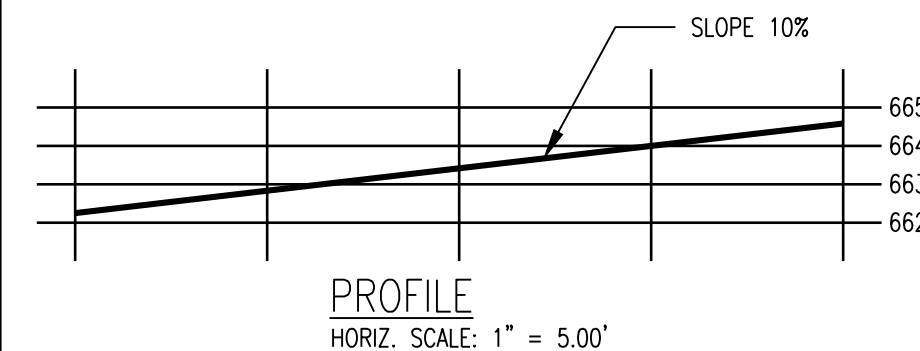
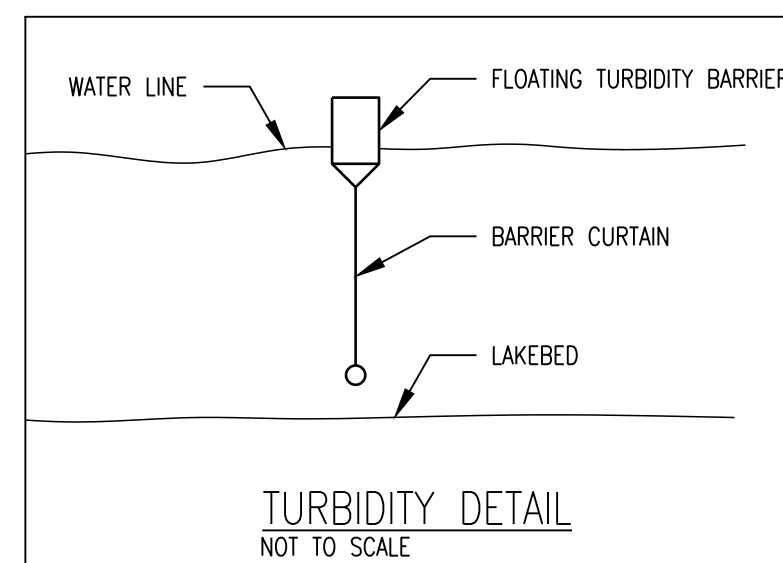
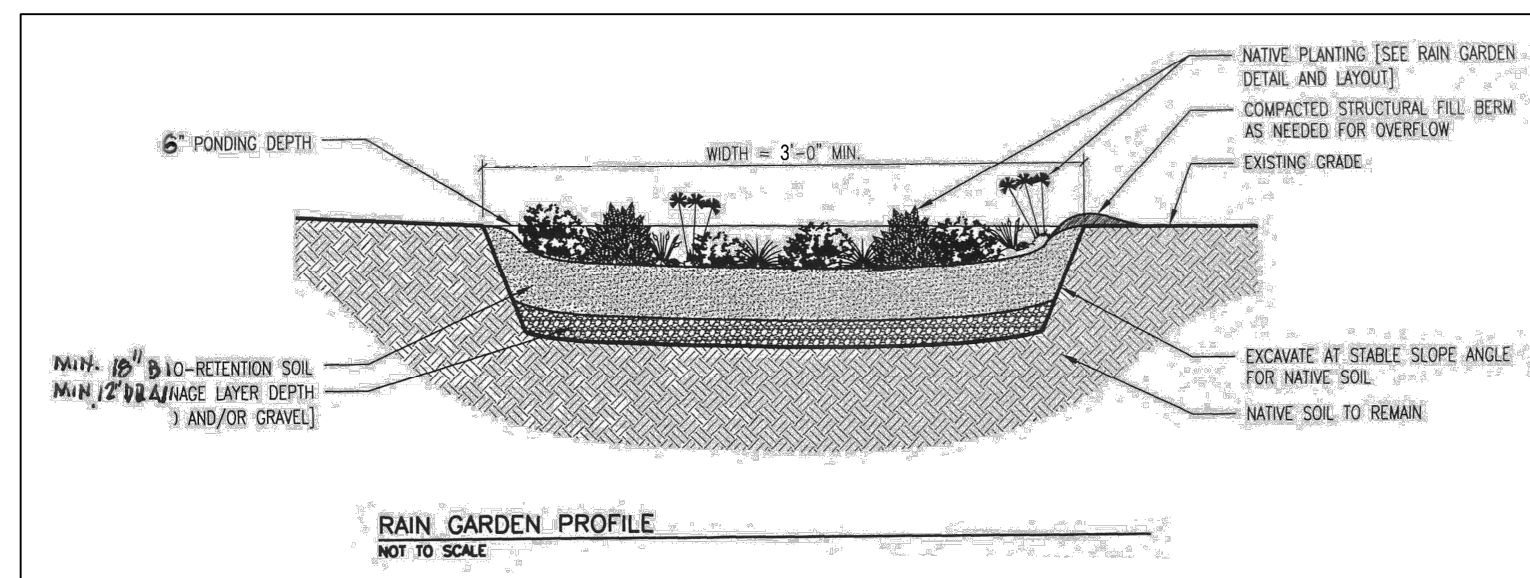
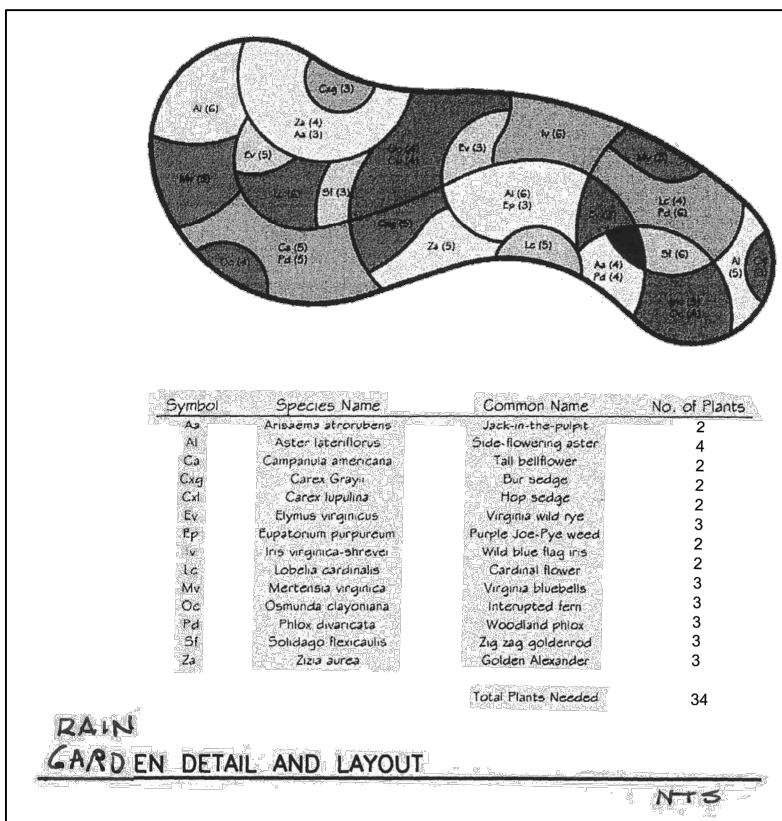
$$S = 110.25 + \frac{900}{10.44378}$$

$$S = 110.25 + 86.175695$$

$$S = 196.4 \text{ FT}$$

Legend

1. - Shed
2. - Rain Garden
3. - Dock
4. - Pergola
5. - Silt Fence



SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCING AS SHOWN ON SITE PLAN. NOTIFY WETLAND INSPECTOR UPON INSTALLATION COMPLETION.
 2. CLEAR AREA WHERE CONSTRUCTION IS PROPOSED.
 3. CONSTRUCT RAIN GARDEN AND BERM.
 4. CONSTRUCT BATHHOUSE, PERGOLA & DOCK.
 5. INSTALL RAIN GARDEN PLANTINGS.
 6. CONNECT ROOF DRAINS TO RAIN GARDEN.
 7. CLEAN SITE OF ALL MATERIALS AND SEED LAWN AS NECESSARY.
- NOTES:
1. WETLAND INSPECTOR TO BE NOTIFIED UPON COMPLETION OF RAIN GARDEN AND SILT FENCE INSTALLATION IN ORDER TO PERFORM INSPECTION.
 2. THE MAINTENANCE OF STORMWATER FEATURES WILL CONFORM TO THE DEP SIGNED MAINTENANCE AGREEMENT.
 3. ALL EQUIPMENT FUELING IS TO BE DONE OFF SITE.

RAIN GARDEN CALCULATIONS

- DRAINAGE AREA: 120 SF
- DISTANCE TO GARDEN: LESS THAN 30 FT
- SOIL TYPE: PAXTON COMPLEX PnB
- GARDEN DEPTH: 6 IN.
- CALCULATION:

$$P = 3.1 \text{ in [RAINFALL \# @ 90\%]}$$

$$RV = 0.05 + 0.009(100) = 0.95$$

$$A = 120 \text{ SQFT [AREA OF DRAINAGE]}$$

$$WQV = \text{WATER QUALITY VOLUME}$$

$$WQV = \frac{(P)(RV)(A)}{12} = \frac{(3.1)(.95)(120)}{12} = 29.45 \text{ FT}^3$$

$$ARG = 45 \text{ SQFT [RAIN GARDEN AREA]}$$

$$DSM = 1.5 \text{ FT [SOIL MEDIA DEPTH]}$$

$$PSM = 0.20 \text{ [SOIL MEDIA POROSITY]}$$

$$VSM = \text{SOIL MEDIA VOLUME}$$

$$VSM = (ARG)(DSM)(PSM) = (45 \text{ SQFT})(1.5 \text{ FT})(0.20) = 13.5 \text{ FT}^3$$

$$DDL = 1.0 \text{ FT [DRAINAGE LAYER DEPTH]}$$

$$PDL = 0.40 \text{ [DRAINAGE LAYER POROSITY]}$$

$$VDL = \text{DRAINAGE LAYER VOLUME}$$

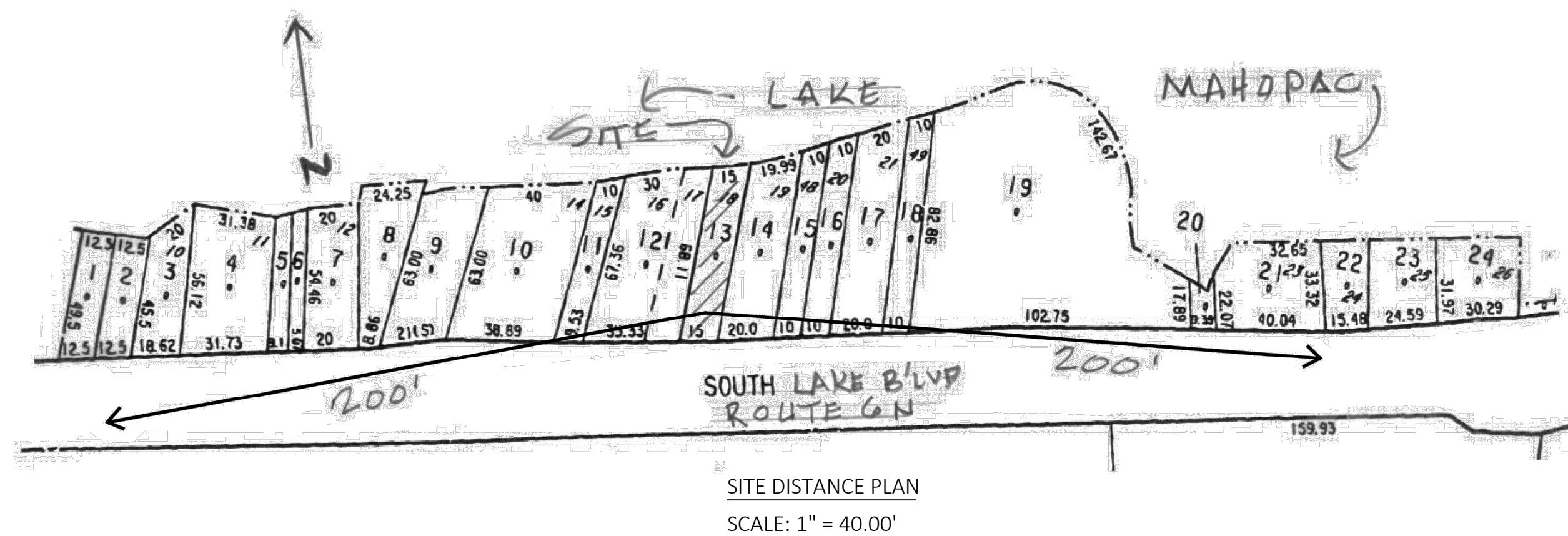
$$VDL = (ARG)(DDL)(PDL) = 45(\text{SQFT})(0.40) = 18.0 \text{ FT}^3$$

$$PD = 0.5 \text{ FT [PONDING DEPTH]}$$

$$WQV < VSM + VDL + (PD \times ARG) = 29.45 \text{ FT}^3 < 13.5 \text{ FT}^3 + 18.0 \text{ FT}^3 + (0.5 \text{ FT} \times 45 \text{ SQFT})$$

$$29.45 \text{ FT}^3 < 54.0 \text{ FT}^3$$

THEREFORE, THE RAIN GARDEN AREA OF 45.0 SQFT IS SUFFICIENT.
ALL UNDERGROUND PIPING WILL BE 6" PVC



Town of Carmel Zoning Requirements			
Basic Data: Owner: Mahoven PLLC (Lubomir Kaneti) Address: 737 South Lake Blvd., Mahopac, N.Y. 10541 T.M. #: 75.42-1-13 Zoning District: R-120 Proposed Use: Construct a Bathhouse, Pergola and Rain Garden			
Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	3,000 SF	961 SF	2,039 SF
Lake Frontage:	50 LF	15 LF	35 LF
Lot Depth:	30 FT	68.51 FT	NONE
Parking: 1 PS/750 SF	961/750 = 1.3 = 2PS	1 PS	1PS
Front Yard: Bathhouse	15 FT	19.5 FT	NONE
Side Yard: Bathhouse	15 FT	4 FT. East – 2 FT. West	11 FT. East - 13 FT. West
Side Yard: Pergola	20 FT	0 FT. East – 4 FT West	20 FT. East – 18FT West
Rear Yard: Pergola	20 FT	12 FT	8 FT

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCH-VISIONS.COM

P: 845-628-6613
F: 845-628-2807

PROJECT: PERGOLA & BATH HOUSE FOR LUBOMIR KANETI

PROJECT ADDRESS
737 SOUTH LAKE BLVD
MAHOPAC, NY 10541
TAX MAP NO. 75.42-1-13

MAILING ADDRESS
LUBOMIR KANETI
405 GRANT TERRACE
MAMARONECK, NY 10543

SITE PLAN

ISSUANCE

FOR REVIEW	10/20/2020
FOR REVIEW	10/20/2020
FOR REVIEW	11/03/2020
FOR REVIEW	11/03/2020

SCALE AS NOTED
DRAWN BY: CHKD BY: MCK/LLC

PROJECT NO. 05-20-050

S-100

PROPERTIES

WITH IN

500'

75.11-2-12
Daniel J Fitzpatrick
564 West 52nd St Apt 4F
New York, NY 10019

75.42-1-61
James R OHalloran
15 Colonial Ter
Mahopac, NY 10541

75.11-2-3
Peter Lesley
PO BOX 1000
Baldwin Place, NY 10505

75.11-2-1
Joseph McKay
PO BOX 458
Mahopac Falls, NY 10542

75.11-2-18
Harry Hess
7 Dorset Dr
Mahopac, NY 10541

75.11-1-34
Cathleen B Fullan
20 Cypress Ln
Yorktown Heights, NY 10598

75.42-1-2
Robert Beck
c/o Annemarie Catania
21 Deer Run
Mahopac, NY 10541

75.42-1-3
Gerald D Weis
277 Cook Ave
Yonkers, NY 10701

75.11-2-4
Charles G Melchner
722 South Lake Blvd
Mahopac, NY 10541

75.42-1-7
Benedetto Savino
PO BOX 490
Jefferson Valley, NY 10535

75.11-2-6
Susan Hayes
9 Pine Cone Rd
Mahopac, NY 10541

75.11-1-37
Kenneth Rose
60 East 96th St Unit 9B
New York, NY 10128

75.11-1-36
William Boyar
PO BOX 444
Mahopac Falls, NY 10542

75.11-2-12
Heliodoro R Santacolomo
12 Cherry Ln
Putnam Valley, NY 10579

75.11-2-7
Richard Doyle
15 Pine Cone Rd
Mahopac, NY 10541

75.11-1-30
Stanley Gurewitsch
18 Clara Ln
Mahopac, NY 10541

75.11-2-17
Long & Tony Guo
3 Dorset Drive
Mahopac, NY 10541

75.11-1-7
Manuel Inga
15 Trolley Rd
Cortlandt Manor, NY 10567

75.11-2-15
Oscar Chavez
710 South Lake Blvd
Mahopac, NY 10541

75.11-2-13
Ahmad Hussein
716 South Lake Blvd
Mahopac, NY 10541

75.42-1-4
Robert Stevens
245 Lakeshore Dr
Mahopac, NY 10541

75.42-1-6
Robert Stevens
245 Lakeshore Dr
Mahopac, NY 10541

75.42-1-9
Claudia Stevens
245 Lakeshore Dr
Mahopac, NY 10541

64.20-1-9
State Of New York
40 Gleneida Ave
Carmel, NY 10512

75.11-1-35
Jane (aka Ethel) Benjamin
24 Mediterranean Ct
Barnegat, NJ 08005

75.11-1-33
Christopher Steckle
403 Baldwin Place Rd
Mahopac, NY 10541

75.11-2-19
Sarah Kaplan
11 Dorset Dr
Mahopac, NY 10541

75.11-2-3
Johnna Sanzi
17 Pine Cone Rd
Mahopac, NY 10541

75.11-2-2
Ved Parkash
911 1/2 State St
Santa Barbara, CA 93101

75.11-2-16
Robert Schiera
452 Baldwin Place Rd
Mahopac, NY 10541

75.11-1-31
Richard S Dudyshyn
703 Rt 6N
Mahopac, NY 10541

75.42-1-1
Mahopac Gardens Inc
Attn: Karen Piccin, President
11 Canopus Rd
Mahopac, NY 10541

75.11-2-13
June Fredriksen
716 South Lake Blvd
Mahopac, NY 10541

75.42-1-5
Claudia Stevens
245 Lakeshore Dr
Mahopac, NY 10541

75.42-1-7
725 Lake Property LLC
24 Lake Rd
Mahopac, NY 10541

75.42-1-10
Jack Nathan
PO BOX 500
Cooper Station, NY 10276

75.11-2-14
Robert Schiera
452 Baldwin Place Rd
Mahopac, NY 10541

75.11-1-35
Millicker Family Trust
PO BOX 130
Mahopac Falls, NY 10542

75.11-1-32
Delzio's Playa Para Los Ninos
11 Otha Dr
Katonah, NY 10536

75.42-1-11
Charles Melchner
722 South Lake Blvd
Mahopac, NY 10541

75.42-1-68
Real Management Corp. of NY
610 Broadway
Newburgh, NY 12550

75.42-1-14
Peter Lesley
PO BOX 1000
Baldwin Place, NY 10505

75.42-1-16
Daniel Andron
Apt 26E
27110 Grand Central Pkwy
Floral Park, NY 110051226

75.42-1-18
RJK Contracting Corp.
25 Hill St
Mahopac, NY 10541

75.42-1-19
RJK Contracting Corp.
25 Hill St
Mahopac, NY 10541

75.42-1-20
RJK Contracting Corp.
25 Hill St
Mahopac, NY 10541

75.42-1-21
Robert Knapp
60 Dahlia Dr
Mahopac, NY 10541

75.42-1-24
Ronald J Topal
Apt 11A/G
New York, NY 10024

75.42-1-26
Vincent Cappelletti
740 South Lake Blvd
Mahopac, NY 10541

75.42-1-12
Bert M Melchner
31 Highridge
Mahopac, NY 10541

75.42-1-13
Charles J Melchner
417 Seminary Hill Rd
Carmel, NY 10512

75.42-1-67
Vincent Cappelletti
740 South Lake Blvd
Mahopac, NY 10541

75.42-1-17
Daniel Andron
Apt 26E
27110 Grand Central Pkwy
Floral Park, NY 110051226

75.42-1-18
RJK Contracting Corp.
751 South Lake Blvd
Mahopac, NY 10541

75.42-1-19
RJK Contracting Corp.
751 South Lake Blvd
Mahopac, NY 10541

75.42-1-20
RJK Contracting Corp.
751 South Lake Blvd
Mahopac, NY 10541

75.42-1-22
Ronald J Topal
Apt 11A/G
New York, NY 10024

75.42-1-25
Real Holding Corp.
740 South Lake Blvd
Mahopac, NY 10541

75.42-1-27
Cesar Budiuck
PO BOX 4686
Sunnyside, NY 11104

75.42-1-68
Real Holding Corp.
740 South Lake Blvd
Mahopac, NY 10541

75.42-1-14
Christopher Steckle
12 Bianca Ct
Carmel, NY 10512

75.42-1-15
Daniel Andron
Apt 26E
27110 Grand Central Pkwy
Floral Park, NY 110051226

75.42-1-66
Christopher Sobieski
746 South Lake Blvd
Mahopac, NY 10541

75.42-1-18
Ronald J Topal
Apt 11A/G
New York, NY 10024

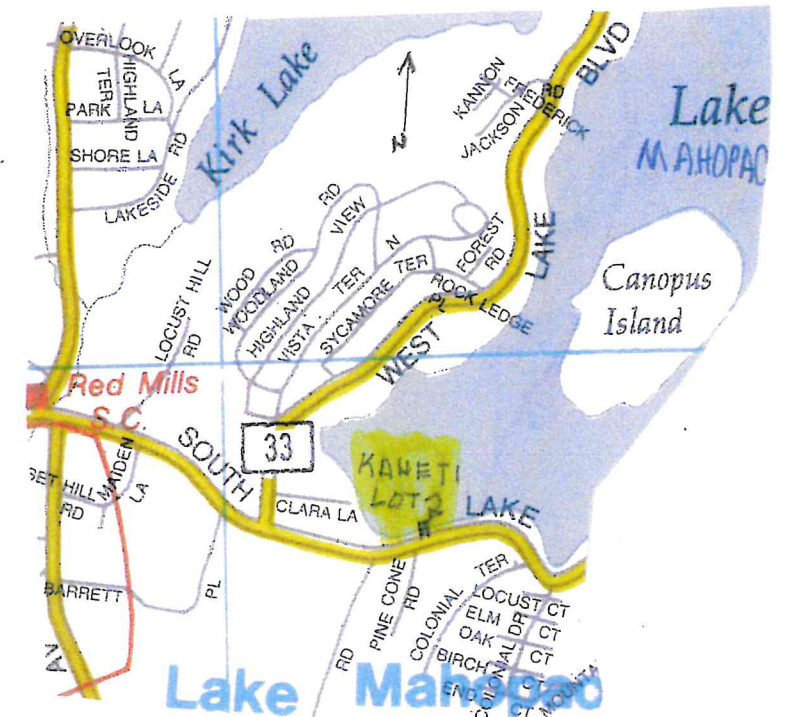
75.42-1-19
Ronald Topal
Apt 11A/G
New York, NY 10024

75.42-1-20
Ronald J Topal
Apt 11A/G
New York, NY 10024

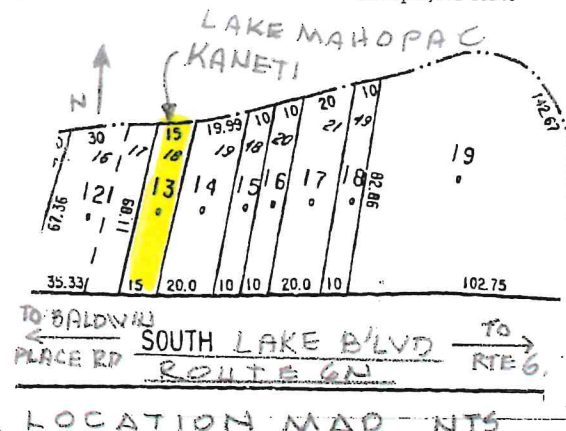
75.42-1-23
Ronald J Topal
Apt 11A/G
New York, NY 10024

75.42-1-25
Real Management Corp. of NY
610 Broadway
Newburgh, NY 12550

75.42-1-28
John Buttacavoli
13 Cook Dr
Mahopac, NY 10541



AREA MAP
NTS



**ARCHITECTURAL
VISIONS LLC**

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCH-VISIONS.COM

P: 845-628-8613
F: 845-628-2807

PROJECT: PERGOLA & SHED FOR:
LUBOMIR KANETI

PROJECT ADDRESS: 737 S. LAKE BLVD. MAHOPAC, NY 10541
MAILING ADDRESS: 405 GRANT TERRACE MAHOPAC, NY 10541
TAX MAP NO.: 75.42-1-13

AREA MAP, LOCATION
MAP & PROP. WITHIN 500'

ISSUANCE	
6-8-2020	
7-21-2020	
9/3/2020	
SCALE - AS NOTED	
DRAWN BY/CHKD BY JIL/IG	
PROJECT NO.	9-101



TWO MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
P 845-628-6613
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PERGOLA & BATHHOUSE FOR MAHOVEN, LLC

LUBOMIR KANETI

737 SOUTH LAKE BLVD. MAHOPAC, NY 10541

TAX MAP NO. 75.42-1-13

PROJECT NO. 05-20-050

DATE: 10/29/2020

DWG S-102



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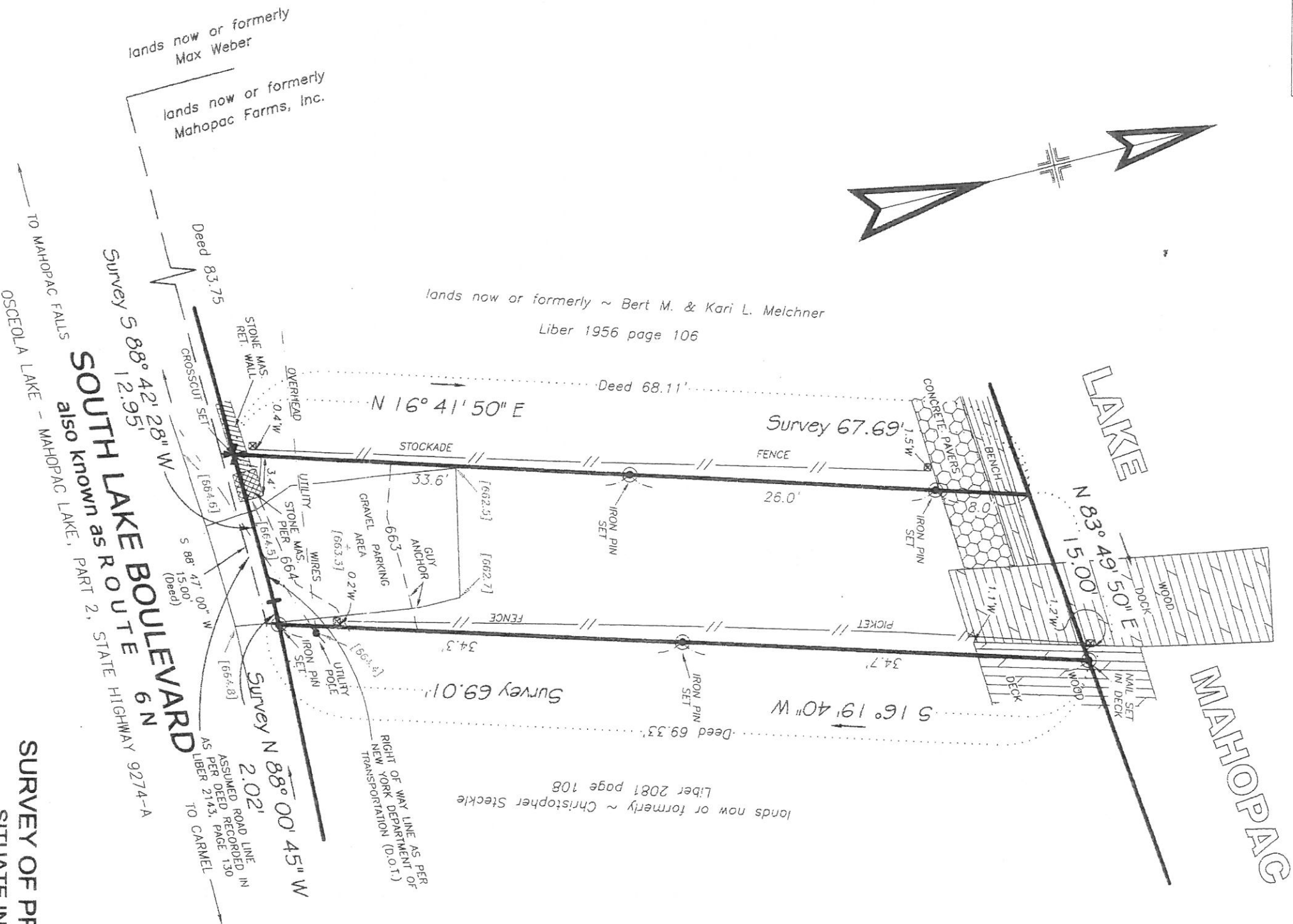
737 SOUTH LAKE BLVD. MAHOPAC, NY 10541

TAX MAP NO. 75.42-1-13

PROJECT NO. 05-20-050

DATE: 10/29/2020

DWG S-103



PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE
TOWN OF CARMEL
SECTION 75.42: BLOCK 1: LOT 13:
STREET ADDRESS: 737 SOUTH LAKE BOULEVARD
PROPERTY AREA: 961 SQ. FT. / 0.0221 AC.

SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK

ELEVATIONS SHOWN IN BRACKETS, EXAMPLE [664.4] REFERS TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (N.A.V.D. 88).

SCALE: 1" = 10'
SURVEYED: FEBRUARY 5, 2020
AMENDED TO SHOW SPOT ELEVATIONS: SEPTEMBER 8, 2020
PORTIONS OF TOPOGRAPHIC CONTOURS GENERATED: SEPTEMBER 21, 2020

- THE PREMISES SHOWN HEREON DESIGNATED AS A CERTAIN LOT DESCRIBED IN DEED
RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE UNDER LIBER 2143 PAGE 130.
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS
REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY
UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE
ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR
SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND
SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE
EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN
OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN
AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND
SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN
AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF
PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: MAHOVEN, LLC

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B
Mahopac, NY 10641
Phone 845-628-5857
Fax 845-621-0013

ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 090542

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