ROBERT LAGA
Chairman

ANTHONY DUSOVIC
Vice-Chair

ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

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
Marc Pekowsky
Vincent Turano
Nicholas Fannin
John Starace

ENVIRONMENTAL CONSERVATION BOARD AGENDA

DECEMBER 17, 2015 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

APPLICANT	ADDRESS	TAX MAP #	COMMENTS
1. Girsh, Edward & DeAlleaume, Arthur	859 South Lake Blvd	75.44-1-22	Replace in Kind Existing Deck, Fence and Retaining Walls

EXTENSION OF WETLAND PERMIT

2. Shakry, Sayed	47-51 Fair St.	44.14-1-53	Remove Debris from Stream & Replace Crushed Culvert Pipe

SUBMISSION OF AN APPLICATION OR LETTER OR PERMISSION

3. Thimm, Karl & Janis	232 East Lake Blvd	65.17-1-15	Planning Board Referral (Construct Bathhouse, Deck & Dock)
4. Wixon Pond Estates	Wixon Pond Road	53.20-1-19	5 Lot Subdivision
5. Tartaglione, Nicholas	1 Rodcris Drive	53.15-1-4	Retain Existing Wood Deck

MISCELLANEOUS

6. Minutes – 09/17/15

ARCHITECTURAL VISIONS PLLC

December 3, 2015

Robert Laga PE, Chairman and Members of the Environmental Conservation Board
Town of Carmel, Town Hall
60 Mcalpin Ave
Mahopac, NY 10541

RE: Sayed el Shakry
47-51 Fair Street
Carmel, NY 10512
TM # 44.14-1-53

Dear Mr. Laga and Members of the Board,

I respectfully request a one year extension of the Wetland Permit granted on December 18, 2014. I expect the work to be completed by the spring of 2015.

Thank you in advance for your interest and cooperation in this matter.

Very truly yours,

Joel Greenberg

Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Karl and Janis Thimm

Address of Applicant: 19 Eleanor Dr Mahopac NY 10541 **Email:**

Telephone# 8 **Name and Address of Owner if different from Applicant:**

Property Address: 232 East Lake Blvd **Tax Map #** 65.17-1-15
Agency Submitting Application if Applicable: Planning Board
Location of Wetland: Lake Mahopac
Size of Work Section & Specific Location: 3,059 sf
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 Parking Lot, Bathhouse, Rain Garden, Terrace Deck and Dock

Proposed Start Date Spring 2016 **Anticipated Completion Date:** Fall 2016 **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

10/14/15
DATE

617.20
Appendix B
Short Environmental Assessment Form

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: Karl & Janis Thimm

Project Location (describe, and attach a location map):
232 East Lake B'lvd

Brief Description of Proposed Action:
Construct Parking Lot, Bathhouse, Terrace, Rain Garden, Deck & Dock

Name of Applicant or Sponsor:	Telephone:
Karl & Janis Thimm	E-Mail:

Address:
19 Eleanor Drive

City/PO:	State:	Zip Code:
Mahopac	NY	10541

	NO	YES
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.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Carmel, 2BA, Planning Board & Building Dept.		X

3.a. Total acreage of the site of the proposed action? 0.07 acres
b. Total acreage to be physically disturbed? 0.07 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.07 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	
b. Are public transportation service(s) available at or near the site of the proposed action?	X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	N/A	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing potable water: NONE PROVIDED	X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing wastewater treatment: NONE PROVIDED	X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	
b. Is the proposed action located in an archeological sensitive area?	X	
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?		X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: Dock to be constructed on Lake Mahopac		X
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☒ 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?	X	
16. Is the project site located in the 100 year flood plain?	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES		X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Rain Garden ☐ NO ☒ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	x	
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:	x	
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:	x	

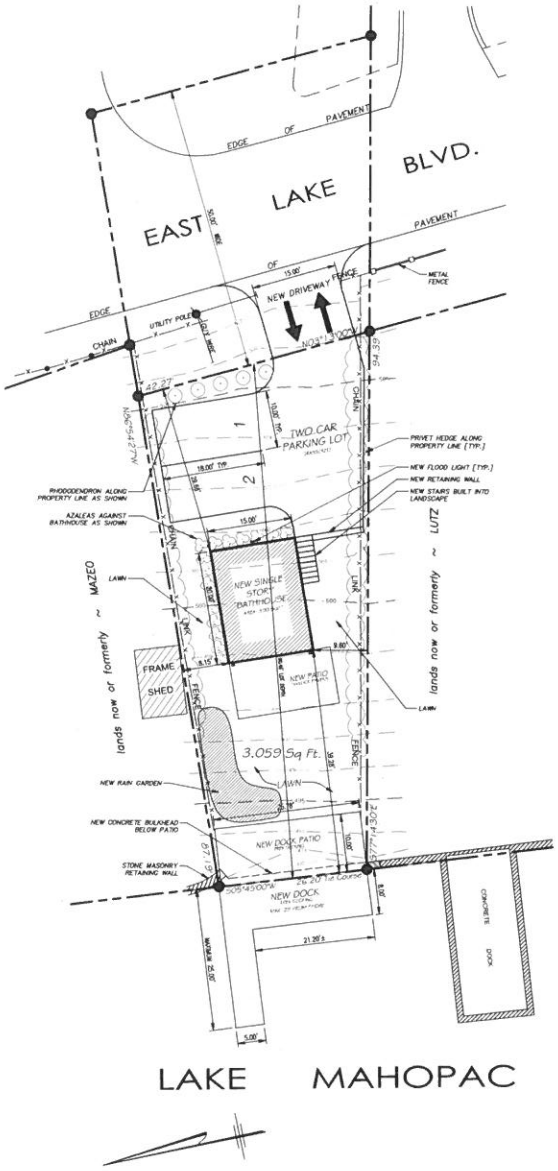
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Karl & Janis Thimm Date: 10/13/15

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		



1 SITE PLAN
1"=10'

BASED ON SURVEY BY: LINK LAND SURVEYORS P.C.
SURVEYED: AUGUST 2, 2012

SITE DATA NOTES:

1.) PROPERTY OWNER:
KARL & JANIS THIMM
19 ELEANOR DRIVE
MAHOPAC, NY 10541

2.) ZONE: R-120

3.)[SECTION 156-27] PROPOSED PROJECT USE:
NEW BATHHOUSE AND NEW DOCK. NO COOKING, SLEEPING, SANITARY FACILITIES OR OTHER FUNCTIONS GENERALLY OCCURRING IN A DWELLING. FOR PRIVATE USE BY OWNER, LESSEE THOIR FAMILIES OR GUESTS. ONLY ELECTRIC IS TO BE INSTALLED

4.) TAX MAP NUMBER:

SECTION	65.17
BLOCK	1
LOT	15

5.) WATER / SEWER: NONE

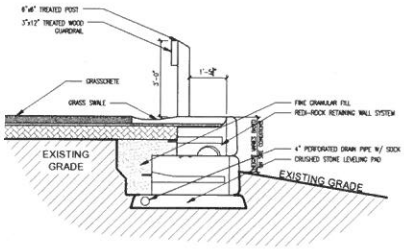
6.) ZONING REQUIREMENTS:

SETBACKS	REQUIRED	PROPOSED	VARIANCE
GROSS SITE AREA	3,000 SQFT	3,059 SQFT	NONE
FRONT YARD	15.0 FT	29.66 FT	NONE
SIDE YARD [NORTH]	15.0 FT	8.15 FT	6.85 FT
SIDE YARD [SOUTH]	15.0 FT	9.60 FT	5.40 FT
REAR YARD	15.0 FT	39.28 FT	NONE
LAKE FRONTAGE	50.0 FT	26.20 FT	23.80 FT
LOT DEPTH	30.0 FT	90.46 FT	NONE
IMPERVIOUS SURFACE*	N/A	16.3%	NONE
HEIGHT (MAX)	10.0 FT	10.0 FT	NONE
DOCK LENGTH (MAX)	25.0 FT	25.0 FT	NONE
AREA OF DISTURBANCE (MAX)	N/A	2,205 SQFT	NONE
PARKING SPACES**	5 PS	2 PS	3 PS
DRIVEWAY WIDTH	24 FT	15 FT	9 FT

NOTE: ALL VARIANCES GRANTED ON SEPT. 24, 2015

*IMPERVIOUS SURFACE CALCULATIONS: [500.00 SQFT/3,059 SQFT] x 100 = 16.3%

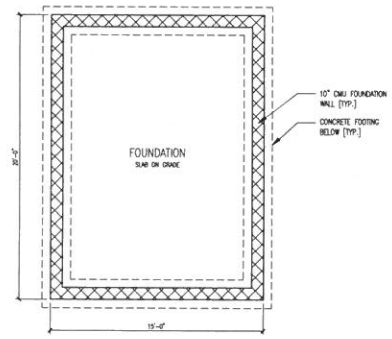
**PARKING CALCULATIONS: 1 SPACE PER 750 SQFT
3,059 SQFT/750 SQFT = 4.08PS ≈ 5 PARKING SPACES



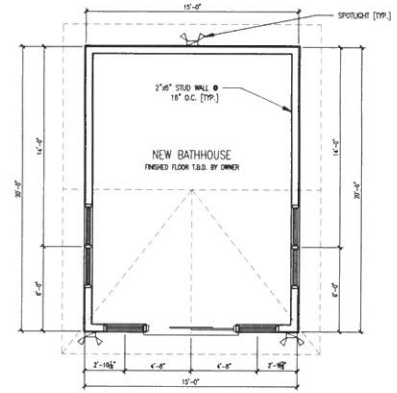
RETAINING WALL

NOT TO SCALE

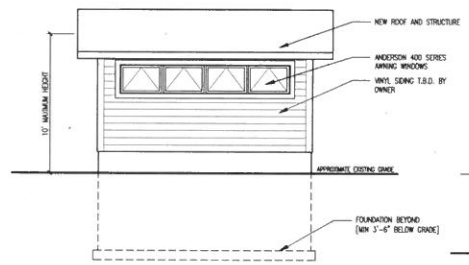
PLANTING SCHEDULE					
SYMBOL		COMMON NAME BOTANICAL NAME	SIZE	ROOT	SPACING
AZ		AZALEA RHODODENDRON FORMOSA	3'-5' TALL	B&B	30"-36"
RH		RHODODENDRON RHODODENDRON ALITACEUM	15"-21" SPREAD	B&B	30"-36"
PR		PRIVET HEDGE LIGUSTRUM AMURENSE	3'-4' TALL	B&B	30"-36"



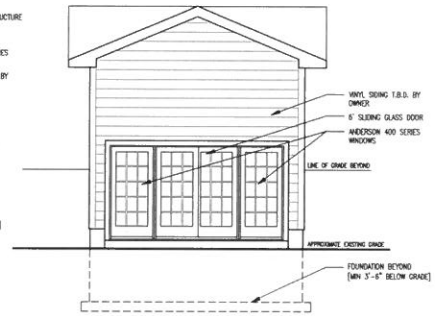
2 BATHHOUSE FOUNDATION PLAN
1/4" = 1'-0"



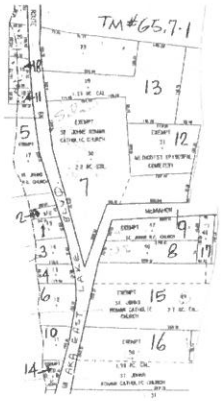
3 BATHHOUSE FLOOR PLAN
1/4" = 1'-0"



5 BATHHOUSE FRONT ELEVATION
1/4" = 1'-0"



4 BATHHOUSE REAR ELEVATION
1/4" = 1'-0"



PROPERTY OWNERS WITHIN 500 FEET

1. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-15
235 EAST LAKE BLVD
MAHOPAC, NY 10541

2. NICKOLAS MAZZEO
TAX MAP: 65.17-1-1
8 RED MILLS ROAD
MAHOPAC, NY 10541

3. WAYNE LUTZ
TAX MAP: 65.17-1-14
77 MYRTLE AVE
MAHOPAC, NY 10541

4. BARRY KAHN
TAX MAP: 65.17-1-13
38 HUDA DRIVE
MAHOPAC, NY 10541

5. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-17
235 EAST LAKE BLVD
MAHOPAC, NY 10541

6. RICHARD SALAT
TAX MAP: 65.17-1-12
1 MIRO PLACE
PORT WASHINGTON, NY 11050

7. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-30
235 EAST LAKE BLVD
MAHOPAC, NY 10541

8. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-48
221 EAST LAKE BLVD
MAHOPAC, NY 10541

9. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-47
235 EAST LAKE BLVD
MAHOPAC, NY 10541

10. LINDA LIBERATORE
TAX MAP: 65.17-1-11
58 BEECH HILL ROAD
PLEASANTVILLE, NY 10570

11. JOHN A TADLER
TAX MAP: 65.17-1-18
6 TADLER DRIVE
MAHOPAC, NY 10541

12. METHODIST CEMETERY
TAX MAP: 65.17-1-31
MAHOPAC, NY 10541

13. JOHN A TADLER
TAX MAP: 65.17-1-29
4 TADLER DRIVE
MAHOPAC, NY 10541

14. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-10
235 EAST LAKE BLVD
MAHOPAC, NY 10541

15. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-49
235 EAST LAKE BLVD
MAHOPAC, NY 10541

16. ST. JOHN THE EVANGELIST
TAX MAP: 65.17-1-50
235 EAST LAKE BLVD
MAHOPAC, NY 10541

17. GEORGE FEAVER
TAX MAP: 65.17-1-46
8 FULTON DRIVE
NEW FAIRFIELD, CT 06812

18. JOHN A TADLER
TAX MAP: 65.17-1-19
4 TADLER DRIVE
MAHOPAC, NY 10541

ARCHITECTURAL VISIONS PLLC
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
P: 845-628-6613
F: 845-628-2807

PROJECT:
KARL & JANIS THIMM

PROJECT ADDRESS
19 E EAST LAKE BLVD
MAHOPAC, NY 10541

MAILING ADDRESS
19 E ELEANOR DRIVE
MAHOPAC, NY 10541

TAX MAP NO. 65.17-1-15

SITE PLAN

ISSUANCE	
FOR REVIEW	10-MAY-2014
FOR REVIEW	12-JUN-2014
FOR REVIEW	15-JUL-2014
FOR REVIEW	15-AUG-2014
FOR REVIEW	08-SEP-2014
FOR REVIEW	11-NOV-2014
FOR BID	17-JUL-2015
FOR BID	30-JUL-2015
FOR BID	27-AUG-2015
FOR BID	28-AUG-2015
FOR BID	4-NOV-2015
FOR REVIEW	11-DEC-2015

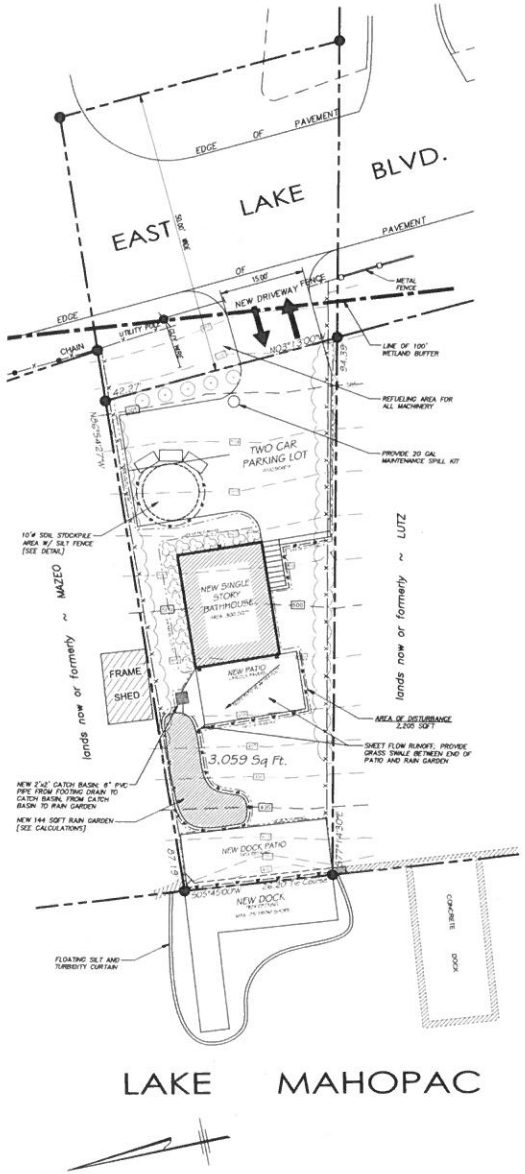
SCALE
AS NOTED

DRAWN BY/CHKD BY
NAF / — / JLG

PROJECT NO
02-15-010

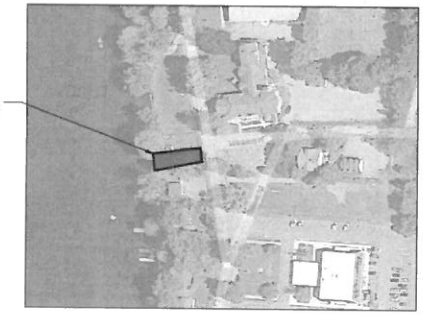
AS-101

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO WHAT ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



1 SITE PLANE WITH SITE IMPROVEMENTS
1"=10'

BASED ON SURVEY BY: LINK LAND SURVEYORS P.C.
SURVEYED: AUGUST 2, 2012



2 LOCATION MAP
NOT TO SCALE

RAIN GARDEN CALCULATIONS

- DRAINAGE AREA: 563 SQFT
- DISTANCE TO GARDEN: LESS THAN 30 FT
- SOIL TYPE: PAXTON COMPLEX PnB
- GARDEN DEPTH: 6 IN.
- CALCULATION:

P= 3.1in [RAINFALL @ 90%]
RV= 0.05 + 0.009(100)=0.95
A= 500 SQFT [AREA OF DRAINAGE]
WQV= WATER QUALITY VOLUME

$$WQV = \frac{(P)(RV)(A)}{12} = \frac{(3.1)(.95)(500)}{12} = 122.71\ FT^3$$

ARG= 144 SQFT [RAIN GARDEN AREA]
DSM= 1 FT [SOIL MEDIA DEPTH]
PSM= 0.20 [SOIL MEDIA POROSITY]
VSM= SOIL MEDIA VOLUME

$$VSM = (ARG)(DSM)(PSM) = (144SQFT)(1FT)(0.20) = 29\ FT^3$$

DDL= 0.5 FT [DRAINAGE LAYER DEPTH]
PDL= 0.40 [DRAINAGE LAYER POROSITY]
VDL= DRAINAGE LAYER VOLUME

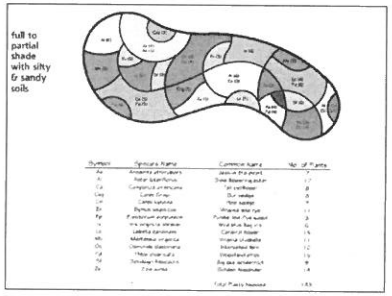
$$VDL = (ARG)(DDL)(PDL) = (144SQFT)(0.5FT)(0.40) = 29\ FT^3$$

PD= 0.5 FT [PONDING DEPTH]

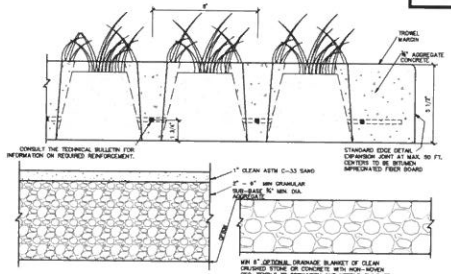
$$WQV \leq VSM+VDL+(PD\times ARG) = 122.71FT^3 \leq 28.8FT^3+28.8FT^3+(0.5FT\times 144SQFT)$$
$$122.71\ FT^3 \leq 129.00\ FT^3$$

THEREFORE, THE RAIN GARDEN AREA OF 144.00 SQFT IS SUFFICIENT. ONE SETTLING BASIN, CATCH BASIN, WILL BE PROVIDED BEFORE THE RAIN GARDEN. ALL UNDERGROUND PIPING WILL BE 6" PVC.

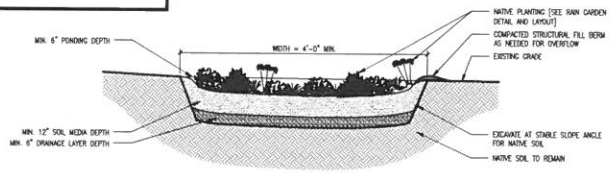
THE DRIVEWAY AREA WILL BE PERVIOUS "GRASSCRETE" PAVERS WHICH DO NOT REQUIRE TREATMENT.



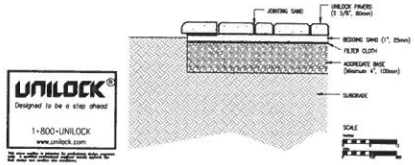
RAIN GARDEN DETAIL AND LAYOUT
NOT TO SCALE



GRASSCRETE DETAIL
NOT TO SCALE

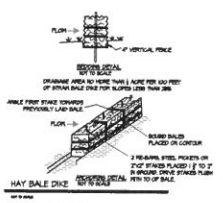


RAIN GARDEN PROFILE
NOT TO SCALE



UNILOCK®
Designed to be a step ahead
1-800-UNILOCK
www.unilock.com

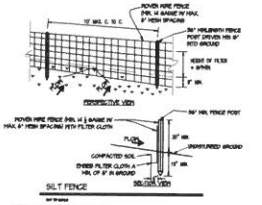
UNILOCK PAVER DETAIL
NOT TO SCALE



HAY BALE DIKE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

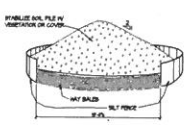
1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJUSTMENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURED BY TWO STAKES OR REBARS. TWO STAKES OR REBARS SHALL BE DRIVEN THROUGH THE FIRST BALE IN EACH BALE. SHALL BE DRIVEN TOWARD THE PREVIOUS LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THE USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



SILT FENCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
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 OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER MIRAFI 100X, MIRAFI 140N, STABILINKA T140N, OR APPROVED EQUAL.
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.



SOIL STOCKPILING DETAIL
NOT TO SCALE

NOTES

1. AREA CHOSEN FOR STOCKPILE DEPRATIONS SHALL BE SAFE AND STABLE
2. MAXIMUM SIZE OF STOCKPILE SHALL BE 12
3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH REPAIRS SILT FENCE OR COVERED, THEN STABILIZED WITH VEGETATION OR COVERED

SEQUENCE OF CONSTRUCTION

1.) INSTALL SILT FENCING AS SHOWN ON SITE PLAN. NOTIFY WETLAND INSPECTOR UPON INSTALLATION COMPLETION.
2.) CLEAR AREA WHERE ANY GRADING OR CONSTRUCTION IS PROPOSED.
3.) EXCAVATE FOR BATHHOUSE, RAIN GARDEN, RETAINING WALL, CATCH BASIN, ETC.
4.) CONSTRUCT BATHHOUSE AND RETAINING WALL.
5.) FINISH ROUGH GRADING FOR SITE IMPROVEMENTS.
6.) INSTALL CATCH BASIN AND RAIN GARDEN PLANTINGS.
7.) CONNECT ROOF DRAINS TO CATCH BASIN.
8.) INSTALL PATIO AND CONSTRUCT DOCK.
9.) FINISH GRADING, INSTALL DRIVEWAY "GRASSCRETE," SEED LAWN AREA AND INSTALL PLANTINGS AS INDICATED ON SITE PLAN.

ARCHITECTURAL VISIONS PLLC
ARCHITECTURE & INTERIOR DESIGN
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
(C.B.) GREENBERG@ARCH-VISIONS.COM
P: 845-628-6613
F: 845-628-2807

PROJECT:
KARL & JANIS THIMM

PROJECT ADDRESS
232 EAST LAKE BLVD.
MAHOPAC, NY 10541

MAILING ADDRESS
18 ELLANOR DRIVE
MAHOPAC, NY 10541

TAX MAP NO. 66.17-1-15

SITE DETAILS

ISSUANCE

SCALE AS NOTED	
DRAWN BY/CHKD BY MAP / AJO	AS-102
PROJECT NO. 02-15-010	

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THIS SET PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.

ROBERT LAGA
Chairman

ANTHONY DUSOVIC
Vice Chair

ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

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
Marc Pekowsky
Vincent Turano
Nicholas Fannin
John Starace

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Sho Kobayashi - KX2 Assoc. LLC

Address of Applicant: 170 Barger St
Putnam Valley, NY 10579 **Email:**

Telephone# 914 525 9041 **Name and Address of Owner if different from Applicant:**

Property Address: Wixon Pond Road **Tax Map #** 53.20-1-19
Agency Submitting Application if Applicable: N/A
Location of Wetland: along westerly side of the property
Size of Work Section & Specific Location: see site plan
Will Project Utilize State Owned Lands? If Yes, Specify: no

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).
Retention Ponds in the Buffer Zone

Proposed Start Date: 4/1/16 **Anticipated Completion Date:** 4/1/17 **Fee Paid $** 500.00

****

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.

PROJ ARCHT
SIGNATURE

12/1/15
DATE

617.20
Appendix B
Short Environmental Assessment Form

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

Sho Kobayashi - KX2 ASSOC. LLC

Name of Action or Project:
Wixon Pond Estates

Project Location (describe, and attach a location map):
Wixon Pond Road

Brief Description of Proposed Action:
5 Lot Subdivision

Name of Applicant or Sponsor:	Telephone:
SHo Kobayashi	E-Mail:

Address:
170 Bager Street

City/PO:	State:	Zip Code:
Putnam Valley	NY	10579

	NO	YES
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.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Putnam Co. Health Dept., Carmel Planning Board and Building Dept.		X

3.a. Total acreage of the site of the proposed action? 35.72 acres
b. Total acreage to be physically disturbed? 9.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 35.72 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial XX Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Private Wells	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Private SSTS	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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	
		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☒ 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	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES		X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒ NO ☐ YES _____			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
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:	X	
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:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Sho Kobayashi Date: 12/14/15

Signature: Project Architect

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

NYC
Environmental Protection

Emily Lloyd
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, New York 10595

Tel. (845) 340-7800
Fax (845) 334-7175

July 3, 2014

Ms. Bozena J. Kierych
Putnam Engineering, PLLC
4 Old Route 6, Brewster, NY 10509

re: DEP Log #2002-AM-0725-SP.2
Wixon Pond Estates
Wixon Pond Road, (T) Carmel
TM #53-20-1-19
Amawalk Reservoir Basin

Dear Ms. Kierych:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the "Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources" (Regulations) was approved on July 3, 2014.

The Department reserves the right to modify, suspend or revoke this approval based on the grounds set forth in Section 18-26 of the Regulations. The activity proposed in your application only applies to the terms of this approval and is subject to the Regulations cited above. Failure to comply with the conditions of the approval may be the cause for suspension of this approval and initiation of an enforcement action. Should modification, suspension or revocation of an approval be necessary, the Department will notify the regulated party, via certified mail or personal service prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action and explain the procedures to be followed.

The Regulations provide that an applicant may appeal the imposition of a substantial condition in an approval by filing a petition, in writing, with NYCDEP and with the New York City Office of Administrative Trials and Hearings (OATH) within thirty days of the date this determination was mailed.

NYCDEP may inspect and monitor the erosion control practices at the project site during construction. Therefore, a pre-construction meeting must be held at least two days prior to the start of any work. The owner, design professional, contractor and NYCDEP personnel must attend.

Please contact me at (914) 773 – 4440 to schedule this pre-construction meeting.

Sincerely,

Mary P. Galasso
Supervisor
Stormwater Programs EOH

c: KX2 Associates, LLC

(T) Carmel rtrombetta@ci.carmel.ny.us

Pat Ferracane, NYSDEC, plferrac@gw.dec.state.ny.us

New York City
Department of Environmental Protection

Environmental Protection

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;
Rules and Regulations For The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10 NYCRR Part 128.

New York City Department of Environmental Protection makes the following determinations with respect to the stormwater pollution prevention plan described below:

Name of Project: Wixon Pond Estates

Location: Wixon Pond Road
(T) Carmel, Putnam County, New York
Tax Map # 53.20-1-19

Owner: KX2 Associates, L.L.C.

Address: 170 Barger Street
Putnam Valley, NY 10579

Drainage Basin: Amawalk Reservoir

General Description:

The proposed project consists of a five lot residential subdivision on 35.72 acres in the Town of Carmel. The site is predominantly forested and includes portions of New York State regulated Wetland LC-45. Access will be provided by a new paved private road approximately 1700 feet long and 16 feet wide terminating in a cul de sac. Each lot will include an individual subsurface sewage treatment system and private well. Stormwater treatment and management will be provided using a combination of infiltration practices, pocket wetland practices, and detention. Runoff reduction is addressed using rain gardens for individual lots, conservation easements and infiltration. The Stormwater Pollution Prevention Plan shall be implemented in accordance with the drawings titled "Wixon Pond Estates" located on Wixon Pond Road, Town of Carmel, Putnam County, New York last revision date April 22, 2014, prepared by Putnam Engineering, PLLC (see Appendix A).

Date(s) of site inspection:
November 2004, October 2008

(XX) Approved ( ) Denied

Conditions of Approval:

This approval is granted with the following conditions:

- The regulated activity must be conducted in compliance with the plans as approved, listed in Appendix A, all applicable accepted standards, and all applicable laws, rules and regulations. **Any alteration of the plans must be approved by NYCDEP prior to construction.**

- Alteration or modification of any activity in a manner which would require an amended SWPPP pursuant to Part III C of the New York State Department of Environmental Conservation General Permit No. GP-010-001 shall require NYCDEP review and approval.

- All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as "all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 80% cover for the area has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed."

- **The applicant must schedule a pre-construction conference prior to the start of construction.** Present at the meeting should be the applicant, the engineer, the contractor, and NYCDEP staff.

- The applicant must notify NYCDEP at least forty-eight (48) hours prior to the commencement of construction activity so that inspections can be scheduled by NYCDEP.

- This approval shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance or within any extended period of time approved by NYCDEP upon good cause shown.

- In the event that the material submitted is inaccurate or misleading, this approval is not valid and construction of this project is in violation of NYCDEP Regulations.

- Failure to comply with any of the conditions of this approval is a violation of this approval and the Rules and Regulations For The Protection From Contamination, Degradation and Pollution Of The New York City Water Supply and Its Sources.

- The stormwater management facilities must be maintained in accordance with the maintenance schedule included in the SWPPP and approved by NYCDEP.

- Upon final stabilization, the applicant shall prepare an as-built drawing of the project site. The approved provisions for inspection and maintenance of all permanent stormwater

management facilities shall be specified on the as-built drawing. A copy of this drawing will be filed with NYCDEP.

This approval and all conditions of the approval are binding on the owner of the property where the Wixon Pond Estates subdivision is to be located. Any references to the "applicant" in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.

If a homeowners association will be created for the Wixon Pond Estates subdivision, the applicant shall cause to be included in the bylaws of such homeowners association the following provisions:

(1) The stormwater management facilities at the Wixon Pond Estates subdivision shall be maintained in accordance with the maintenance schedule included in the stormwater pollution prevention plan and approved by the New York City Department of Environmental Protection on July 3, 2014.

(2) The homeowners association shall be authorized to collect any and all funds from the owners of the lots in the Wixon Pond Estates subdivision necessary to pay for such maintenance, and shall further be authorized and required to spend such funds to pay for such maintenance.

(3) Maintenance of the stormwater management facilities at the Wixon Pond Estates subdivision shall be for the benefit of the consumers of the New York City drinking water supply system as well as for the members of the homeowners association.

If either (1) there will be no homeowners association or (2) if any lot in the Wixon Pond Estates subdivision is sold before all construction planned for such lot is complete and the site is stabilized, the applicant shall require subsequent owners of lots in the Wixon Pond Estates subdivision ("new owners") to comply with the stormwater pollution prevention plan approved by the New York City Department of Environmental Protection on July 3, 2014 ("SWPPP") including, but not limited to, all provisions relating to erosion and sediment control during construction and to maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for each such lot with the following provisions:

(1) Buyer hereby acknowledges, covenants, warrants and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the stormwater pollution prevention plan approved by the New York City Department of Environmental Protection on July 3, 2014, such plan being attached hereto as Exhibit ___.

(2) Buyer's installation and maintenance of the erosion control and stormwater management facilities on the premises shall be for the benefit of the consumers of the New York City drinking water supply system as well as for the owners of the other lots of the Wixon Pond Estates subdivision.

(3) Buyer's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached stormwater pollution prevention plan shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors and assigns.

(4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of the Premises, or any interest therein shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage or other instrument of conveyance shall specifically refer to the attached stormwater pollution prevention plan and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.

Prior to conveying any lot in the Wixon Pond Estates subdivision, the applicant shall submit to the New York City Department of Environmental Protection a proposed standard form deed containing the aforementioned real covenants and restrictions.

Date: July 3, 2014

Determination made by:

Mary P. Galasso
Supervisor
Stormwater programs, EOH
DEP Regulatory and Engineering Programs

This determination letter must be maintained by the applicant and be readily available for inspection at the construction site

APPENDIX A:

1. Stormwater Pollution Prevention Plan, books 1 and 2, prepared by Putnam Engineering, PLLC for Wixon Pond Estates subdivision dated May 2007 and last revised April 2014.

The following documents were prepared by Architectural Visions, PLLC and Putnam Engineering, PLLC for Wixon Pond Estates subdivision, dated December 21, 2005, last revised April 22, 2014:

2. Drawing C-0 entitled "Cover Sheet"

3. Drawing C-1 entitled "Existing Conditions Plan"

4. Drawing C-2 entitled "Site Plan"

5. Drawing C-3 entitled "Grading and Utilities Plan"

6. Drawing C-4A entitled "Erosion and Sediment Control Plan – Phase 1"

7. Drawing C-4B entitled "Erosion and Sediment Control Plan Phase 2A & 2B"

8. Drawing C-4C entitled "Erosion and Sediment Control Plan Phase 3 & 4"

9. Drawing C-5 entitled "Landscaping Plan"

10. Drawing P-1 entitled "Driveway Profiles"

11. Drawing P-2 entitled "Segmental Unit Retaining Wall & Pond Access Profiles"

12. Drawing P-3 entitled "Drainage Profiles"

13. Drawings D-1 through D-4 entitled "Details"

14. Drawing S-1 through S-3 entitled "Subdivision Plat

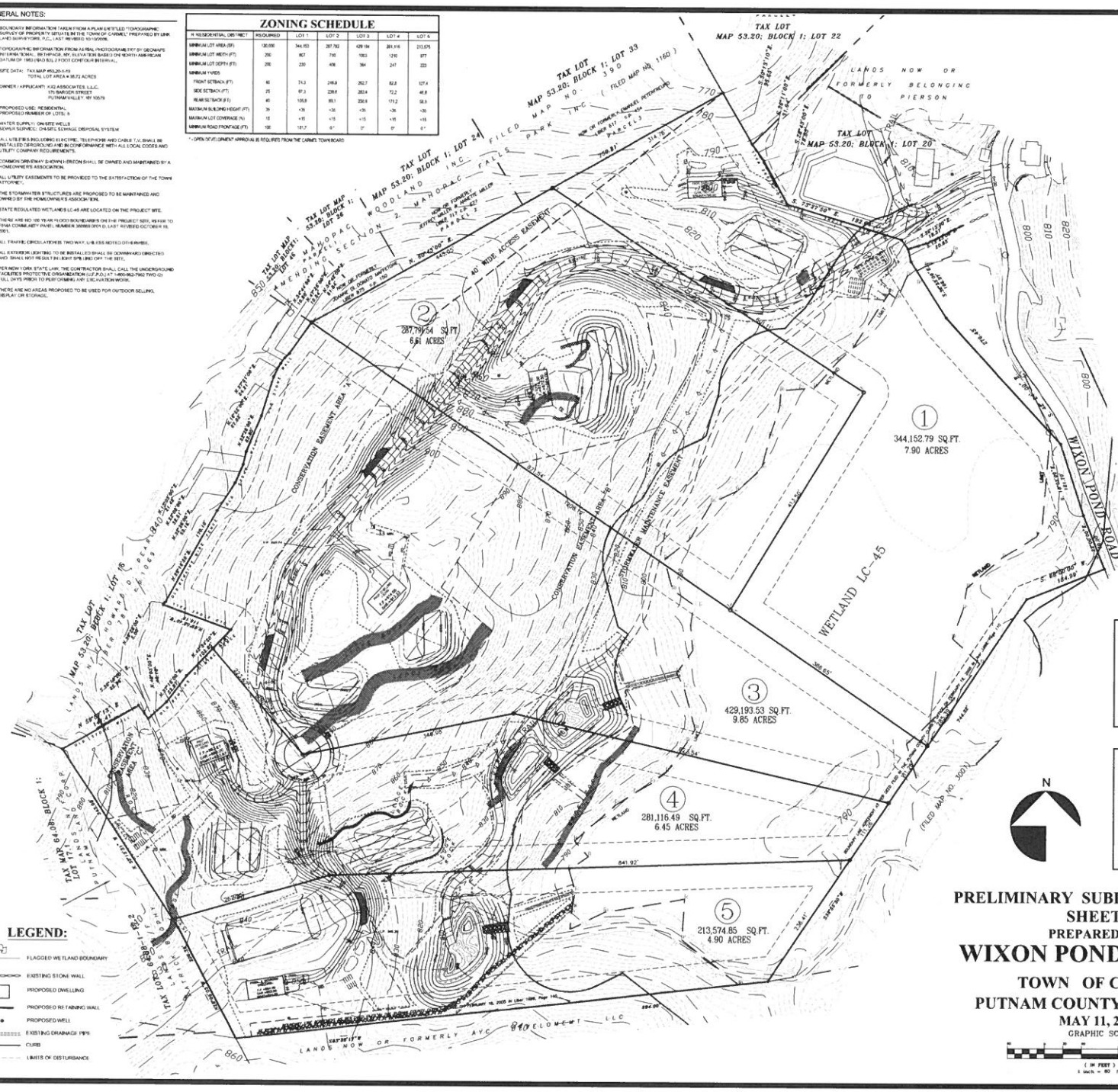
GENERAL NOTES:

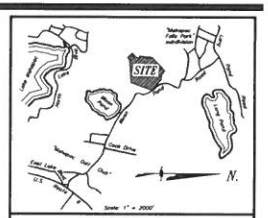
1. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN THE TOWN OF CARMEL" PREPARED BY LINK LAND SURVEYORS, P.C., LAST REVISED 10-10-2006.
2. TOPOGRAPHIC INFORMATION FROM AERIAL PHOTOGRAMMETRY BY GEOMAPS INTERNATIONAL, BETHPAGE, NY. ELEVATION BASED ON NORTH AMERICAN DATUM OF 1983 (NAD 83), 2 FOOT CONTOUR INTERVAL.
3. SITE DATA: TAX MAP 45.20-1-19
   TOTAL LOT AREA = 35.72 ACRES
4. OWNER / APPLICANT: KJC ASSOCIATES, L.L.C.
   175 BARGER STREET
   PUTNAM VALLEY, NY 10579
5. PROPOSED USE: RESIDENTIAL;
   PROPOSED NUMBER OF LOTS: 5
6. WATER SUPPLY: ON-SITE WELLS
   SEWER SERVICE: ON-SITE SEWAGE DISPOSAL SYSTEM
7. ALL UTILITIES INCLUDING ELECTRIC, TELEPHONE AND CABLE T.V. SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH ALL LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.
8. COMMON DRIVEWAY SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
9. ALL UTILITY EASEMENTS TO BE PROVIDED TO THE SATISFACTION OF THE TOWN ATTORNEY.
10. THE STORMWATER STRUCTURES ARE PROPOSED TO BE MAINTAINED AND OWNED BY THE HOMEOWNER'S ASSOCIATION.
11. STATE REGULATED WETLANDS LC-45 ARE LOCATED ON THE PROJECT SITE.
12. THERE ARE NO 100 YEAR FLOOD BOUNDARIES ON THE PROJECT SITE. REFER TO FEMA COMMUNITY PANEL NUMBER 360688 0701 D, LAST REVISED OCTOBER 16, 2001.
13. ALL TRAFFIC CIRCULATION IS TWO WAY, UNLESS NOTED OTHERWISE.
14. ALL EXTERIOR LIGHTING TO BE INSTALLED SHALL BE DOWNWARD DIRECTED AND SHALL NOT RESULT IN LIGHT SPILLING OFF THE SITE.
15. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) AT 1-800-962-7962 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
16. THERE ARE NO AREAS PROPOSED TO BE USED FOR OUTDOOR SELLING, DISPLAY OR STORAGE.

ZONING SCHEDULE

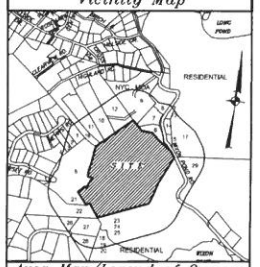
R RESIDENTIAL DISTRICT	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM LOT AREA (SF)	120,000	344,153	287,792	429,194	281,116	213,575
MINIMUM LOT WIDTH (FT)	200	907	795	1053	1210	977
MINIMUM LOT DEPTH (FT)	200	230	406	364	247	223
MINIMUM YARDS						
FRONT SETBACK (FT)	40	74.3	246.9	262.7	82.8	127.4
SIDE SETBACK (FT)	25	97.3	238.8	283.4	72.2	46.8
REAR SETBACK (FT)	40	105.8	89.1	230.8	171.2	58.9
MAXIMUM BUILDING HEIGHT (FT)	35	<35	<35	<35	<35	<35
MAXIMUM LOT COVERAGE (%)	15	<15	<15	<15	<15	<15
MINIMUM ROAD FRONTAGE (FT)	100	151.7	0*	0*	0*	0*

* - OPEN DEVELOPMENT APPROVAL IS REQUIRED FROM THE CARMEL TOWN BOARD





Vicinity Map



Area Map/Legend of Owners

Scale: 1" = 800'

ADJOINERS

	Tax #	Name	Address	City, St, Zip
1	53.20-1-6	Guinta, Kenneth	52 Nimitha Road	Mahopac, NY 10541
2	53.20-1-7	Devanes, Margaret	46 Nimitha Road	Mahopac, NY 10541
3	53.20-1-8	Preitto, Henry	44 Nimitha Road	Mahopac, NY 10541
4	53.20-1-14	LaPrelle, Michael	31 Somerset Road	Mahopac, NY 10541
5	53.20-1-16	Fiarelle, Howard	38 Somerset Road	Mahopac, NY 10541
6	53.20-1-20.1	Foote, Christine	624 N. Lake Blvd	Mahopac, NY 10541
7	53.20-1-20.2	Furnaux, Ross	281 Wixon Pond Road	Mahopac, NY 10541
8	53.20-1-21	292 Wixon Pond Estates	4 Vic Pass	Carmel, NY 10512
9	53.20-1-22	NYCDEP	465 Columbus Avenue	Valhalla, NY 10595
10	53.20-1-24	Fornari, Raymond	PO Box 231	Mahopac, NY 10541
11	53.20-1-26	McKenna, Joanne	PO Box 343	Mahopac, NY 10541
12	53.20-1-33	Fuchsfeuer, Emanuel	1025 5th Avenue	New York, NY 10028
13	53.20-1-43	Hayden, Jacqueline	280 Wixon Pond Road	Mahopac, NY 10541
14	53.20-1-44	Hayden, Jacqueline	PO Box 587	Somers, NY 10589
15	53.20-1-45	Bilbao, Michael	294 Wixon Pond Road	Mahopac, NY 10541
16	53.20-1-46	Zymroski, Charles F. Jr	1 Highland Road	Mahopac, NY 10541
17	54.13-1-8	GR Bond Associates	2 Crane Oak Lane	Pleasantville, NY 10570
18	64.08-1-11.2	Hammel, Robert	18 Hilltop Drive	Mahopac, NY 10541
19	64.08-1-11.11	JBC Development LLC	33 High Cliff Terrace	Pound Ridge, NY 10576
20	64.08-1-11.12	RFA Dev. Group	51 Westchester Avenue	White Plains, NY 10607
21	64.08-1-17.1	Putnam Land Corp.		
22	64.08-1-11.2	Beighly, Pauline	30 Somerset Road	Mahopac, NY 10541
23	64.08-1-18.1	AYC Development LLC	PO Box 238	Mahopac Falls NY 10542
24	64.08-1-18.2	AYC Development LLC	PO Box 238	Mahopac Falls NY 10542
25	64.08-1-18.3	AYC Development LLC	PO Box 238	Mahopac Falls NY 10542
26	64.08-1-30	OL Mahopac LLC	200 Garden City Plaza	Garden City, NY 11530
27	64.08-1-31	OL Mahopac LLC	200 Garden City Plaza	Garden City, NY 11530
28	64.08-1-32	OL Mahopac LLC	200 Garden City Plaza	Garden City, NY 11530
29	65.05-1-38	OL Mahopac LLC	200 Garden City Plaza	Garden City, NY 11530

OWNER/APPLICANT APPROVAL

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE DRAWING(S), THEIR CONTENTS AND THEIR LEGENDS AND HEREBY CONSENTS TO ALL THEIR SAID TERMS AND CONDITIONS AS STATED HEREON. FURTHER, THE OWNER CONSENTS TO THE FILING OF THIS MAP.

SIGNED THIS _____ DAY OF _____ 20___

PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CARMEL, NEW YORK, ON THE _____ DAY OF _____ 20 _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

TOWN OF CARMEL PLANNING BOARD

SIGNED THIS ____ DAY OF _____ 20____ BY

CHAIRMAN _____

SECRETARY _____

LEGEND:

- FLAGGED WETLAND BOUNDARY
- EXISTING STONE WALL
- PROPOSED DWELLING
- PROPOSED RETAINING WALL
- PROPOSED WELL
- EXISTING DRAINAGE PIPE
- CURB
- LIMITS OF DISTURBANCE

PRELIMINARY SUBDIVISION PLAT
SHEET 1
PREPARED FOR
WIXON POND ESTATES
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
MAY 11, 2007

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

WIXON POND ESTATES

WIXON POND ROAD
TOWN OF CARMEL, NY
T.M.# 53.20-1-19

CONSULTANTS

ARCHITECTURAL VISIONS PLLC
A PROFESSIONAL CORPORATION
2 MUSCOOT ROAD NORTH
MAHOPAC NY 10541
P: 845-625-8813
F: 845-625-7807

PUTNAM ENGINEERING PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 9, BREWSTER, NEW YORK 10509
(845) 279-4164 FAX (845) 279-6164

DEP SUBMISSION	4-22-14
DEP SUBMISSION	9-18-13
DEP SUBMISSION	04-23-13
DEC & DEP SUBMISSION	9-10-11
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Changes per WYEEC	09-07-07
Issued For Lead Agency Review	05-9-07
Issued For Lead Agency Review	09-26-07
Issued To MC Development & Construction	02-08-08

SUBDIVISION PLAT

SCALE: AS NOTED	DATE: December 21, 2006
DRAWN BY:	CHECKED BY: PML
AVI PROJECT NO: 8088	DRAWING NO:

S-1

MAINTENANCE RESPONSIBILITY CHART

STRUCTURE LOCATION	STRUCTURE	MAINTENANCE RESPONSIBILITIES	RESPONSIBLE PARTY
LOT #1	ROOF AND FOOTING DRAIN	CLEANING	OWNER OF LOT #1
	RAIN GARDENS RG1A & RG1B	SCHEDULED MAINTENANCE	OWNER OF LOT #1
	ACCESS EASEMENT	ACCESS TO SWALE 1B, PERVIOUS PAVEMENT PP1, CATCH BASIN CB1	OWNER OF LOT #1
	DRAINAGE EASEMENT	ACCESS TO STORMWATER STORAGE TREATMENT AND CONVEYANCE FACILITIES	OWNER OF LOT #1
	INFILTRATION SYSTEM I1	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	UNDERGROUND STORAGE ST	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	SWALE 1B	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	PERVIOUS PAVEMENT PP1	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	CB1, MH1, ES1	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	STORMWATER PIPES	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
LOT #2	ROOF AND FOOTING DRAIN	CLEANING	OWNER OF LOT #2
	SWALE #0	SCHEDULED MAINTENANCE	OWNER OF LOT #2
	ACCESS EASEMENT	ACCESS TO SWALES 1A, 1B & 4	OWNER OF LOT #2
	DRAINAGE EASEMENT	ACCESS TO STORMWATER STORAGE TREATMENT AND CONVEYANCE FACILITIES	OWNER OF LOT #2
	SWALES 1A, 1B & 4	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	PERVIOUS PAVEMENT PP2	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	CB2, CB3, ES2, PLUNGE POOL	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	STORMWATER PIPES	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
LOT #3	ROOF AND FOOTING DRAIN	CLEANING	OWNER OF LOT #3
	RAIN GARDEN RG2	SCHEDULED MAINTENANCE	OWNER OF LOT #3
	ACCESS EASEMENT	ACCESS TO SWALES 1A & 2, PERVIOUS PAVEMENT PP3 & PP4	OWNER OF LOT #3
	DRAINAGE EASEMENT	ACCESS TO STORMWATER STORAGE TREATMENT AND CONVEYANCE FACILITIES	OWNER OF LOT #3
	INFILTRATION SYSTEM I2	SCHEDULED MAINTENANCE	OWNER OF LOT #3
	CREATED POCKET WETLAND CW1	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	SWALES 1A, 2	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	PERVIOUS PAVEMENT PP3, PP4	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	MH2, MH3, ES3, ES4	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	STORMWATER PIPES	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
LOT #4	ROOF AND FOOTING DRAIN	CLEANING	OWNER OF LOT #4
	INFILTRATION SYSTEM I3	SCHEDULED MAINTENANCE	OWNER OF LOT #4
	ACCESS EASEMENT	ACCESS TO SWALE #2, CB4 AND STORMWATER PIPES	OWNER OF LOT #4
	DRAINAGE EASEMENT	ACCESS TO STORMWATER STORAGE TREATMENT AND CONVEYANCE FACILITIES	OWNER OF LOT #4
	YD1 AND OUTGOING PIPE	SCHEDULED MAINTENANCE	OWNER OF LOT #4
	CREATED POCKET WETLAND CW1	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	SWALES 2, 3 & 7	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	DETENTION POND P1	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	CB4, CB5, CB7, MH4, MH5, MH6, ES5, ES6, ES7	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	STORMWATER PIPES	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
LOT #5	ROOF AND FOOTING DRAIN	CLEANING	OWNER OF LOT #5
	INFILTRATION SYSTEM I4	SCHEDULED MAINTENANCE	OWNER OF LOT #5
	RAIN GARDENS RG3 & RG4	SCHEDULED MAINTENANCE	OWNER OF LOT #5
	DRAINAGE EASEMENT	ACCESS TO STORMWATER STORAGE TREATMENT AND CONVEYANCE FACILITIES	OWNER OF LOT #5
	CREATED POCKET WETLAND CW2	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	SWALES 3A, 3B, 3C, 3D & 7	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	PERVIOUS PAVEMENT PP5	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	CB7, MH7, MH8, ES8	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION
	STORMWATER PIPES	SCHEDULED MAINTENANCE	HOMEOWNERS ASSOCIATION

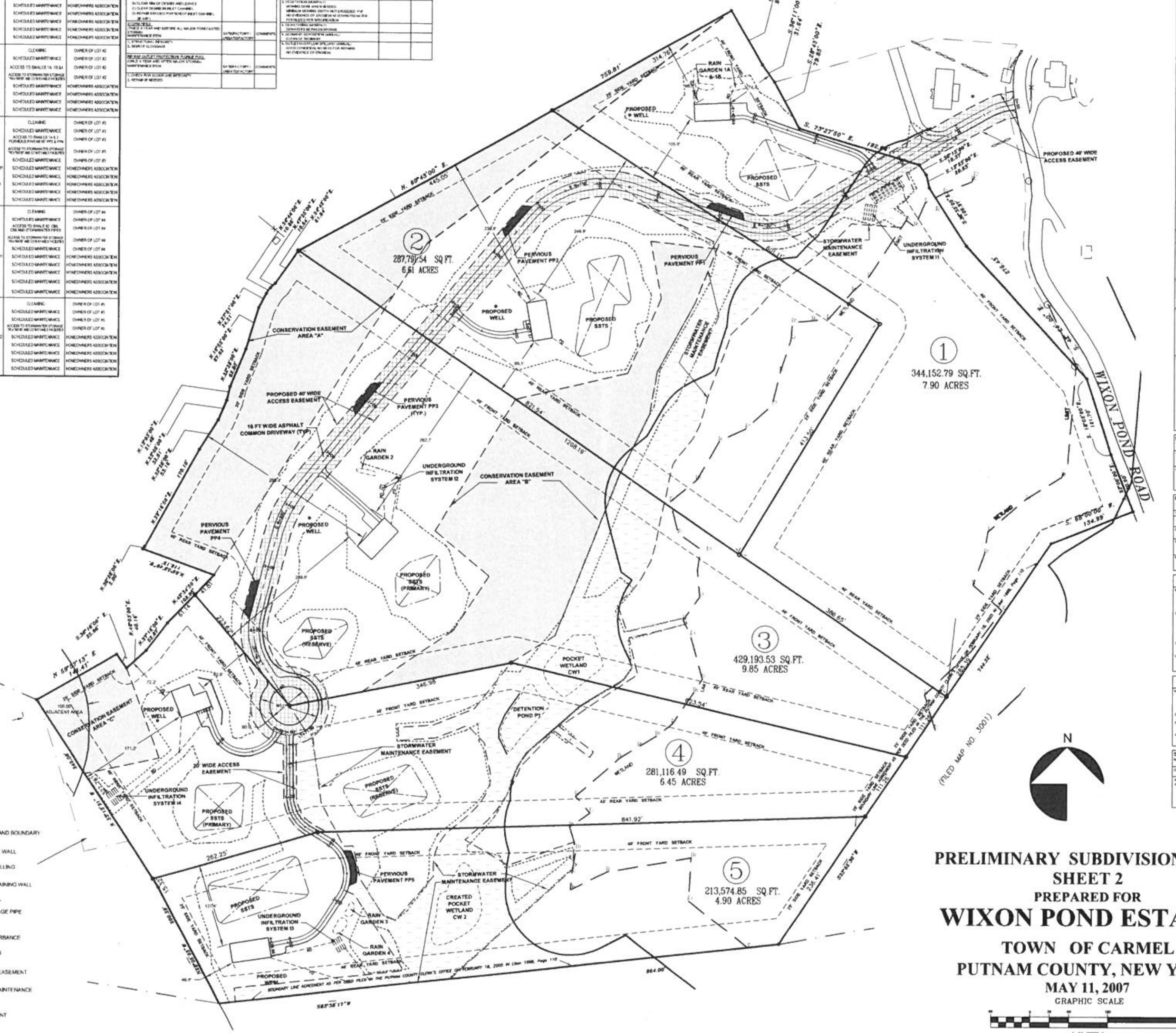
STORMWATER MAINTENANCE INSPECTION CHECKLIST

CATCH BASIN / YARD DRAIN / MANHOLE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. VISUAL INSPECTION (EVERY 3 MONTHS) A. SEDIMENT ACCUMULATION AT: A) RIM B) SUMP 2. SIGNS OF EROSION AROUND STRUCTURE 3. SIGNS OF STORMWATER BYPASS		
4. MAINTENANCE (EVERY 3 MONTHS) A) REMOVE SEDIMENT IN SUMP IF GREATER THAN 12" DEEP B) CLEAR RIM OF DEBRIS AND LEAVES C) CLEAR DEBRIS IN INLET CHANNEL D) REPAIR ERODED PORTION OF INLET CHANNEL (IF ANY)		

STORM PIPES (TWICE A YEAR AND BEFORE ALL MAJOR FORECASTED STORMS) MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. STRUCTURAL INTEGRITY 2. SIGNS OF CLOGGAGE		

RIP RAP OUTLET PROTECTION PLUNGE POOL (ONCE A YEAR AND AFTER MAJOR STORMS) MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. CHECK FOR SCOUR AND INTEGRITY 2. REPAIR IF NEEDED		

DESIGN IN GRASS SWALE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. DEBRIS CLEANOUT (MONTHLY) CONTRIBUTING AREAS TO CLEAN OF DEBRIS		
2. CHECK DAMS OR ENERGY DISSIPATORS (ANNUAL, PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED MAJOR STORMS) NO EVIDENCE OF FLOW GOING AROUND STRUCTURES NO EVIDENCE OF EROSION AT DOWNSTREAM TOE SOIL PERMEABILITY GROUNDWATER/BEDROCK		
3. VEGETATION (MONTHLY) MOWING DONE WHEN NEEDED MINIMUM MOWING DEPTH NOT EXCEEDED 4" NO EVIDENCE OF EROSION AT DOWNSTREAM TOE FERTILIZED PER SPECIFICATION		
4. DEWATERING (MONTHLY) DEWATERS BETWEEN STORMS		
5. SEDIMENT DEPOSITION (ANNUAL) CLEAN OF SEDIMENT		
6. OUTLET/OVERFLOW SPILLWAY (ANNUAL) GOOD CONDITION, NO NEED FOR REPAIRS NO EVIDENCE OF EROSION		



LEGEND:

- FLAGGED WETLAND BOUNDARY
- EXISTING STONE WALL
- PROPOSED DWELLING
- PROPOSED RETAINING WALL
- PROPOSED WELL
- EXISTING DRAINAGE PIPE
- CURB
- LIMITS OF DISTURBANCE
- EASEMENT LIMITS
- CONSERVATION EASEMENT
- STORMWATER MAINTENANCE EASEMENT
- ACCESS EASEMENT

STORMWATER MAINTENANCE INSPECTION CHECKLIST

STORMWATER PONDS/WETLAND MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. EMBANKMENT AND EMERGENCY SPILLWAY (ANNUAL, PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED MAJOR STORMS) 1. VEGETATION AND GROUND COVER ADEQUATE 2. EMBANKMENT EROSION 3. ANIMAL BURROWS 4. UNAUTHORIZED PLANTING 5. CRACKING, BULGING, OR SLIDING OF DAM A) UPSTREAM FACE B) DOWNSTREAM FACE C) AT OR BEYOND TOE DOWNSTREAM UPSTREAM D) EMERGENCY SPILLWAY 6. POND, TOE & CHIMNEY DRAINS CLEAR AND FUNCTIONING 7. SEEPS/LEAKS ON DOWNSTREAM FACE 8. SLOPE PROTECTION OR RIPRAP FAILURE 9. VERTICAL/HORIZONTAL ALIGNMENT OF TOP OF DAM "AS-BUILT" 10. EMERGENCY SPILLWAY CLEAR OF OBSTRUCTIONS AND DEBRIS 11. OTHER (SPECIFY)		
2. RISER AND PRINCIPAL SPILLWAY (ANNUAL) TYPE: REINFORCED CONCRETE CORRUGATED PIPE MASONRY 1. LOW FLOW ORIFICE OBSTRUCTED 2. LOW FLOW TRASH RACK A) DEBRIS REMOVAL NECESSARY B) CORROSION CONTROL 3. WEIR TRASH RACK MAINTENANCE A) DEBRIS REMOVAL NECESSARY B) CORROSION CONTROL 4. EXCESSIVE SEDIMENT ACCUMULATION INSIDE RISER 5. CONCRETE/MASONRY CONDITION RISER AND BARRELS A) CRACKS OR DISPLACEMENT B) MINOR SPALLING (<1") C) MAJOR SPALLING (REBARS EXPOSED) D) JOINT FAILURES E) WATER TIGHTNESS 6. METAL PIPE CONDITION 7. CONTROL VALVE A) OPERATIONAL/EXERCISED B) CHAINED AND LOCKED 8. POND DRAIN VALVE A) OPERATIONAL/EXERCISED B) CHAINED AND LOCKED 9. OUTFALL CHANNELS FUNCTIONING 10. OTHER (SPECIFY)		
3. PERMANENT POOL (WET PONDS) (MONTHLY) 1. UNDESIRABLE VEGETATION GROWTH 2. FLOATING OR FLOATABLE DEBRIS REMOVAL REQUIRED 3. VISIBLE POLLUTION 4. SHORELINE PROBLEM 5. OTHER (SPECIFY)		
4. SEDIMENT FOREBAYS 1. SEDIMENTATION NOTED 2. SEDIMENT CLEANOUT WHEN DEPTH >50% DESIGN DEPTH		
5. DRY POND AREAS 1. VEGETATION ADEQUATE 2. UNDESIRABLE VEGETATIVE GROWTH 3. UNDESIRABLE WOODY VEGETATION 4. LOW FLOW CHANNELS CLEAR OF OBSTRUCTIONS 5. STANDING WATER OR WET SPOTS 6. SEDIMENT AND/OR TRASH ACCUMULATION 7. OTHER (SPECIFY)		
6. CONDITION OF OUTFALLS (ANNUAL, AFTER MAJOR STORMS) 1. RIPRAP FAILURES 2. SLOPE EROSION 3. STORM DRAIN PIPES 4. ENDWALLS/HEADWALLS 5. OTHER (SPECIFY)		
7. OTHER (MONTHLY) 1. ENCROACHMENT ON POND, WETLAND OR EASEMENT AREA 2. COMPLAINTS FROM RESIDENTS 3. AESTHETICS A) GRASS GROWING REQUIRED B) GRAFFITI REMOVAL NEEDED C) OTHER (SPECIFY) 4. CONDITIONS OF MAINTENANCE ACCESS ROUTES 5. SIGNS OF HYDROCARBON BUILDUP 6. ANY PUBLIC HAZARDS (SPECIFY)		
8. WETLAND VEGETATION (ANNUAL) 1. VEGETATION HEALTHY AND GROWING WETLAND MAINTAINING 50% SURFACE AREA COVERAGE OF WETLAND PLANTS AFTER THE SECOND GROWING SEASON (IF UNSATISFACTORY, REINFORCEMENT PLANTINGS NEEDED) 2. DOMINANT WETLAND PLANTS SURVIVAL OF DESIRED WETLAND PLANT SPECIES DISTRIBUTION ACCORDING TO LANDSCAPING PLAN 3. EVIDENCE OF INVASIVE SPECIES 4. MAINTENANCE OF ADEQUATE WATER DEPTHS FOR DESIRED WETLAND PLANT SPECIES 5. HARVESTING OF EMERGENT PLANTINGS NEEDED 6. HAVE SEDIMENT ACCUMULATIONS REDUCED POOL VOLUME SIGNIFICANTLY OR ARE PLANTS "CHOKED" WITH SEDIMENT 7. EUTROPHICATION LEVEL OF THE WETLAND 8. OTHER (SPECIFY)		

RAIN GARDEN MAINTENANCE INSPECTION ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. DEBRIS CLEANOUT (MONTHLY, AFTER MAJOR STORMS) CONTRIBUTING AREAS CLEAN OF DEBRIS INLET AND OUTLETS CLEAN OF DEBRIS		
2. VEGETATION (MONTHLY) VEGETATION HEALTHY AND GROWING EVIDENCE OF INVASIVE SPECIES ADEQUATE LAYER OF MULCH EVIDENCE OF STANDING WATER		

INFILTRATION SYSTEM MAINTENANCE INSPECTION ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. DEBRIS CLEANOUT (MONTHLY) CONTRIBUTING AREAS CLEAN OF DEBRIS OUTLETS CLEAN OF DEBRIS		
2. DEWATERING (MONTHLY) DEWATERS BETWEEN STORMS		
3. SEDIMENT DEPOSITION (ANNUAL) NO EVIDENCE OF SEDIMENT DEPOSITION SEDIMENT ACCUMULATION DOESN'T YET REQUIRE CLEANOUT		
4. OVERALL FUNCTION OF FACILITY (ANNUAL) GOOD CONDITION, NO NEED FOR REPAIR NO EVIDENCE OF EROSION		

UNDERGROUND STORMWATER DETENTION SYSTEM MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
MONTHLY, AFTER MAJOR STORMS 1. REMOVE DEBRIS FROM GRATES 2. CHECK AND CLEAR ORIFICE OF THE DETENTION DEVICE OF ANY OBSTRUCTION 3. INSPECT OUTLETS FOR EROSION, DEBRIS, ETC. QUARTERLY 1. INSPECT COLLECTION SYSTEM (CATCH BASIN, PIPES, SWALES) FOR PROPER FUNCTIONING 2. CLEAR ACCUMULATED TRASH FROM GRATES, BASIN BOTTOMS, CHECK PIPING FOR OBSTRUCTIONS 3. REPAIR ANY BROKEN PIPE OR DEFECTIVE JOINT, BARE AREAS SEMI-ANNUALLY 1. REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF THE OUTLET STRUCTURE GENERAL 1. ALL COMPONENTS OF SUB-SURFACE STORMWATER DETENTION DEVICE ARE TO BE KEPT IN WORKING ORDER		

PERVIOUS SURFACE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
MONTHLY, AFTER MAJOR STORMS 1. ENSURE THAT PAVED AREA IS CLEAN OF DEBRIS 2. ENSURE THAT PAVING DEWATERS AFTER BETWEEN STORMS 3. ENSURE THAT THE AREA IS CLEAN OF SEDIMENT SEMI-ANNUALLY 1. VACUUM SWEEP TO KEEP SURFACE CLEAR ANNUALLY 1. INSPECT THE SURFACE FOR DETERIORATION OR SPALLING AS NEEDED 1. MOW UPLAND AND ADJACENT AREAS AND SEED BARE AREAS		

RIPRAP SWALE MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
DEBRIS CLEANOUT (MONTHLY) CONTRIBUTING AREAS TO CLEAN OF DEBRIS		
ANNUAL, PRIOR TO AND WITHIN 24 HOURS AFTER ALL FORECASTED MAJOR STORMS 1. DEWATERS BETWEEN STORMS 2. CLEAN OF SEDIMENT 3. NO EVIDENCE OF SCOUR HOLES 4. NO EVIDENCE OF DISPLACED STONES		

PRELIMINARY SUBDIVISION PLAT
SHEET 2
PREPARED FOR
WIXON POND ESTATES
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
MAY 11, 2007

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

WIXON POND ESTATES

WIXON POND ROAD
TOWN OF CARMEL, NY
T.M.• 53.20-1-19

CONSULTANTS

ARCHITECTURAL VISIONS PLLC
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
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DEP SUBMISSION	4-22-14
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Issued For Lead Agency Review	01-26-07
Issued To MC Development & Construction	12-08-06

Title

SUBDIVISION PLAT

SCALE	DATE
AS NOTED	December 21 2005
DRAWN BY	CHECKED BY
	PML
P/E PROJECT NO.	DRAWING NO.
8088	

S-2

SCHEDULE OF PROPOSED S.S.T.S. IMPROVEMENTS

| LOT NO. | LOT AREA | HOUSE | SEPTIC REQ. | | |

ROBERT LAGA
Chairman

ANTHONY DUSOVIC
Vice Chair

ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

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
Marc Pekowsky
Vincent Turano
Nicholas Fannin
John Starace

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: TARTAGLIONE - NEMERJ DESIGN GROUP

Address of Applicant: 1 RODCRIS DR. **Email:**

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

Property Address: 1 RODCRIS DR. **Tax Map #** 53.15-1-4
Agency Submitting Application if Applicable:
Location of Wetland: 73 FT. FROM SONOTUBES
Size of Work Section & Specific Location: 2,558 S/F. OF OPEN DECK
Will Project Utilize State Owned Lands? If Yes, Specify: NO

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).
WOOD DECK ON POSTS & SONO TUBES FILED WITH CONCRETE, EXISTING.

Proposed Start Date: EXISTING **Anticipated Completion Date:** ____ **Fee Paid $** 100.00

****

CERTIFICATION

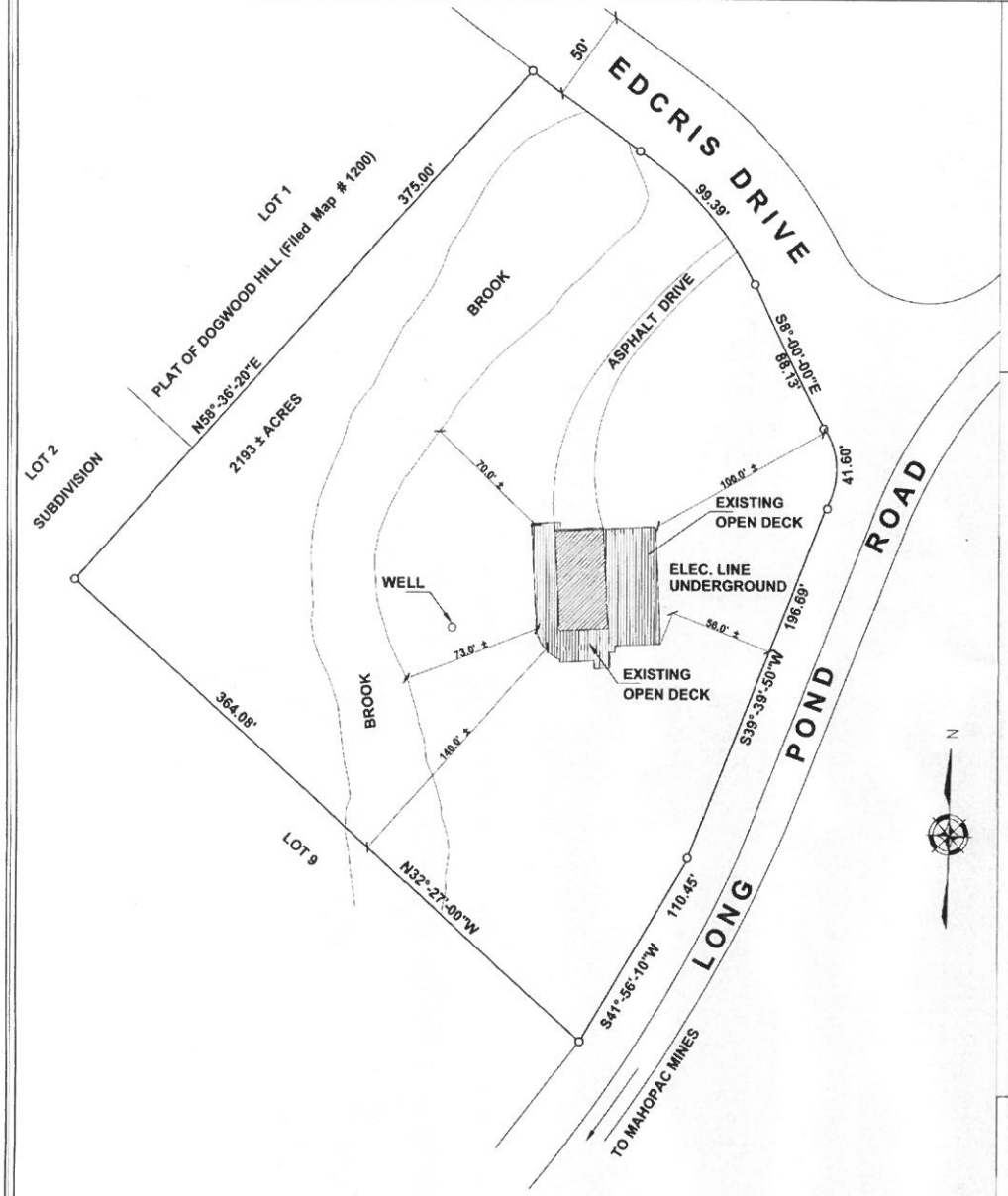
I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts 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

12-8-15
DATE

NICHOLAS TARTAGLIONE

1 RODCRIS DRIVE, MAHOPAC NY 10541



1 / A-1 PLOT PLAN

SCALE 1"=30'

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MTL.	METAL
A/C	AIR CONDITIONING UNIT	MFD.	MANUFACTURED
BD.	BOARD	MFR.	MANUFACTURER
BLDG. STD.	BUILDING STANDARD	MLDG.	MOLDING
BLK./BLKG.	BLOCK / BLOCKING	M.O.	MASONRY OPENING
B.O.	BOTTOM OF / BY OTHERS	NTS	NOT TO SCALE
BRKTS.	BRACKETS	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	OPNG.	OPENING
CATV	CABLE TELEVISION	O.C.	ON CENTER
CLG.	CEILING	PTD	PAINTED
CLR.	CLEAR	PL	PLATE
COL.	COLUMN	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	REF.	REFRIGERATOR
℄	CENTERLINE	REINF.	REINFORCED
DIM.	DIMENSION	REQ'D.	REQUIRED
DW	DISHWASHER	R.O.	ROUGH OPENING
DWG.	DRAWING	RM.	ROOM
DP.	DEEP	SHT.	SHEET
EXT.	EXTERIOR	S.P.	SOUND-PROOFED
EXG	EXISTING	SIM.	SIMILAR
EQ.	EQUAL	SPKLR.	SPRINKLER
EXT.	EXTERIOR	ST.STL / S.S.	STAINLESS STEEL
EXG.	EXISTING	STD.	STANDARD
EQ.	EQUAL	STR.	STAIR
F.A.R.	FLOOR AREA RATIO	SUSP.	SUSPENDED
F.F.	FINISH FLOOR	TBD	TO BE DETERMINED
FIN.	FINISH	TEL.	TELEPHONE
F.S.	FULL SCALE	THRU	THROUGH
FSTNR.	FASTENER	T.O.	TRIMMED OPENING / TOP OF
GL.	GLASS	TYP.	TYPICAL
GYPBD./GWB	GYPSUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
HDWD.	HARDWOOD	V.I.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
JT.	JOINT	W/D	WASHER / DRYER
LT.	LIGHT	W.P.	WATER-PROOFED
MAX.	MAXIMUM		
MIN.	MINIMUM		

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCING WORK.
2. CONSTRUCTION NOTES ON DRAWINGS ARE INCLUSIVE OF ALL TRADES AND SHALL BE READ AND UNDERSTOOD BY ALL CONTRACTORS AND SUBCONTRACTORS.
3. ARCHITECTURAL DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS ACTUAL FIELD CONDITIONS AND THE WORK OF OTHER TRADES PERMIT. ANY PIPING, WIRING, OR MATERIALS NOT SPECIFICALLY SHOWN OR SPECIFIED BUT NEEDED TO COMPLETE THE WORK SHALL BE DEEMED TO BE PART OF THE WORK AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
4. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS, CLEARANCES AND HOOKUPS WITH MANUFACTURER'S SPECIFICATIONS WHETHER THE EQUIPMENT IS SUPPLIED BY THE GENERAL CONTRACTOR OR OTHERS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF ALL WORK WHETHER BY THE GENERAL CONTRACTOR OR BY SUBCONTRACTORS. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
7. CONTRACTOR SHALL EMPLOY WORKMEN SKILLED IN THE WORK THEY PERFORM. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMANLIKE MANNER AND IN NO WAY SHALL DAMAGE OR WEAKEN THE STRUCTURAL STRENGTH OR INTEGRITY OF THE EXISTING BUILDING.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AND PROVIDE ALL SAFEGUARDS TO ENSURE SAFETY TO THE PUBLIC FOR THE DURATION OF THIS RENOVATION PROJECT.
9. CONTRACTOR SHALL CONFORM TO THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE AND OTHER APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, REGULATIONS, ORDINANCES AND REQUIREMENTS.
10. CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS AND PAY THE REQUIRED FEES, INCLUDING FOR THE USE OF CRANES, HOISTS OR OTHER SPECIAL EQUIPMENT, BEFORE COMMENCING WORK. ALL PERMITS SHALL BE CONSPICUOUSLY DISPLAYED AT THE SITE IN A LOCATION OPEN TO PUBLIC INSPECTION FOR THE DURATION OF THE WORK.
11. WORK SHALL NOT COMMENCE UNTIL IT HAS BEEN APPROVED BY THE AGENCIES HAVING JURISDICTION.
12. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR APPROPRIATE MATERIALS INSTITUTE WHERE MANUFACTURER'S SPECIFICATIONS DO STATE, MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, DESIGNER AND GENERAL CONTRACTOR IN CASE OF FAILURE.
13. ALL CONTRACTORS TO PROVIDE ALL NECESSARY BARRICADES AND SAFETY PRECAUTIONS AND STRICTLY ADHERE TO ALL APPLICABLE CODES RELATED TO SAFETY, INCLUDING STATE, LOCAL AND OSHA REQUIREMENTS.
14. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR USE AS REQUIRED BY GOVERNING MUNICIPAL, STATE, AND/OR FEDERAL AGENCIES AND SHALL MEET ALL REQUIRED CONDITIONS.
15. PLUMBING AND ELECTRICAL WORK SHALL BE DONE BY LICENSED PLUMBER AND ELECTRICIAN.
16. THESE BID DOCUMENTS DO NOT INCLUDE THE DESIGN OF PLUMBING OR HVAC SYSTEMS.
17. THE DESIGNER SHALL HAVE FINAL APPROVAL OF HVAC, RADIATOR LOCATIONS, SPRINKLER HEAD LOCATIONS, NEW DUCT LAYOUT, SUPPLY AND RETURN AIR GRILLE LOCATIONS.
18. PROVIDE AND INSTALL ALL REQUIRED WIRING FOR NEW CONSTRUCTION AND MODIFICATIONS TO EXISTING AREAS AS REQUIRED AS PER THE POWER AND LIGHTING PLANS. RELOCATE EXISTING SERVICE AS MAY BE REQUIRED. REVIEW PROPOSED RELOCATIONS WITH DESIGNER PRIOR TO STARTING WORK.
19. OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS. COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND THE APPLICABLE UTILITY COMPANIES. ENTIRE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES AND ORDINANCES AND THE ELECTRIC UTILITY AND TELEPHONE COMPANIES.

DRAWING INDEX

A-1	TITLE SHEET, PLOT PLAN, DETAILS & GENERAL NOTES
A-2	EXISTING FOUNDATION PLAN AND NOTES
A-3	EXISTING LOWER LEVEL PLAN
A-4	EXISTING UPPER LEVEL PLAN
A-5	FRONT AND REAR ELEVATIONS
A-6	LEFT AND RIGHT ELEVATIONS

PROJECT DIRECTORY

NEMERJ Design Group
Anthony Sotile, P.E
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CONTRACTOR

NEMERJ DESIGN GROUP

215 HILLTOP ST. MAHOPAC, NY 10541 (845) 628-6089

Drawing Title: TITLE SHEET, PLOT PLAN, GENERAL NOTES

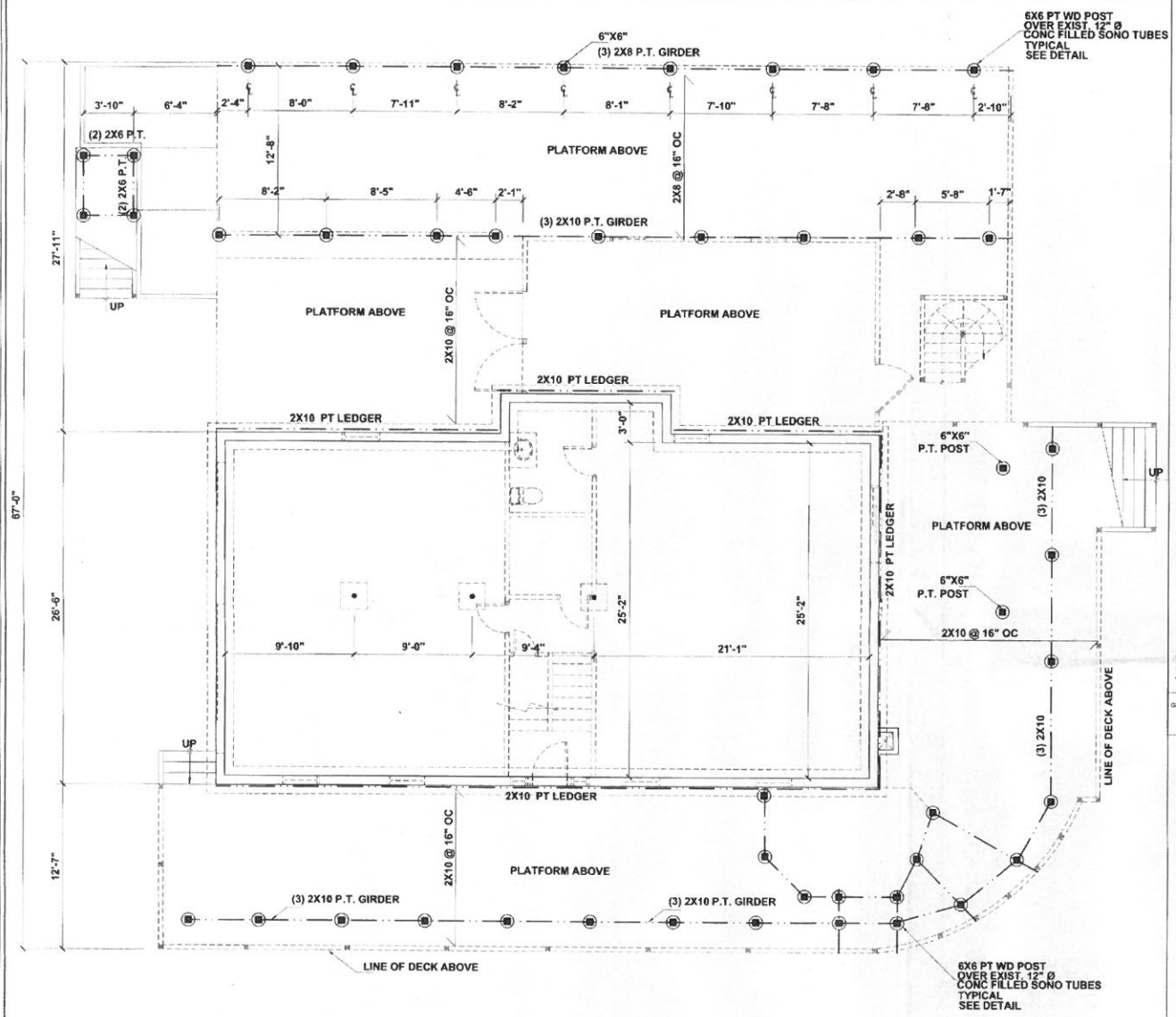
Project: EXISTING DECK, STORAGE & SCREEN PORCH AS BUILT

Nicholas Tartaglione
1 RODCRIS DRIVE
MAHOPAC NY 10541

OWNER

Drawn By: R.M.
Dwg No: 001
Tax Map #
Scale: As Noted
Date: 10-13-15

Drawing Number: A-1



1 / A-2 FOUNDATION PLAN

SCALE 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR OR SUB-CONTRACTOR TO VISIT SITE TO CONFIRM ALL SIZES AND EXAMINE ALL EXISTING CONDITIONS, AND MEASUREMENTS PRIOR TO SUBMITTING A BID. ANY DISCREPANCIES MUST BE REPORTED
2. CONTRACTOR AND/OR SUB-CONTRACTORS ARE TO PERFORM ALL WORK SHOWN/IMPLIED OR THAT IS REQUIRED TO PROVIDE A COMPLETE AND FINISHED KEY IN LOCK JOB IN IF EACH AND EVERY SPECIFIC ITEM IS NOT SPECIFICALLY CALLED FOR
3. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES THE PREPARER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST RE-CHECK AND CONFIRM ALL DIMENSIONS AND DETAILS AND BE RESPONSIBLE FOR SAME
4. CODES: ALL WORK AND MATERIALS MUST CONFORM TO THE LOCAL AND STATE BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS.
5. MATERIALS: SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE MOST CURRENT STATE AND LOCAL CODES AND THE GENERALLY ACCEPTED STANDARDS AS LISTED IN THE STATE BUILDING CODE.

SITE PREPARATION

A) TOP SOIL IN CLEARED AREA TO BE REMOVED FOR REUSE.
B) GRADING, CUTTING AND FILLING SHOULD BE AS MINIMUM AS POSSIBLE TO TRANSFORM EXISTING GRADES TO GRADES SHOWN ON THE DRAWINGS OR AS REQUIRED FOR ALL WORK.
C) CERTIFY THAT ALL PROPER SETBACKS HAVE BEEN MET AFTER FOOTINGS HAVE BEEN FORMED AND PRIOR TO CON CRETE BEING POURED.

NOTES

THIS IS AN ADDITION TO AN EXISTING HOUSE THAT IS OCCUPIED. ALL STRUCTURAL BEARING POINTS AND SUPPORTS MUST BE CONFIRMED ON SITE AT STARTING OF CONSTRUCTION. CONTRACTOR IS TO CONTACT THE ARCHITECT TO ARRANGE FOR INSPECTION. CERTAIN CHANGES AND SOME ADDITIONAL SUPPORTS MAYBE REQUIRED AFTER INSPECTION.

ALL EXIST. DIMENSIONS TO BE VERIFY ON SITE.

NEW DECK LUMBER TO BE No. 1 PRESSURE TREATED SOUTHERN YELLOW PINE.

ALL ANGLES ARE 45 UNLESS OTHERWISE NOTED

DESIGN LOADS POUND PER SQ. FOOT

1.- SNOW 35# L.L. COMBINED
2.- WIND LOAD 3-second gust
WIND FOR S.I.: 0.447 m/s x 110 = 49.17 m/s
Use 2-1/2" #9 Wood Screws (Fastenings)
To Secure Roof

FRAMING NOTES

NOTE:
PROVIDE FLASHING @ LEDGER
SADDLES & LEDGER
BLOCK @ 16" O.C. AT END BAYS OF DECK JOIST
ALL LUMBER TO BE #1 PRESSURE TREATED SOUTHERN YELLOW PINE

TABLE R 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
35	WIND FOR SI 0.447 MPS X 110 = 49.17 MPS	SITE CLASS C	SEVERE	12" BELOW DEPOSED EP	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	As Per Fema

DISCLAIMER

THE DRAWINGS DO NOT NECESSARILY PROVIDE ALL THE DETAILS TO COVER THE FUNDAMENTALS IN BUILDING CONSTRUCTION WE ARE COMMISSIONED TO DEVELOP DRAWINGS TO DETERMINE THE OVERALL STRUCTURAL INTEGRITY OF THE BUILDING IN TERMS LOAD BEARING CAPACITY. IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND THE RESPECTIVE CONTRACTOR TO PROPERLY CONSTRUCT THE BUILDING ACCORDING TO ACCEPTABLE INDUSTRY STANDARDS AND NEW YORK STATE CODES. THE CONTRACTORS OR THE PROPERTY OWNER SHOULD ASK FOR WRITTEN CLARIFICATION FROM US WHEN A QUESTION ARISES. THE CONTRACTORS AND THE PROPERTY OWNER ARE SOLELY RESPONSIBLE FOR ANY DEFECTS DUE TO MISINTERPRETATION OF THE DRAWINGS. NEMERJ Design Group PREPARED THIS PLANS UNDER THE DIRECT SUPERVISION OF ANTHONY SOTTILE P.E.

NEMERJ DESIGN GROUP
215 MILL ST. MAMARONECK, NY 10544 (845) 818-8280

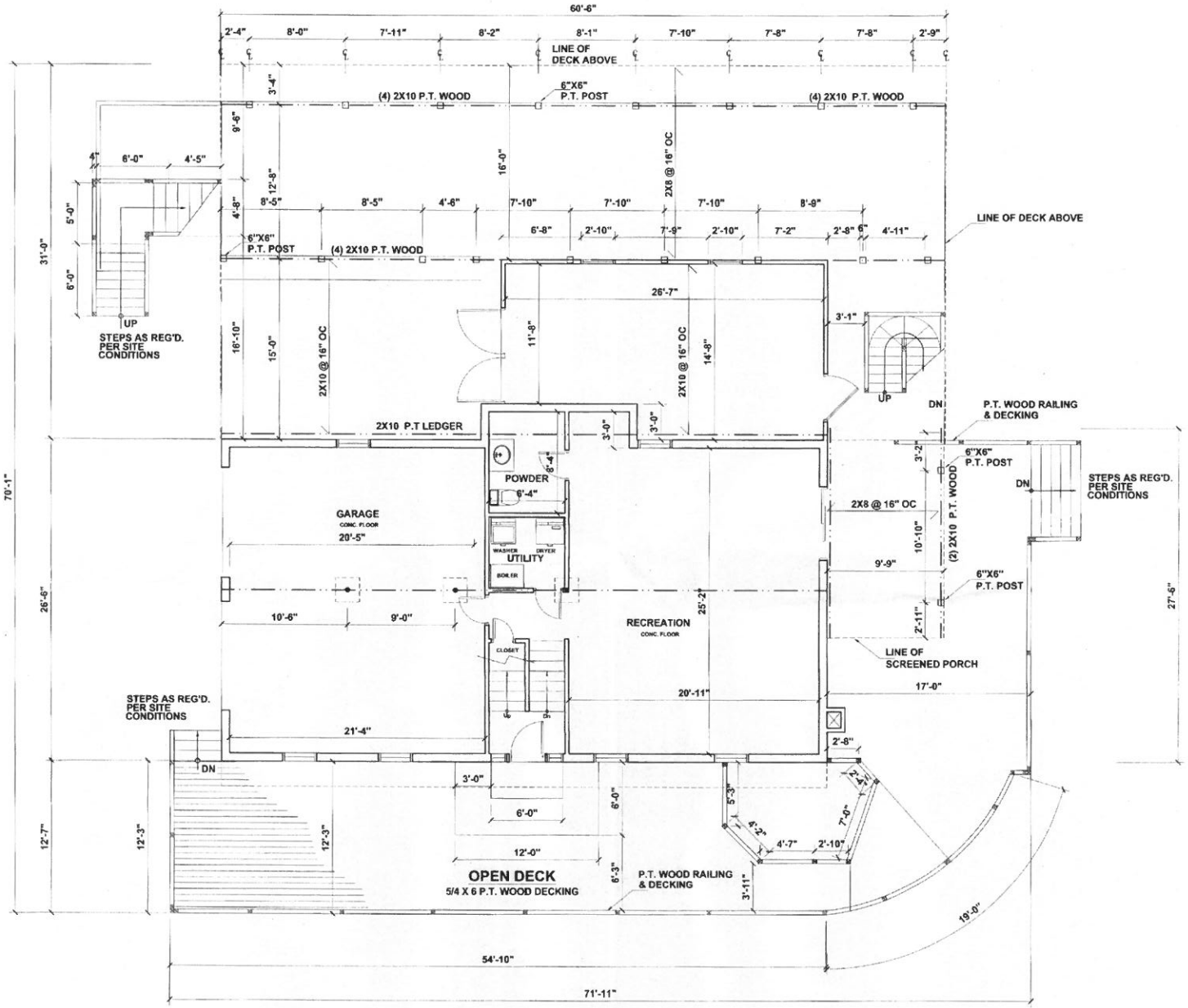
Project: EXISTING DECK, STORAGE & SCREEN PORCH AS BUILT

Drawing Title: EXISTING FOUNDATION PLAN GENERAL NOTES

Date | Rev.

OWNER: Nicholas Tartaglione
1 ROGERS DRIVE
MAHOPAC, NY 10541

Scale: As Noted
Date: 10-13-15
Drawing Number: A-2



1 A-3 LOWER LEVEL

SCALE 1/4" = 1'-0"

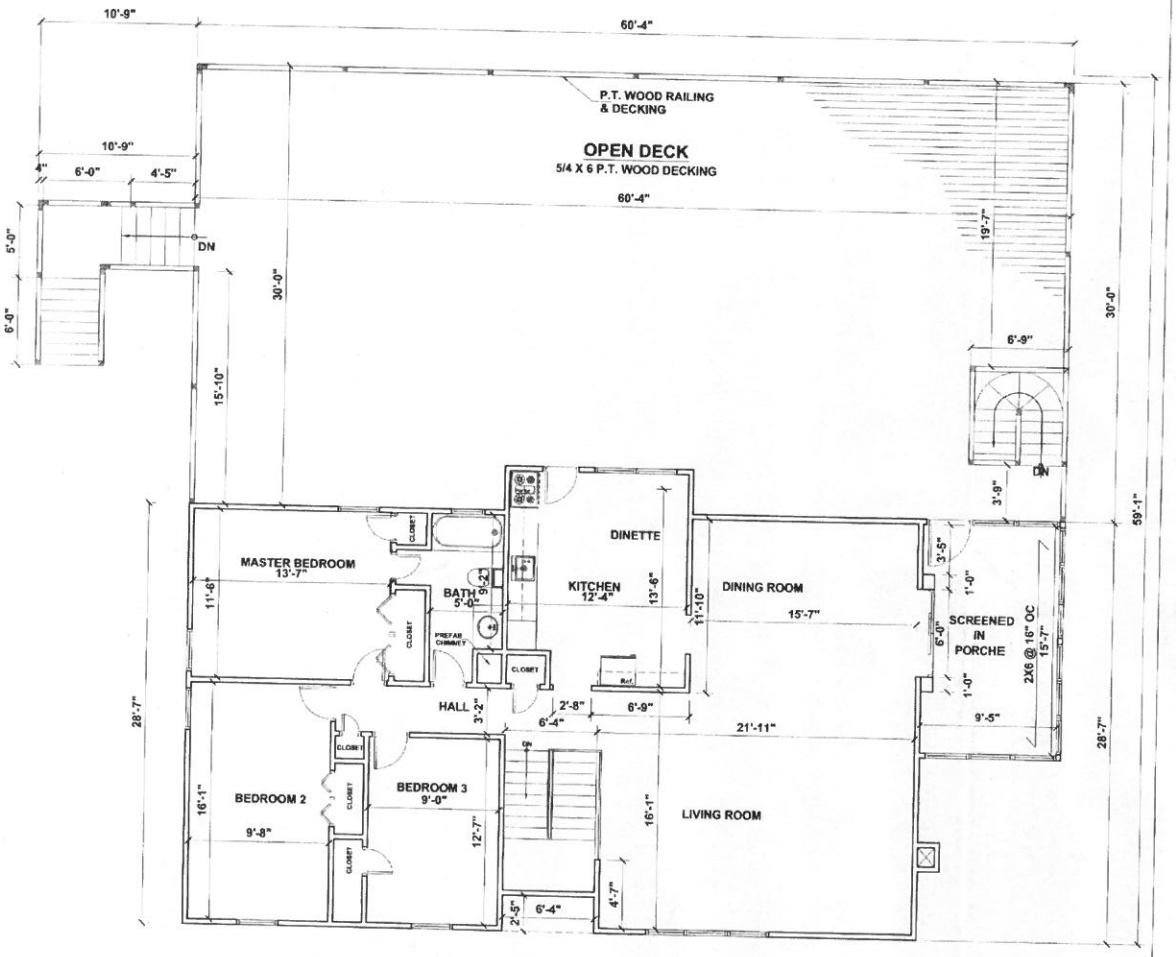
NEMERJ DESIGN GROUP

Nicholas Tartaglione
ROSCES DRIVE
MANORVIL NY 11941

OWNER

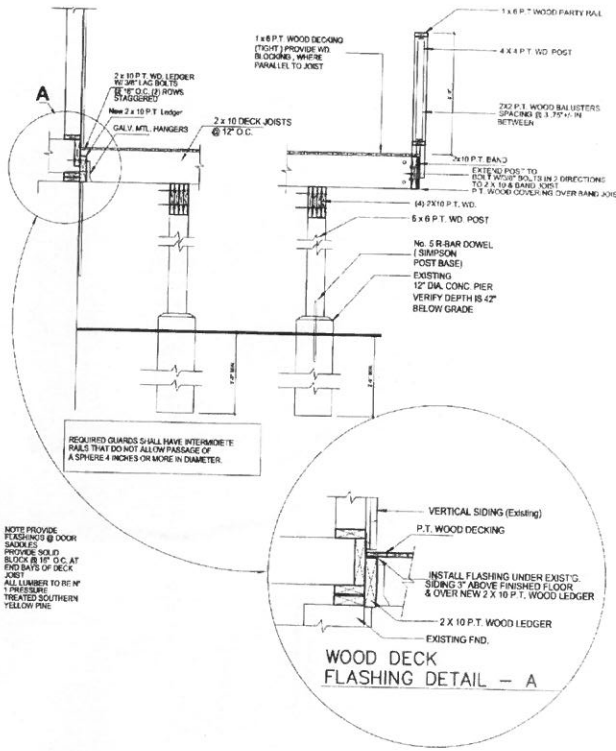
Date: 10-13-15
Scale: As Noted
Drawn By: RM
Chk'd By:
Fin. Mark

Drawing Number: A-3



1 / A-4 UPPER LEVEL

SCALE 1/4" = 1'-0"



1 / A-4 WOOD DECK DETAIL

EXISTING NOT TO SCALE

EMERJ DESIGN GROUP

Nicholas Tartaglione

OWNER

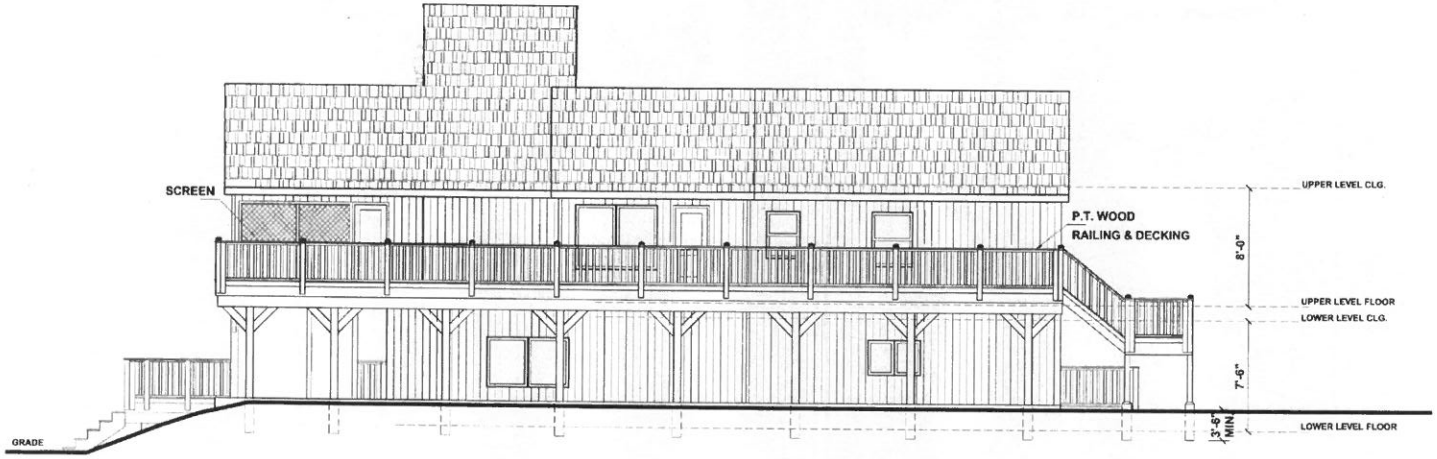
Scale: As Noted

Date: 10-13-15

Drawing Number: A-4

1 / A-5 FRONT ELEVATION

SCALE 1/4" = 1'-0"



2 / A-5 REAR ELEVATION

SCALE 1/4" = 1'-0"

EMERJ DESIGN GROUP

Project: EXISTING DECK STAIRS & SCREEN FRONT & REAR

Drawing Title: EXISTING FRONT ELEVATIONS EXISTING REAR ELEVATIONS

DATE REVISIONS

Date	To

OWNER

Nicholas Tartaglione

1 ROCKINS DRIVE

MAHOPAC, NY 10541

Drawn By: H.M.

Chkd By: R.M.

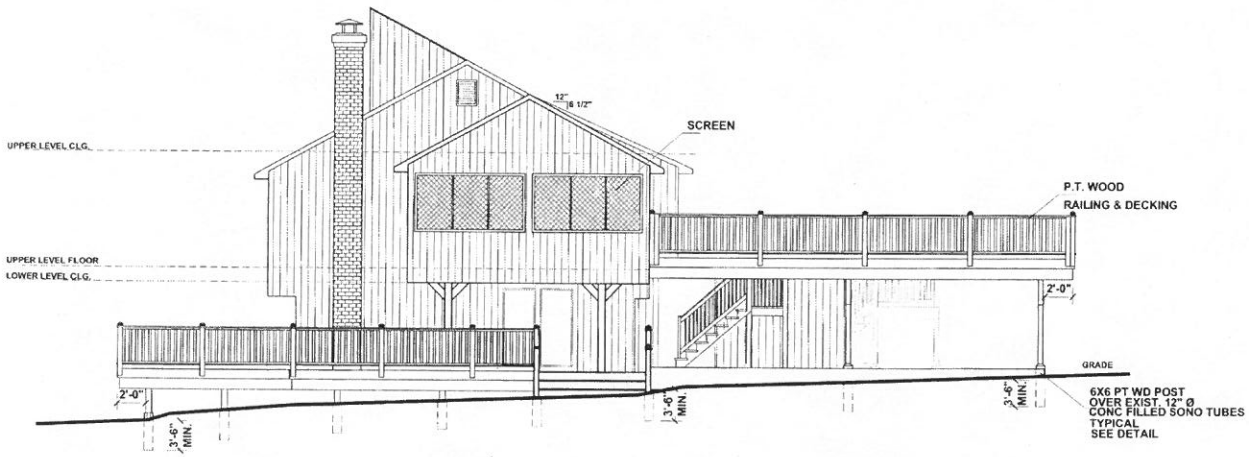
Date: 10-13-15

Scale: As Noted

Drawing Number: A-5

3 / A-6 LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



4 / A-6 RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

MERJ DESIGN GROUP

Nicholas Tartaglione

1 Rogers Drive,
Manorville, NY 11949

OWNER

Scale: As Noted

Date: 10-15-15

Drawing Number: A-6