

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](http://www.ci.carmel.ny.us)

**BOARD MEMBERS**

Edward Barnett  
Marc Pekowsky  
Vincent Turano  
Nicholas Fannin  
John Starace

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**MAY 19, 2016 – 7:30 P.M.**

**ELIGIBLE FOR A PERMIT**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Butler, Dave	137 Weber Hill Rd	65.16-1-21	Repair Pond & Driveway

**SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION**

2. Dawn Holding Corp.	Mexico Lane	53.-2-28.1	5 Lot Subdivision
3. Manfred, Ashley & Francis	9 Lakeside Road	64.15-1-14	Install Hot Tub
4. Lobel Fairy Island, LLC.	8 Fairy Lane	75.8-1-53	Construct 16' x 40' Pool with Spa, Retaining Wall, Pool Terrace & Pool Equipment

**MISCELLANEOUS**

5. Minutes – 05/05/16

Dave Butler  
137 Weber Hill Rd  
Carmel, NY 10512

### **Project Description and Purpose**

I am requesting this permit to repair erosion and water flow damage caused to my pond and my driveway by erosion. There is a storm water pond that is on the edge of my driveway near the entrance to my property.

- 1) Pump pond area down and remove existing corrugated metal pipe. Pumping discharge will be done through gravel silt fence sock.
- 2) Install new 15" HDPE pipe
- 3) Add Clean Dirt / Rip-Rap 5' from edge of driveway (Approx. 300 cu/ft)
- 4) Install new stone headwall on pond side of pipe
- 5) Saw cut driveway for new curtain drain along property line. Install new 2'W X 2'D curtain drain with 6" perforated pipe and connect to catch basin. The drainage will run approx. 50'
- 6) Repair existing catch basin and patch driveway with hot asphalt (30'X12')
- 7) Seed and hay areas along driveway edge where fill has been added to height of driveway.

**NOTE:** Silt fence will be put between edge of work area and pond as shown in the attached plans to prevent any contamination

### **Additional Notes:**

**Fueling Plan:** No fueling will be done on Premise. All vehicles/machinery will come fueled and will not require refueling. The project should be completed in 1-2 days time.

**Spill Kit:** JLC Equities will have a spill kit on premise.

Photos: Included

**Wetlands Inspector:** Contacted Rose. Inspector should be onsite on Tuesday.

Photos: Attached

**Clean Fill Certification:** No fill or soil will be imported, only boulders, wrap and 3/4" stone.

# JLC Equities, LLC

89 Bundy Hill Rd, Holmes, NY 12531  
WC-22456-H09, Septic #487, PC5821

Ph: 914-557-6278  
Fx: 914-885-1091

Mountainside914@aol.com  
JLCEquities@aol.com

**Excavation, Masonry, Landscaping, Drainage Work, Septic Systems, Snow Removal**

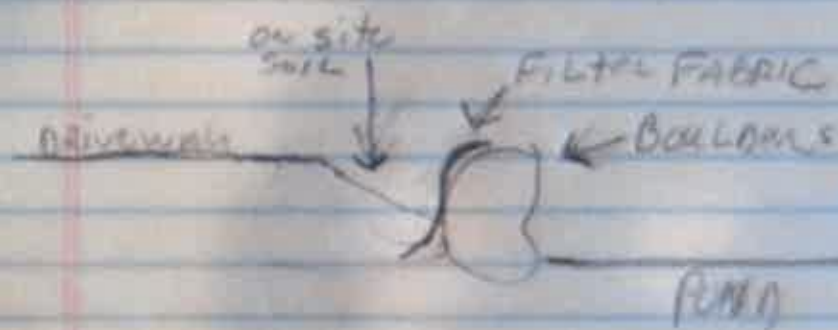
3/3/16

David Butler  
137 Weber Hill Rd  
Carmel, NY 10512

**We propose to do the following work at 137 Weber Rd, Carmel, NY for the sum of \$11,1**

Description	
1) Pump pond area down and remove existing corrugated metal pipe and install new 15" HDPE pipe. 2) Install new stone headwall on pond side of pipe. 3) Saw cut driveway for new curtain drain along property line. Install new 2' W x 2' D curtain drain with 6" perforated pipe and connect into catch basin. 4) Repair existing catch basin and patch driveway with hot asphalt. 5) Seed and hay behind headwall and any disturbed areas. 6) <b>No fill or soil will be imported, only boulders, wrap and 3/4" stone.</b>	
Payment Terms: \$6,000 deposit, balance on completion. Balances more than thirty days old are subject to late fees.	Total 1-6
Exclusions: 1) permits and fees 2) unsuitable footing bottoms 3) rock ledge or boulders 4) any and all contaminated material 5) water infiltration 6) traffic control 7) any underground obstructions	TOTAL

DAVID Butler  
BALCON WALL DETAIL



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**APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION**

Name of Applicant: Dewn Holding Corp.

Address of Applicant: 19 Sunset Drive, Thornwood, NY 10594 Email: \_\_\_\_\_

Telephone# \_\_\_\_\_ Name and Address of Owner if different from Applicant: \_\_\_\_\_

Property Address: 178 Mexico Lane, Mahopac, NY Tax Map # 53.-2-28

Agency Submitting Application if Applicable: n/a

Location of Wetland: East side of Mexico Lane in front of property

Size of Work Section & Specific Location: 60 t.f. of the proposed road and detention pond. Grading within 100 ft setback to state wetland

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).

Small amount of detention pond fill 800 ft and 1200 ft of private road.

Proposed Start Date: June 2016 Anticipated Completion Date: June 2017 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

5-14-16

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.

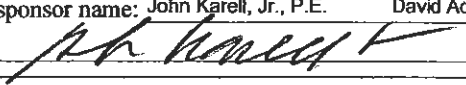
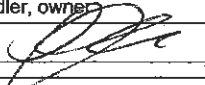
<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: DEWN 5 LOT REALTY SUBDIVISION							
Project Location (describe, and attach a location map): 500 FEET WEST OF THE INTERSECTION OF HITCHCOCK HILL ROAD AND MEXICO LANE, ON THE WEST SIDE OF MEXICO LANE							
Brief Description of Proposed Action: 5 LOT REALTY SUBDIVISION SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS. A PRIVATE ROAD WILL BE PROVIDED TO SERVE THE 5 LOTS.							
Name of Applicant or Sponsor: DAVID ADLER, DEWN HOLDING COMPANY		Telephone: E-Mail:					
Address: 19 SUNSET DRIVE							
City/PO: THORNWOOD		State: NY	Zip Code: 10594				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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: NYSDEC WETLANDS; PUTNAM COUNTY HEALTH DEPT SUBDIVISION; TOWN OF CARMEL PLANNING BOARD SUBDIVISION; TOWN OF CARMEL ECB-WETLANDS; TOWN BOARD-OPEN DEVELOPMENT; NYCDEP-STORMWATER			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		30.45 acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		30.45 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<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, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near 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? If the proposed action will exceed requirements, describe design features and technologies: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ INDIVIDUAL DRILLED WELLS		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ INDIVIDUAL SEPTIC SYSTEMS		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		<input type="checkbox"/> NO <input checked="" type="checkbox"/> 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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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"/>
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"/>

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

Applicant/sponsor name: John Karell, Jr., P.E.      David Adler, owner      Date: January 31, 2016

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>



	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)



## PERMIT

### Under the Environmental Conservation Law (ECL)

#### Permittee and Facility Information

Permit Issued To:  
DEWN HOLDING CORPORATION  
19 SUNSET DR

THORNWOOD, NY 10594

Facility:  
DEWN SUBDIVISION  
MEXICO LN 600 FT SW OF HITCHCOCK HILL  
RD  
MAHOPAC, NY 10541

Facility Location: in CARMEL in PUTNAM COUNTY

Facility Principal Reference Point: NYTM-E: 603.577 NYTM-N: 4584.71  
Latitude: 41°24'26.2" Longitude: 73°45'38.8"

Authorized Activity: This permit authorizes disturbance to 6,488 square feet of the adjacent area of NYS-regulated Freshwater Wetland OL-18, Class 1. The disturbance is associated with an access road and stormwater basin to serve a new 5-lot single-family residential subdivision on a 30.45-acre parcel. All work is separated from the wetland by Mexico Lane.

#### Permit Authorizations

##### Freshwater Wetlands - Under Article 24

Permit ID 3-3720-00372/00001

New Permit

Effective Date: 12/5/2013

Expiration Date: 12/31/2017

#### NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: DANIEL T WHITEHEAD, Deputy Regional Permit Administrator  
Address: NYSDEC REGION 3 HEADQUARTERS  
21 SOUTH PUTT CORNERS RD  
NEW PALTZ, NY 12561 -1620

Authorized Signature:

*Daniel T Whitehead*

Date 12/5/2013



### Distribution List

John Karell, Karell Eng via email  
Town of Carmel Supervisor via email  
Maria Tupper-Goebel, NYCDEP via email  
Doug Gaugler, DEC Bur of Habitat via email

### Permit Components

#### NATURAL RESOURCE PERMIT CONDITIONS

#### GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

#### NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

### NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

1. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Hudson Engineering & Consulting P.C. and consisting of the thirteen sheets listed in Natural Resource Condition # 2.

2. **Approved Plans** The approved plans consist of the following sheets titled "5-Lot Subdivision Mexico Lane (AKA Eagle Hill):

1. Sheet C-1 Trench Layout Plan, dated 5/31/2008 and last revised 8/12/2013
2. Sheet C-1A Subdivision Plat, dated 7/18/2013 and last revised 8/12/2013
3. Sheet C-2 Sediment & Erosion Control Plan, dated 5/31/2008 and last revised 8/12/2013
4. Sheet C-3 Road Profile, dated 1/20/2008 and last revised 1/23/2012
5. Sheet C-4 Details, dated 1/20/2008 and last revised 3/21/2012
6. Sheet C-5 Details, dated 1/20/2008 and last revised 1/23/2012
7. Sheet C-6 Details, dated 1/20/2008 and last revised 4/16/2012
8. Sheet C-7 Proposed Easements, dated 3/21/2012 and last revised 11/13/2012
9. Sheet C-8 Sequencing Limits Plan, dated 4/16/2012 and last revised 11/13/2012
10. Sheet C-9 Sequencing Limits Plan, dated 4/16/2012 and last revised 11/13/2012
11. Sheet C-10 Sequencing Limits Plan, dated 4/16/2012 and last revised 11/13/2012
12. Sheet WS-E Watershed - Existing, dated 1/20/2008 and last revised 1/23/2012
13. Sheet WS-P Watershed - Proposed, dated 1/20/2008 and last revised 1/23/2012

3. **Notice of Intent to Commence Work** The Permittee shall notify the Department 3 to 5 days prior to the commencement of work on the project by emailing Doug Gaugler, [dggauge@gw.dec.state.ny.us](mailto:dggauge@gw.dec.state.ny.us). The email needs to include the permit number, permittee name and the project start date.



4. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
5. **No Wetland Disturbance** No disturbance to the wetland is authorized.
6. **Work Within Area Depicted on Plans** All construction activity, including operation of machinery, excavation, filling, grading, clearing of vegetation, disposal of waste, street paving and stockpiling of material must take place within the project site as depicted on the project plans referenced by this permit. Construction activity is prohibited within areas to be left in a natural condition or areas not designated by the subject permit.
7. **Install Erosion Controls** Before any soil is disturbed on the subject site, the permittee shall install erosion and sedimentation controls which are adequate to prevent erosion and sedimentation off-site. Such controls shall be maintained until the unpaved portions of subject site, if any, are stabilized by a self-sustaining cover of vegetation that is adequate to prevent erosion and sedimentation on and off such site. Before such controls are removed, the permittee shall remove all sediment that has accumulated at such controls.
8. **Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
9. **Invasive Species (Non-native Vegetation)** To prevent the unintentional introduction or spread of invasive species, the permittee must ensure that all construction equipment be cleaned of mud, seeds, vegetation and other debris before entering any approved construction areas within the state regulated freshwater wetland or its 100 foot adjacent area.
10. **Seed, Mulch Disturbed Soils** All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass seed and mulched with straw within one week of final grading.

If seeding is impracticable due to the time of year, a temporary mulch shall be applied and final seeding shall be performed at the earliest opportunity when weather conditions favor germination and growth but not more than six months after project completion.
11. **State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.
12. **State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State. and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without



expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

**13. State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

<b>GENERAL CONDITIONS - Apply to ALL Authorized Permits:</b>
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**1. Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

**2. Relationship of this Permit to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

**3. Applications For Permit Renewals, Modifications or Transfers** The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator  
NYSDEC REGION 3 HEADQUARTERS  
21 SOUTH PUTT CORNERS RD  
NEW PALTZ, NY 12561 -1620

**4. Submission of Renewal Application** The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.



**5. Permit Modifications, Suspensions and Revocations by the Department** The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

**6. Permit Transfer** Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

#### NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

**Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification**

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

**Item B: Permittee's Contractors to Comply with Permit**

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

**Item C: Permittee Responsible for Obtaining Other Required Permits**

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

**Item D: No Right to Trespass or Interfere with Riparian Rights**



This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

**Item E: SEQR Unlisted Action, No Lead Agency, No Significant Impact** Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action and the Department of Environmental Conservation has determined that it will not have a significant effect on the environment. Other involved agencies may reach an independent determination of environmental significance for this project.

New York State Department of Environmental Conservation  
Division of Environmental Permits, Region 3  
21 South Platt Corners Road, New Paltz, New York 12561-1620  
FAX: (845) 255-4659  
Website: [www.dec.ny.gov](http://www.dec.ny.gov)

**IMPORTANT NOTICE TO ALL PERMITTEES**

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. Applications for permit renewal should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator at the above address. For SPDES, Solid Waste and Hazardous Waste Permits, renewals must be made at least 180 days prior to the expiration date.

- ☐ Applicable only if checked. Please note all work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If a permit notice sign is enclosed, you must post it at the work site with appropriate weather protection, as well as a copy of the permit per General Condition 1.

If the permit is associated with a project that will entail construction of new water pollution control facilities or modifications to existing facilities, plan approval for the system design will be required from the appropriate Department's regional Division of Water or delegated local Health Department, as specified in the State Pollutant Discharge Elimination System (SPDES) permit.

If you have any questions on the extent of work authorized or your obligations under the permit, please contact the staff person indicated below or the Division of Environmental Permits at the above address.

Rebecca Crist   
Division of Environmental Permits, Region 3  
Telephone (845) 256-3014

☒ **Applicable Only if Checked for STORMWATER SPDES INFORMATION:** We have determined that your project qualifies for coverage under the General Stormwater SPDES Permit. You must now file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at: <http://www.dec.ny.gov/chemical/43133.html>

☒ **Applicable Only if Checked MS4 Areas:** This site is within an MS4 area (Municipal Separate Storm Sewer System), therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 acceptance Form must be submitted in addition to the Notice of Intent. This form can be downloaded at the same site as the Notice of Intent.

Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, New York 12233-3505

In addition, DEC requests that you provide one electronic copy of the approved SWPPP directly to Natalie Browne at NYS DEC, 100 Hillside Avenue - Suite 1W, White Plains, NY 10603-2860.



New York State  
Department of Environmental Conservation

**NOTICE**

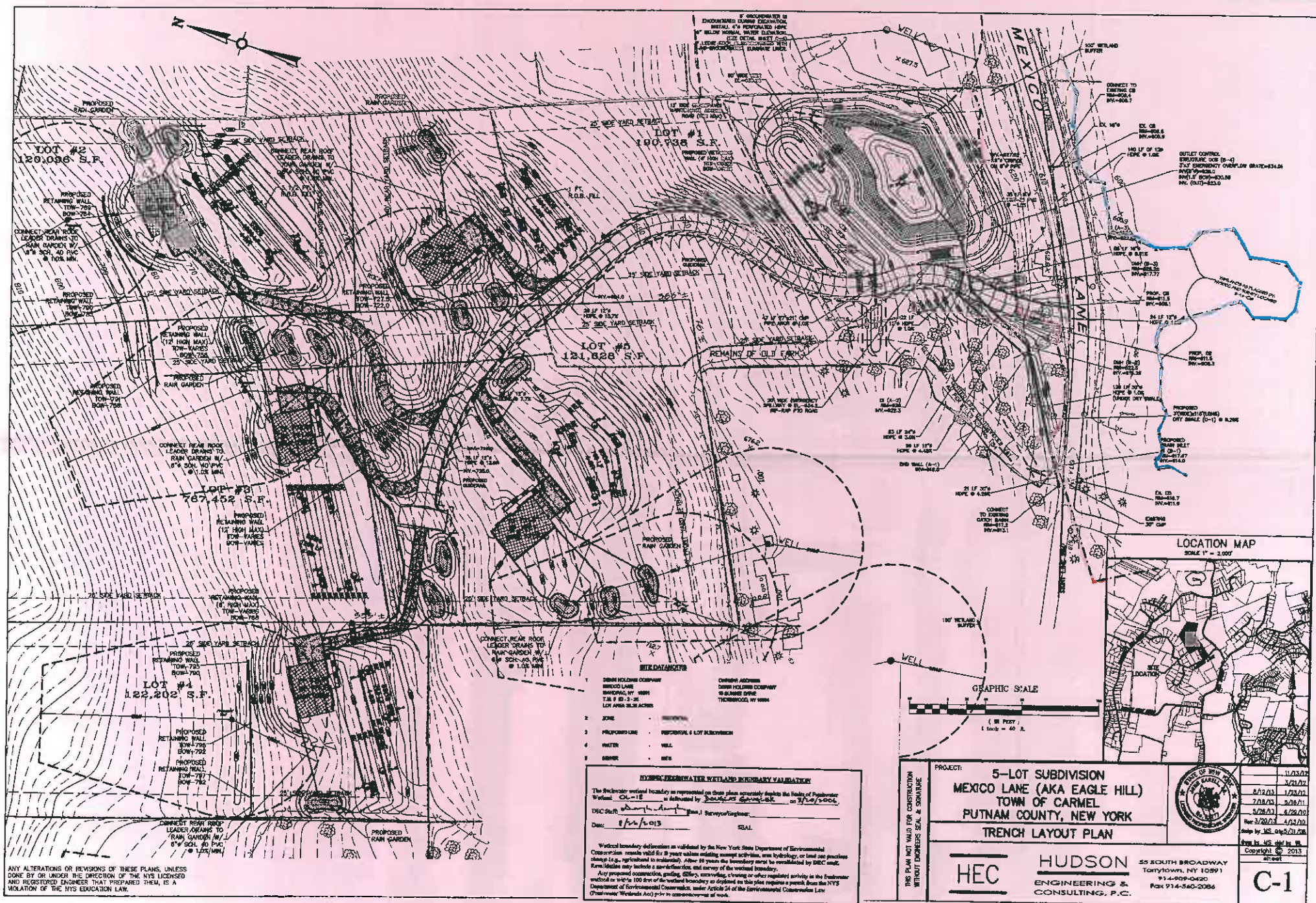
The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department conditions on it, contact the DEC at 845/256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Dewn Holding Corp Permit No. 3-3720-00372/00001

Effective Date: 12-05-2013 Expiration date: 12-31-2017

☐ Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is **NOT** a permit.



May 13, 2016

Mr. Robert Laga, Chairman  
Town of Carmel Environmental Conservation Board  
60 McAlpin Avenue  
Mahopac, NY 10541

**Regarding: Wetland Permit – Proposed Pool  
8 Fairy Lane, Mahopac  
Carmel (T)**

Dear Mr. Laga,

This office has finalized the Site Plan and Construction Details for the pool proposed at the above referenced address. Plans have been revised to address all of the concerns expressed by the Environmental Conservation Board. Attached please find six (6) copies of the revised plans to be considered for review. Plans have been revised as follows:

1. *Two spill kits are noted on the plan and are to be placed on the site prior to construction. One shall be placed in the rear yard near the lake and the other in the driveway near the construction staging and equipment storage area.*
2. *An equipment washout area has been designated adjacent to the existing driveway. The basin shall be surrounded with hay bales and silt fence to capture any spoils. Hardened material shall be loaded onto trucks and disposed of off site.*
3. *The existing oil tank on the property is not buried. Several years ago, a buried tank was removed and replaced with the current tank. The existing tank is an above ground, 500 gallon, heavy duty AST-10 gauge tank which will be relocated to a designated area on the plan. The designated area will be provided with a screened enclosure and containment curbing.*
4. *A spill plan has been prepared and is included on the Construction Detail sheet. The plan indicates the responsible parties to implement the plan as the owner and the pool contractor who has yet to be determined. The plan will go into effect once construction commences and will terminate upon site stabilization and removal of erosion control measures.*
5. *Any fueling and refueling of equipment shall occur within the designated construction staging area which is located outside of the regulated wetland area.*



6. *A modified construction sequence has been added to the plan. The sequence can be found on the Construction Detail sheet.*
7. *A procedure for pool drawdown has been provided on the plan. The procedure can be found on the Construction Detail sheet.*
8. *A Stormwater Pollution Prevention Plan along with an MS4 Acceptance form has been prepared for review by the Town Engineer. Included with the SWPPP is a NYSDEC Notice of Intent to obtain coverage under GP-0-15-02. A copy is attached for your review.*

In addition, an "Investigation for the Presence of USACOE Wetlands" was performed on May 9, 2016 by Paul J. Jaehnig, Wetland and Soil Consultant. Mr. Jaehnig determined, based upon his investigation, that No USACOE wetlands were identified on the site. This investigation was conducted in accordance with the U.S. Army Corps of Engineers protocol. Attached please find a copy of Mr. Jaehnig's report dated May 11, 2016 consisting of a narrative report, photographs, USACOE Data Sheets and a Wetland and Soils Map.

Should you have any questions regarding the above responses or require any additional information please feel free to contact us. The owner respectfully submits the updated information to conclude the review of the application.

Very Truly Yours,



Peter J. Gregory, P.E.  
PG/tm

# STORMWATER POLLUTION PREVENTION PLAN

FOR

LOBEL RESIDENCE POOL  
8 FAIRY LANE  
TOWN OF NEW CARMEL  
PUTNAM COUNTY, NEW YORK

MAY 13, 2016

PREPARED BY:  
KEANE COPPELMAN GREGORY ENGINEERS, P.C.  
113 SMITH AVENUE  
MOUNT KISCO, NEW YORK 10549

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## **§ 156-81 Stormwater Pollution Prevention Plans**

This document is being prepared as a Stormwater Pollution Prevention Plan (the “SWPPP”) in accordance with the technical standards set forth in the New York State Department of Environmental Conservation (the “NYSDEC”) Stormwater Management Design Manual (the “Design Manual”) and Permit No. GP-0-15-002 “SPDES General Permit, for Stormwater Discharges from Construction Activity” from the NYSDEC, as well as Article X “Stormwater Control” sections 156-80 through 156-89 of the Code of the Town of Carmel for the planned Lobel Residence Pool located at 8 Fairy Lane in the Town of Carmel within Putnam County, New York

### **§ 156-81A Stormwater Pollution Prevention Plans**

The Stormwater Pollution Prevention Plan was prepared for the proposed land development activity in order to provide erosion and sediment controls during construction as well as post-construction stormwater management as a result of land disturbance greater than 5,000 square feet as well as the creation of more than 1,000 square feet of new impervious surface area.

### **§ 156-81B Stormwater Pollution Prevention Plan Requirements**

#### **§ 156-81B (1) Background Information**

This SWPPP report was prepared by Keane Coppelman Gregory Engineers, P.C., the project’s engineering consultant, for Mark Lobel and is based on the attached Site Plan, sheet 2 of 3, Construction Details, sheet 3 of 3, and the Stormwater Management Analysis, see Appendix C. The SWPPP report will include the text associated with these documents as well as address anticipated conditions during construction and methods used to mitigate soil disturbance activities, minimize erosion and transport of sediment, and avoid negative impacts to adjacent properties and bodies of water. The project is located in the Town of Carmel, Putnam County, New York at 8 Fairy Lane. It is situated towards the end of Fairy Lane on the east side of the island. The project proposes the construction of a swimming pool with terrace, stairs, retaining walls, and pool equipment pad as well as landscaping in the form of replacement trees and drainage improvements to mitigate the new impervious surface area totaling approximately 1,825 square feet. The site is currently developed with level to very steep slopes and is located in the Residential Zoning District as well as within the New York City Watershed Basin.

#### **§ 156-81B (2) Site Map/Construction Drawings**

Refer to the Appendix “A” for a location map and the Site Plan for total site area, all improvements, areas of disturbance, areas that will not be disturbed, existing vegetation, drainage patterns that could be altered by the construction activity, existing and final slopes, soil types, and location of stormwater management practices and discharges.



**§ 156-81B (3) Soil Type**

Soil types have been obtained from the *National Cooperative Soil Survey – Web Soil Survey* prepared by the United States Department of Agriculture Natural Resources Conservation Service. Soils on the site have been determined to be CrC Charlton-Chatfield complex, rolling, very rocky and classified as HSG B. Refer to Appendix B for a copy of the soil map for this site and further characteristics of the soils.

**§ 156-81B (4) Construction Phasing Plan**

A Construction Phasing Plan has been developed describing the intended progression of construction activities including clearing, excavation and grading, utility and infrastructure installation and any other activity that could result in soil disturbance.

1. Contractor shall notify Town of Carmel; Wetland Inspector, Building Inspector and Town Engineer on intention to commence work.
2. Surveyor shall stake out Limit of Disturbance Line.
3. Contractor shall schedule a pre-construction meeting on site to discuss limit of disturbance, construction sequence, tree removal and schedule.
4. Contractor to proceed with construction activity according to sequence outlined below only after all soil erosion and sediment control measures and spill prevention measures have been put in place as shown on the Site Plan, sheet 2 of 3:

**Construction of Pool, Terrace, Walls, Pool Utility Connections and Drainage Improvements**

- Silt fence to be installed prior to commencement of any construction activity that could result in disturbance of soil. In addition, silt fence to be installed immediately downhill of construction area. Construction fences to protect existing septic area and existing well shall also be installed.
- Spill kits are to be placed in their respective areas. Oil-only booms from spill kit are to be placed and secured on the lake to contain any potential oil spills into the water.
- Once erosion control measures and spill prevention measures/kits are in place, the Wetland Inspector shall make an inspection prior to the start of construction.
- Contractor shall prepare construction entrance and install gravel anti tracking pad at entrance prior to clearing activity. Dumpsters to be placed within existing driveway for loading of stumps and debris to be removed. Install a wood chip berm at low end of dumpster for any in box runoff.
- Trees slated for removal shall be cleared and stumped within limits of disturbance relating to the proposed project. No stumps shall be buried on site. All stumps shall be carted off site. Brush and small trees are to be chipped and distributed on site as erosion controls and/or stockpiled for future use. Provide chip and mulch adjacent to protected trees to preserve roots.
- Install remaining sediment control measures as indicated on the Site Plan, sheet 2 of 3.
- Contractor shall begin site work including cutting of slope, excavation for pool shell, installation of retaining walls, pool equipment pad, and rough grading.
- Drain pipes shall be installed prior to the pool terrace.

- Remaining site work to be completed as work progresses as follows:  
Construct proposed pool and terrace, and pool equipment utilities.
  - Install drain inlets and drain pipes
  - Install rain garden by excavating and filling in with specified material. Maintain size and location as indicated on Site Plan, sheet 2 of 3, and depths as indicated on Construction Details, sheet 3 of 3.
  - Final grade rear and side yard adjacent to pool
  - Install landscaping
  - Topsoil, seed, sod or hydroseed, and mulch all disturbed areas
  - Remove and restore construction entrance
  - The Wetland Inspector shall inspect the site to verify that the work is complete and the site is stable before the erosion control measures are to be removed.
  - Remove cap from inlet to pretreatment sedimentation basin and put rain garden “on line” only after construction is completed and the site is fully stabilized.
  - Remove erosion control and spill kits only after all areas have been thoroughly stabilized.

**§ 156-81B (5) Pollution Prevention Measures to Control Litter, Construction Chemicals, and Construction Debris from Becoming a Pollutant Source in Stormwater Runoff**

Good Housekeeping - Generally good housekeeping measures will be practiced in keeping a clean, orderly construction site. Good housekeeping practices will reduce the possibility of accidental spills, improve response times in event of a spill and reduce safety hazards on site.

Waste Disposal – The proper management and disposal of building materials and other site construction site wastes should be implemented to prevent pollution. Construction sites tend to generate a great deal of solid waste material. To ensure that construction waste is properly disposed of an adequate number of containers should be provided. Containers should be covered prior to rainfall. Arrangements should be made to collection often enough to prevent overflow conditions.

Minimize Offsite Vehicle Tracking of Sediments – Controlling offsite tracking of sediments will require attention during construction while construction traffic is entering and exiting the site. A stabilized construction entrance is very effective in reducing offsite tracking of mud, dirt and rocks. Streets adjacent to the construction site should be swept to remove any excess mud, dirt or rock tracked onto the site. Delivery of materials or other traffic should be scheduled when personnel is available to provide the necessary cleanup if required.

Sanitary Disposal – Commonly found portable facilities generally found on construction sites should be emptied periodically. Facilities should be kept in good working order and contracted to regularly remove waste and be kept in good working order. This will prevent overloading of system and avoid a storm water runoff discharge.

Material Management - Material storage areas on construction sites can be a major source of pollution based upon the possible mishandling of materials and accidental spills. An inventory of material should be made. Special care should be given to those materials that have the

potential to come into contact with storm water. To reduce the potential risk good housekeeping and material management practices for storage and use will help minimize exposure risks.

*Spills* – Spills are a source of storm water contamination. Spills on a construction site can contaminate soil and water, waste material and result in potential health risks. Preparation of a spill control plan will prepare contractors to deal quickly and effectively with accidental spills. A spill control plan should be created and include measures to: STOP the source of the spill, CONTAIN the spill, CLEAN up the spill, DISPOSE of material contaminated by the spill, IDENTIFY and train the personnel responsible for prevention and control of spill. Spill kits are located on the Site Plan, sheet 2 of 3.

*Control of Non Storm water Discharges* - Attention should be made toward non-storm water discharges which would be permitted and associated with construction related activities. These practices may include discharges from fire fighting activities, dewatering operations associated with the construction, water main flushing, pavement wash waters from sweeping and dust control and irrigation water associated with landscaping activities. Generally, all sediment and erosion control measures should be in place prior to discharge, and be directed toward areas that are stable to minimize erosion. Non-storm water flows are not to be discharged onto disturbed areas.

**§ 156-81B (6) Description of Construction and Waste Materials Expected to be Stored On-Site and Controls to Reduce Pollutants from these Materials**

The following materials or substances listed below could be expected to be present on site during construction:

Concrete	Detergents	Petroleum Based Products
Fertilizers	Paints	Cleaning Solvents
Masonry Block	Metal Studs	Steel
Fuel (Diesel, Gasoline)	Wood	Lubricants
Epoxies/Adhesives	Tar	Gypsum

An effort will be made to store only enough products to properly do the job. All materials stored on site will be stored in a neat, orderly manner in their appropriate containers and if possible beneath a roof or other enclosure. All products will be kept in their original containers with original manufacturer's label. Whenever possible, all of a product will be used up prior to disposing of its container. The manufacturer's recommendations for proper use and disposal will be followed. The site project manager will inspect daily to ensure proper, storage and disposal of materials.

In order to reduce the risks associated with hazardous materials, products will be kept in their original containers unless they are not re-sealable. Original labels and MSD will be retained for important product information. If surplus material must be disposed of, manufacturers recommended method of disposal shall be followed.

In order to control litter, construction chemicals, and debris from becoming a pollutant source in storm water runoff, the area where materials and substances are handled and stored should be limited to area indicated on plan within staging and storage area.

**§ 156-81B (7) Temporary and Permanent Structural and Vegetative Measure to be Used for Soil Stabilization, Runoff Control and Sediment Control for Each Stage of the Project**

- Stabilized Construction Entrance – This temporary measure shall be installed immediately when site access has been established. Construction access drive to be removed and restored upon completion of project.
- Silt Fence - This temporary structural measure is to remain in place from initial land clearing and grubbing to project close-out and until the entire site is thoroughly stabilized.
- Soil Stockpiling –This temporary measure shall be in place upon stripping and stockpiling of topsoil until project close. All stockpiled areas shall be leveled, stabilized and restored to original elevation upon completion of project.
- Site Stabilization – All areas should be stabilized if they are not worked for greater than 14 days. Mulch shall be applied to all areas that are to be stabilized.

**§ 156-81B (8) Site Map/ Construction Drawings Specifying the Locations, Sizes, and Lengths of Each Erosion and Sediment Control Practice**

Refer to the Site Plan, sheet 2 of 3, for the location, sizes, and lengths of each erosion and sediment control practice.

**§ 156-81B (9) Dimensions, Material Specifications, and Installation Details for all Erosion and Sediment Control Practices, Including the Siting and Sizing of any Temporary Sediment Basins**

Refer to the Construction Details, sheet 3 of 3, for the dimensions, material specifications, and installation details for all erosion and sediment control practices.

**§ 156-81B (10) Temporary Practices that will be Converted to Permanent Control Measures**

Once all disturbed areas are stabilized, and once all construction has been finalized, the contractor shall begin the following process:

- 1) Verify all permanent features are in place, cleaned of all debris, stabilized, and ready to receive storm water. Particular attention should be paid to insure all conveying piping systems are clean of all sediment and debris.
- 2) Verify all stockpiled areas are level, stabilized and restored to original elevation.

- 3) Remove temporary devices, such as silt fencing, being careful to remove any accumulated trapped materials prior to removal of the silt fencing itself.
- 4) Inspect all drain inlet sumps to verify all sediment and debris has been removed
- 5) During a rainfall event, observe that all stormwater management practices are working properly.

**§ 156-81B (11) Implementation Schedule for Staging Temporary Erosion and Sediment Control Practices, Including the Timing of Initial Placement and Duration that each Practice Should Remain in Place**

A schedule for staging temporary erosion and sediment control practices has been developed to prevent erosion and sedimentation during construction. Refer to the *Construction Phasing Plan 156-81B(4)* section of this report for further detail.

**§ 156-81B (12) Maintenance Schedule to Ensure Continuous and Effective Operation of the Erosion and Sediment Control Practice**

Temporary structures and practices indicated on the Site Plan, sheet 2 of 3, will be installed and maintained through the duration of the project's construction. As required, structures and practices located within disturbed areas shall be inspected by a qualified individual at least once per week and within 24 hours of each rainfall event greater than 0.5 inches of precipitation. Stabilized areas within the site shall be inspected at least once per month until the entire site has been finally stabilized. Following each inspection, a report will be completed and forwarded to the designated stormwater management officer. Based upon the results of the inspection, appropriate repairs and/or revisions to the structures and practices shall be made and implemented within a week following the inspections.

The construction inspection and maintenance schedule will consist of the following:

- Silt Fence Inspection: (During Construction): Inspect within 24 hours after each significant rainfall event (greater than 0.5 inch of rainfall), and at least daily during prolonged rainfall. All repairs are to be made within 24 hours. Inspection for physical damage shall be made weekly. If filter fabric shows signs of decomposing or is damaged, it shall be repaired within 24 hours.
- Stabilized Construction Entrance: (During Construction): shall be installed on the day that site access has been established. The integrity of the pad is greatly diminished with extended use and deposition of silts and sediment. Periodic application of additional gravel shall be applied on regular basis. Any material transported off site onto roadway shall be cleaned immediately.
- Soil Stockpiling: (During Construction): Perimeter sediment controls shall be maintained according to standards specified above. Stockpiles and fill area shall be inspected at least weekly for signs of erosion or problems with plant establishment.

**§ 156-81B (13) Name of Receiving Water**

Stormwater Runoff generated from the site prior to and post construction is collected, conveyed and discharged from the east and west sides of the property. The project is located within the New York City Watershed Basin.

**§ 156-81B (14) Delineation of SPPP Implementation responsibilities for each Part of the Site**

The person responsible for implementing the construction maintenance program from the commencement of construction to six (6) months following the completion of construction is the project owner:

Mark Lobel  
8 Fairy Lane  
Mahopac, New York 10514

As noted above, during construction, Mark Lobel will be responsible for the implementation of the SPPP responsibilities.

**§ 156-81B (15) Description of Structural Practices Designed to Divert Flows from Exposed Areas of the Site to the Degree Attainable**

This section will outline the structural practice that will divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas.

Silt Fence - This temporary structural measure is to remain in place from initial land clearing and grubbing to project close-out and until the entire site is thoroughly stabilized.

**§ 156-81B (16) Any Existing Data that Describes the Stormwater Runoff at the Site**

The pre-development stormwater runoff at the site discharges along both the eastern and western side of the property. Due to the currently developed condition with level to very steep slopes, large volumes of overland sheet flow discharge at various locations along the eastern and western property line.

**§ 156-81C Conditions for Land Development Activities****§ 156-81C (1) Condition One**

Stormwater runoff from land development activities discharging a pollutant of concern to either an impaired water identified on the Department's 303(d) list of impaired waters or a total maximum daily load (TMDL) designated watershed for which pollutants in stormwater have been identified as a source of impairment.

**§ 156-81C (2) Condition Two**

Stormwater runoff from land development activities disturbing five or more acres

**§ 156-81C (3) Condition Three**

Stormwater runoff from land development activity disturbing between one and five acres of land during the course of the project, exclusive of the construction of single-family residences and construction activities at agricultural properties.

**§ 156-81D SWPPP Requirements for Condition One, Two, and Three of Subsection C**

Our project does not meet the thresholds for any of the conditions stated in subsection C, and therefore do not require post-construction management practices.

**References**

Bell, W., April 1997. "BMP Technologies for Urban and Ultra-urban Settings", presented at Stormwater Quality Management Technical Seminar, April, 1997.

New York City Department of Environmental Protection, 1993. Final Generic Environmental Impact Statement for the Proposed Watershed Regulations. New York City.

New York City Department of Environmental Protection, 1996. Rules and Regulations for the Protection from Contamination Degradation And Pollution of the New York City Water Supply I and its Sources. Final Regulations. New York City. 118 pp.

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New York State DEC. August 2003. New York State Stormwater Management Design Manual. Center for Watershed Protection, Ellicott City, Md. 544 pp.

New York State DEC. August 2007. New York State Standards and Specifications for Erosion and Sediment Control. NYS DEC Division of Water. 406 pp.

New York State DEC. 2008. SPDES General Permit for Stormwater Discharges from Construction Activities, Permit No. GP-0-08-001, Albany, New York. 40 pp.

Schueler, T. R., 1987. Controlling Urban Runoff: A Practical Manual for the Planning and Designing of Urban BMP's. Metropolitan Washington Council of Governments. Washington, D.C., 217pp.

Schueler, T. R., 1996. "Updated Review of Urban BMPs", Lecture and handouts from NYSDEC Stormwater Management Conference, November, 1996 and October, 1997.

## **List of Appendices**

Appendix A – Location Map

Appendix B – Soils Map and Description

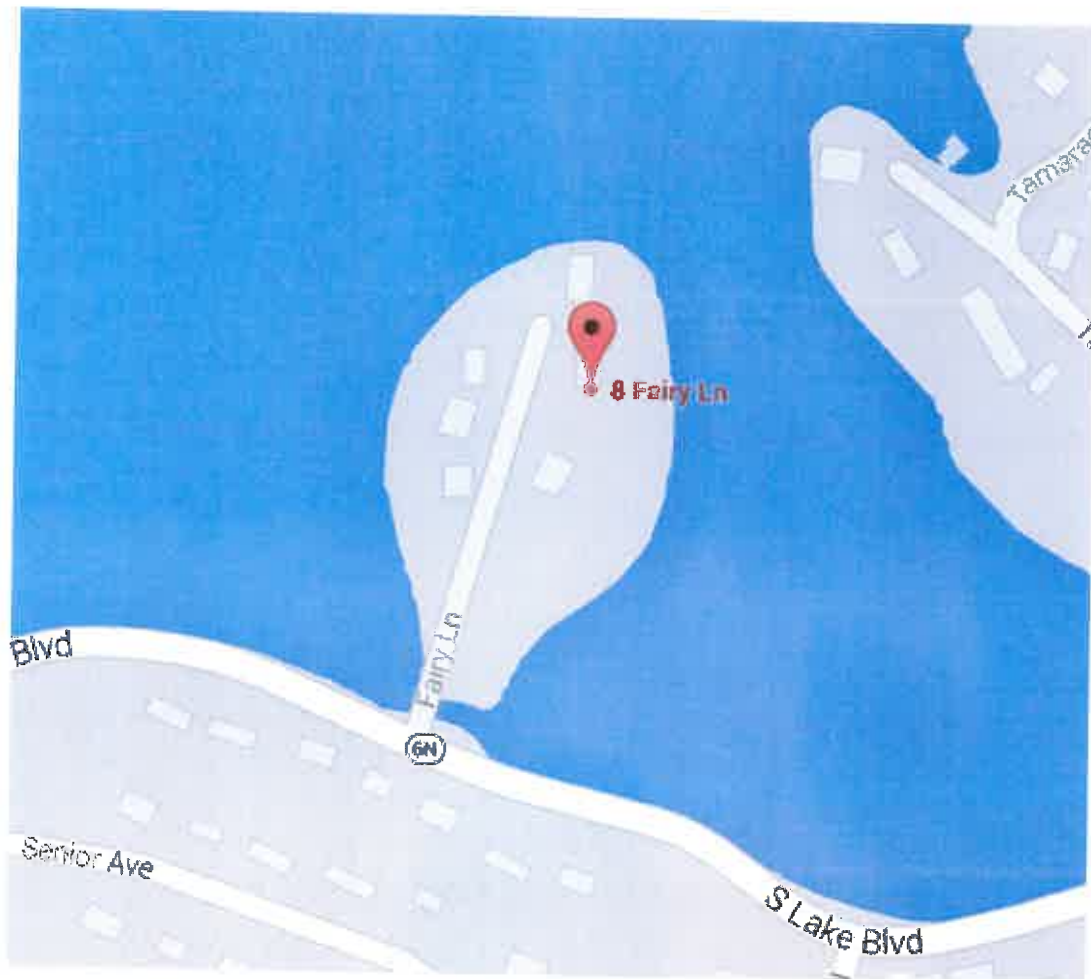
Appendix C – Stormwater Management Analysis

Appendix D – Contractor Certification Statement



## **Appendix A**

### **Location Map**



## **Appendix B**

### **Soils Map and Description**

Putnam County, New York (NY079)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, rolling, very rocky	0.5	100.0%
Totals for Area of Interest		0.5	100.0%



## **Appendix C**

### **Stormwater Management Analysis**

Including:

### **Water Quality Volume Calculation**

### Water Quality Volume (WQv) Calculation

Water Quality Volume sizing to capture and treat 90% of the average annual stormwater runoff volume in accordance with Chapter 4 of the NYS Stormwater Management Design Manual.

$$WQv = \frac{(P * Rv * A)}{12}$$

Where:

**WQv** = water quality volume (in acre-feet)

**P** = 1 year, 24 hour design storm

**Rv** =  $0.06 + 0.009(I)$ , where I is impervious cover

**A** = Site area in acres

Total area,  $A = 6750 \text{ ft}^2 = 0.155 \text{ acres}$

Total impervious area =  $1,825 \text{ ft}^2 = 0.0419 \text{ acres}$

Percent of impervious area,  $I = 27.04\%$

$$\therefore Rv = 0.29$$

$P = 1.5 \text{ inches}$

$$WQv \text{ required} = \frac{(1.5 \text{ inches} * 0.29 * 0.155 \text{ acres})}{12}$$

$$WQv \text{ required} = 0.006 \text{ acre-feet} = 247.5 \text{ ft}^3$$

$$V_{sm} = Arg * D_{sm} * P_{sm}$$

$$V_{dl} = Arg * D_{dl} * P_{dl}$$

Where:

**Arg** = proposed rain garden surface area

**D<sub>sm</sub>** = depth of soil media

**D<sub>dl</sub>** = depth of drainage layer

**P<sub>sm</sub>** = porosity of soil media

**P<sub>dl</sub>** = porosity of drainage layer

**V<sub>sm</sub>** = volume of soil media

**V<sub>dl</sub>** = volume of drainage area

$$Arg = 300 \text{ ft}^2$$

$$D_{sm} = 1 \text{ ft}$$

$$D_{dl} = 0.5 \text{ ft}$$

$$P_{sm} = 0.2$$

$$P_{dl} = 0.4$$

$$V_{sm} = 300 \text{ ft}^2 * 1 \text{ ft} * 0.2 = 60 \text{ ft}^3$$

$$V_{dl} = 300 \text{ ft}^2 * 0.5 \text{ ft} * 0.4 = 60 \text{ ft}^3$$

$$\text{Ponding depth, } D_p = 0.5 \text{ ft}$$

$$WQv_{required} \leq WQv$$

$$247.5 \text{ ft}^3 \leq V_{sm} + V_{dl} + (D_p * Arg)$$

$$247.5 \text{ ft}^3 \leq 60 \text{ ft}^3 + 60 \text{ ft}^3 + (0.5 \text{ ft} * 300 \text{ ft}^2)$$

$$247.5 \text{ ft}^3 \leq 270 \text{ ft}^3$$

## **Appendix D**

### **Contractor Certification Statement**



**LOBEL RESIDENCE POOL  
8 FAIRY LANE  
MAHOPAC, NEW YORK 10541**

**CONTRACTOR CERTIFICATION STATEMENT**

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

\_\_\_\_\_  
**Construction Activity Responsible For**

\_\_\_\_\_  
**Trained Contractor Print Name**

\_\_\_\_\_  
**Trained Contractor Title**

\_\_\_\_\_  
**Contracting Firm Name**

\_\_\_\_\_  
**Contracting Firm Address & Telephone Number**

\_\_\_\_\_  
**Date of Certification**

\_\_\_\_\_  
**Trained Contractor Signature & Trainee SWT#**

*Paul J. Jaehnig*

*Wetlands and Soils Consulting*

**Investigation for the Presence  
of  
USACOE Wetlands  
The Lobel Site**

8 Fairy Lane  
Tax ID 75.80 '1 / 53  
Approx. 0.5 Acre

Carmel, NY

*Prepared for*  
**Lobel Fairy Island L.L.C.**

May 11, 2016



16lobel.8fairyLane.carmelny.wlrep

P.O. Box 1071

Ridgefield, CT 06877

tel. (203) 438-9993

## **Introduction**

A wetland investigation was conducted on property located at 8 Fairy Lane in the Town of Carmel, NY on May 9, 2016 by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist. The work consisted of the taking of soil borings to identify the presence of wetland or hydric soils on the site. The work was conducted in accordance with the U.S. Army Corps of Engineers (USACOE) protocol. The work was done at the request of the client Lobel Fairy Island L.L.C. No hydric are identified on the site using USACOE protocol. A water-body, locally know as Lake Mahopac, is at the edge of the non-wetlands.

## **Site Description**

The site is an approx. 0.5 acre area property fronting on the east side of Fairy Lane. The site is located on Fairy Island. The site consists of: a residence; lawn area; and some lightly wooded land (see *Wetland and Soils Map* and *photos 1-4* in Appendix I). Lake Mahopac borders the eastern edge of the site.

Slopes across the site vary from nearly level to steep sloping. Nearly level areas are on the western and eastern portions of the site. Gently sloped areas are on the western portion of the site. Steep sloped areas are on the central portion of the site. The land slopes down to the east and to the lake across most of the site. Some of the western edge of the site slopes down to the west. Topography throughout the site has been modified by past man-made work carried-out during the development of the site. The entire eastern portion of the site consists of level land with fill soil.

A paved driveway comes off of Fairy Drive at two points: one into the southwest corner; a second into the northwest corner of the site. The driveway coming into the northwest corner continues easterly along the northern property line and to the north side of the residence. The driveway coming into the southwest corner of the site continues northeast to the southwest side of the residence (see *photo 1* in Appendix I). The residence is located on the north-central portion of the site.

Lawn area covers much of the lands around the residence. Landscape plant beds break up some of the lawn area. There is a patio just to the east of the residence (see *photo 2* in Appendix I). The lawn are between the residence and the lake is level (see *photo 3* in Appendix I).

A lightly wooded area forms a partial screen between the Lobel site and the neighbor to the south.

## **Wetlands / Water-body**

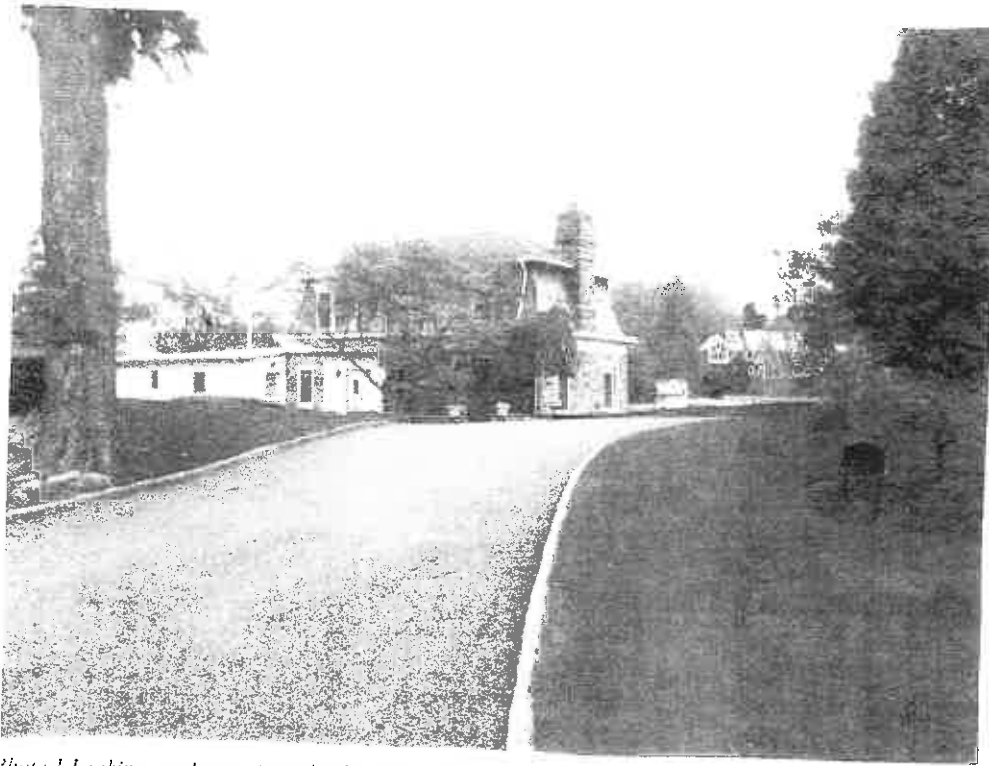
No USACOE wetlands are identified on the site. The edge of Lake Mahopac follows along the edge of the non-wetlands of the site. There is a topographic rise from the edge of the lake up to the non-wetlands. This topographic break is demarcated by a vertical retaining wall of 2 to 3 ft. height, consisting of stone and masonry (see *photo 4* in Appendix I).

### Soils

Shallow soil borings were taken using a spade and Dutch auger at selected locations throughout the site in order to identify soils. Soil boring locations (SS-1, SS-2, etc.) were plotted approx. on the enclosed *Wetland and Soils Map*. Soil borings were logged noting soil profile color, texture, redoximorphic (wetland soil) indicators, water table, and vegetative cover. USACOE data sheets are included for each soil boring location in Appendix II. No hydric or wetland soils were identified on the site.

Soils encountered on the site include: non-wetland, well drained Udorthenrs soils, (Ud1), slopes varied, across most of the site; non-wetland moderately well drained Udorthenrs soils (Ud2), slopes 0 to 3 %, in some areas adjacent to the lake. The distribution of these soil-types is depicted on the enclosed *Wetland and Soils Map*.

**Appendix I**  
Selected Site Photos

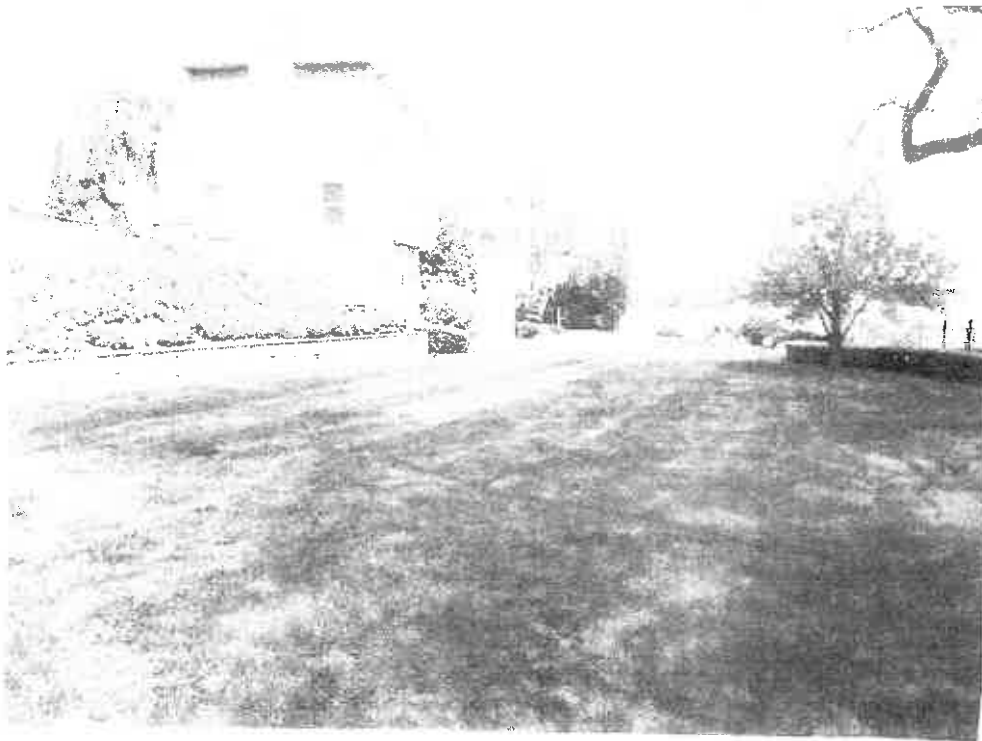


*Photo 1 Looking northeast along the driveway and toward the residence.*



*Photo 2 Looking southwest from the dock and toward the residence. Note patio next to residence.*

*May 2016- Lobel, 8 Fairy Lane, Carmel, NY*



*Photo 3 Looking northerly across level back yard lawn area between the residence and lake.*



*Photo 4 Looking southwest from the dock and toward shoreline of site. Note stone and masonry vertical retaining wall.  
May 2016- Lohel- 8 Fairy Lane, Carmel, NY*

*May 2016- Lobel- 8 Fairy Lane, Carmel, NY*

## **Appendix II**

USACOE Data Sheets



# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Label: 8 Fairy Lane City/County: Carmel / Putnam Sampling Date: 5/9/16  
 Applicant/Owner: Label Fairy Island, LLC State: NY Sampling Point: SS-1  
 Investigator(s): Paul J. Jaehnig Section, Township, Range: -  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none  
 Slope (%): 0 Lat: 41.3737 Long: -73.7395 Datum: 659 Ft.  
 Soil Map Unit Name: Udorthents NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ Soil ☒ or Hydrology ☐ significantly disturbed? Are Normal Circumstances present? Yes ☐ No ☒  
 Are Vegetation ☐ Soil ☒ or Hydrology ☐ naturally problematic? (if needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	if yes, optional Wetland Site ID: _____
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: (Explain alternative procedures here or in a separate report.) <u>Level Lawn with Fill soil; raised elevation relative to adjacent Lake. Soil boring taken.</u>	

## HYDROLOGY

Wetland Hydrology Indicators: <u>none</u>		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)		<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)	
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks)		
Field Observations:		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: <u>Soil boring</u>			
Remarks: <u>Level residential lawn approx. 15 ft. from Lake. stone masonry retaining wall at edge of Lake.</u>			

## VEGETATION – Use scientific names of plants.

Sampling Point: SS-1

Tree Stratum (Plot size: _____) <u>N/A</u>	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			

0 = Total Cover

Sapling/Shrub Stratum (Plot size: _____) <u>N/A</u>	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			

0 = Total Cover

Herb Stratum (Plot size: <u>100 S.F.</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Festuca rubra</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>
2. <u>Lolium perenne</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			

100 = Total Cover

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			

= Total Cover

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of: \_\_\_\_\_ Multiply by: \_\_\_\_\_

OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_

FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_

FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_

FACU species 100 x 4 = 400

UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_

Column Totals: 100 (A) 400 (B)

Prevalence Index = B/A = 4

**Hydrophytic Vegetation Indicators:** N/A

\_\_\_\_ Rapid Test for Hydrophytic Vegetation

\_\_\_\_ Dominance Test is >50%

\_\_\_\_ Prevalence Index is ≤3.0<sup>1</sup>

\_\_\_\_ Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

\_\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes \_\_\_\_\_ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

Level residential lawn

## SOIL

Sampling Point: SS-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type	Loc		
0-4	10YR 4/2	100					Loam	mixed soil
4-12	10YR 4/2	80					Loam	"
	10YR 5/4	20					Loam	"
12-18	10YR 5/1	50					Fine Sandy Loam	"
	10YR 5/2	50					" " "	"
18-28	2.5Y 6/4	70					Loamy sand	"
	10YR 5/2	20					Loam	"
	-	10					cobbles	

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

Location: PL=Pore Lining, M=Matrix

## Hydric Soil Indicators:

- ☐ Histosol (A1)  
☐ Histic Epipedon (A2)  
☐ Black Histic (A3)  
☐ Hydrogen Sulfide (A4)  
☐ Stratified Layers (A5)  
☐ Depleted Below Dark Surface (A11)  
☐ Thick Dark Surface (A12)  
☐ Sandy Mucky Mineral (S1)  
☐ Sandy Gleyed Matrix (S4)  
☐ Sandy Redox (S5)  
☐ Stripped Matrix (S6)  
☐ Dark Surface (S7) (LRR R, MLRA 149B)

- ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)  
☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)  
☐ Loamy Mucky Mineral (F1) (LRR K, L)  
☐ Loamy Gleyed Matrix (F2)  
☐ Depleted Matrix (F3)  
☐ Redox Dark Surface (F6)  
☐ Depleted Dark Surface (F7)  
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils<sup>2</sup>:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)  
☐ Coast Prairie Redox (A16) (LRR K, L, R)  
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)  
☐ Dark Surface (S7) (LRR K, L)  
☐ Polyvalue Below Surface (S8) (LRR K, L)  
☐ Thin Dark Surface (S9) (LRR K, L)  
☐ Iron-Manganese Masses (F12) (LRR K, L, R)  
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)  
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)  
☐ Red Parent Material (TF2)  
☐ Very Shallow Dark Surface (TF12)  
☐ Other (Explain in Remarks)

<sup>2</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

## Restrictive Layer (if observed):

Type: N/ADepth (inches) N/AHydric Soil Present? Yes ☐ No ☒

Remarks:

## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project Site: Lobel 8 Fairy Lane City/County Carmel/Putnam Sampling Date: 5/9/16  
 Applicant/Owner: Lobel Fairy Island, LLC State: NY Sampling Point: SS-2  
 Investigator(s): Paul J. Jaehnig Section, Township, Range: —  
 Local relief (hill/slope, terrace, etc.): terrace Local relief (concave, convex, none): none  
 Slope (ft): 0 Lat: 41.3737 Long: -73.7395 Datum: 659 ft.  
 USGS Map Unit Name: Udorthents NWI classification: Upland  
 Are the hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Soil ☒ or Hydrology ☐ significantly disturbed? Are Normal Circumstances<sup>1</sup> present? Yes ☐ No ☒  
 Soil ☒ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydroic Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Subsidence, Erosion, Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: (Explain alternative procedures here or in a separate report.) <u>Level Lawn with fill soil; raised elevation relative to adjacent Lake soil boring taken.</u>			

## HYDROLOGY

Wetland Hydrology Indicators: <u>None</u>		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input type="checkbox"/> FAC Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>                    </u>	
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>                    </u>	
Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>                    </u>	
(includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

soil boring

Remarks: Level residential lawn approx. 10 ft. from edge of lake. Stone & masonry retaining wall at edge of Lake.

VEGETATION – Use scientific names of plants.

Sampling Point: SS-2

Tree Stratum (Plot size: _____) <u>N/A</u>	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			

0 = Total Cover

Sapling/Shrub Stratum (Plot size: _____) <u>N/A</u>	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			

0 = Total Cover

Herb Stratum (Plot size: <u>100 S.F.</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Festuca rubra</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>
2. <u>Lolium perenne</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			

100 = Total Cover

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			

\_\_\_\_\_ = Total Cover

Remarks: (Include photo numbers here or on a separate sheet.)

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species <u>100</u>	x 4 = <u>400</u>
UPL species _____	x 5 = _____
Column Totals. <u>100</u> (A)	<u>400</u> (B)

Prevalence Index = B/A = 4

**Hydrophytic Vegetation Indicators:** N/A

- ☐ Rapid Test for Hydrophytic Vegetation
- ☐ Dominance Test is >50%
- ☐ Prevalence Index is ≤3.0<sup>1</sup>
- ☐ Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
- ☐ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present?

Yes \_\_\_\_\_ No ☒

SOIL

Sampling Point: SS-2

[illegible]

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Job No. Label: 8 Fairy Lane City/County Carmel/Putnam Sampling Date 5/9/16  
 Property Lobel Fairy Island, LLC State NY Sampling Point SS3  
 Name Paul J. Jaehnig Address terrace Elevation 41.3737 Contour 659 ft.  
 Elevation 0 Contour -73.7395 Wetland Classification Upland  
 Wetland Code Udorthents Wetland Name Upland  
 Is the Sampled Area within a Wetland? Yes ☒ No ☐

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Is the Sampled Area within a Wetland? Yes ☐ No ☒  
 Level Lawn with fill soil; raised elevation relative to adjacent lake. Soil boring taken.

HYDROLOGY

Wetland Hydrology Indicators: none  
 Primary Indicators (minimum of one is required - check all that apply):  
 Surface Water (A1) ☐ Water-Soaked Leaves (B6) ☐  
 High Water Table (A2) ☐ Aquatic Fauna (B13) ☐  
 Saturation (A3) ☐ Marl Deposits (B15) ☐  
 Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐  
 Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐  
 Drift Deposits (B3) ☐ Presence of Reduced Iron (C4) ☐  
 Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Filled Soils (C8) ☐  
 Iron Deposits (B5) ☐ Thin Muck Surface (C7) ☐  
 Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks) ☐  
 Scarcely Vegetated Concave Surface (B8) ☐  
 Secondary Indicators (minimum of two required):  
 Surface Soil Cracks (D6) ☐  
 Drainage Patterns (B10) ☐  
 Moss Trim Lines (B16) ☐  
 Dry-Season Water Table (C2) ☐  
 Crayfish Burrows (C6) ☐  
 Saturation Visible on Aerial Imagery (C9) ☐  
 Stunted or Stressed Plants (C11) ☐  
 Geomorphic Position (D2) ☐  
 Shallow Aquitard (D3) ☐  
 Microtopographic Relief (D4) ☐  
 FAC-Neutral Test (D5) ☐  
 Field Observations:  
 Surface Water Present? Yes ☐ No ☒ Depth (inches): 10  
 Water Table Present? Yes ☒ No ☐ Depth (inches): 10  
 Saturation Present? Yes ☐ No ☐ Depth (inches): 10  
 Wetland Hydrology Present? Yes ☐ No ☒  
 Attach back-scaled Data (stream gauges, monitoring well, aerial photos, previous inspections, if available)  
 soil boring.

Level residential lawn less than 10 Ft. from lake. Stone masonry retaining wall at edge of lake.

VEGETATION – Use scientific names of plants.

Sampling Point: SS-3

Tree Stratum (Plot size: _____) <u>N/A</u>	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:																
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
<u>0</u> = Total Cover				<b>Prevalence Index worksheet:</b> <table style="width: 100%;"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species _____</td> <td>x 1 = _____</td> </tr> <tr> <td>FACW species _____</td> <td>x 2 = _____</td> </tr> <tr> <td>FAC species _____</td> <td>x 3 = _____</td> </tr> <tr> <td>FACU species <u>100</u></td> <td>x 4 = <u>400</u></td> </tr> <tr> <td>UPL species _____</td> <td>x 5 = _____</td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>400</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____	x 1 = _____	FACW species _____	x 2 = _____	FAC species _____	x 3 = _____	FACU species <u>100</u>	x 4 = <u>400</u>	UPL species _____	x 5 = _____	Column Totals: <u>100</u> (A)	<u>400</u> (B)	Prevalence Index = B/A = <u>4</u>	
Total % Cover of:	Multiply by:																			
OBL species _____	x 1 = _____																			
FACW species _____	x 2 = _____																			
FAC species _____	x 3 = _____																			
FACU species <u>100</u>	x 4 = <u>400</u>																			
UPL species _____	x 5 = _____																			
Column Totals: <u>100</u> (A)	<u>400</u> (B)																			
Prevalence Index = B/A = <u>4</u>																				
				<b>Hydrophytic Vegetation Indicators:</b> <u>N/A</u> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0' <input type="checkbox"/> Morphological Adaptations' (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation' (Explain)																
				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <u>✓</u>																
				<b>Remarks:</b> (Include photo numbers here or on a separate sheet.)  <div style="text-align: center; font-size: 1.2em;">Level residential lawn</div>																





p94a

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Label 8 Fairy Lane City/County: Carmel / Putnam Sampling Date: 5/9/16  
Applicant/Owner: Label Fairy Island, LLC State: NY Sampling Point: SS-4  
Investigator(s): Paul J. Jaehnig Section, Township, Range: -  
Landform (hill/slope, terrace, etc.): terrace Local relief (concave, convex, mixed): none  
Slope (°): 0 Lat: 41.3737 Long: -73.7395 Datum: 659 Ft.  
Soil Map Unit Name: Udorthents NWI classification: Upland  
Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
Are Vegetation ☐ Soil ☒ or Hydrology ☐ significantly disturbed? Are Normal Circumstances present? Yes ☐ No ☒  
Are Vegetation ☐ Soil ☒ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Is Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks: (Include alternative procedures here or in a separate report.)  
Level lawn area approx. soft. from Lake. site is in front of stone & masonry retaining wall at base of landscape slope. Soil boring taken.

HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>none</u>		<b>Secondary Indicators (minimum of two required)</b>	
<b>Primary Indicators (minimum of one is required; check all that apply)</b>			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	
<b>Field Observations:</b>			
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>          </u>	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): <u>          </u>		
Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (includes capillary fringe)	Depth (inches): <u>          </u>		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: <u>soil boring.</u>			
Remarks: <u>Level lawn area with fill soil.</u>			

VEGETATION - Use scientific names of plants

Sampling Point SS-4

Stratum	Plot size	Absolute Cover	Dominant Species?	Indicator Status
Herb Stratum	<u>N/A</u>			
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

**Prevalence Index worksheet:**

0 OBL species x 1 = 0

0 FACW species x 2 = 0

0 FAC species x 3 = 0

100 OBL species x 4 = 400

100 OBL species x 5 = 500

100 OBL species x 6 = 600

100 OBL species x 7 = 700

100 OBL species x 8 = 800

100 OBL species x 9 = 900

100 OBL species x 10 = 1000

100 OBL species x 11 = 1100

100 OBL species x 12 = 1200

Prevalence Index = B/A = 4

Herb Stratum	Plot size	Absolute Cover	Dominant Species?	Indicator Status
1	<u>64 S.F.</u>			
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

**Hydrophytic Vegetation Indicators:** N/A

☐ Pigot Test for Hydrophytic Vegetation

☐ Dominance Test is >50%

☐ Prevalence index is >3.0

☐ Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet)

☐ Problematic Hydrophytic Vegetation (Explain)

Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

**Tree** - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height

**Sapling/shrub** - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall

**Herb** - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall

**Woody vines** - All woody vines greater than 3.28 ft in height

Woody Vine Stratum	Plot size	Absolute Cover	Dominant Species?	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

**Hydrophytic Vegetation Present?** Yes ☐ No ☒

Level residential lawn

SOIL

Sampling Point

SS-Y

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Feature	Remarks
	Color (moist)	M	Color (moist)	D	Frag	Loc		
0-12	10YR 4/2	100					Loam mixed soil	
12-26	10YR 4/2	95					sandy loam " "	
		5					inclusions charcoal + ash	

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR R, MLRA 149B)

- ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
- ☐ Loamy Mucky Mineral (F1) (LRR K, L)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
- ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ☐ Dark Surface (S7) (LRR K, L)
- ☐ Polyvalue Below Surface (S8) (LRR K, L)
- ☐ Thin Dark Surface (S9) (LRR K, L)
- ☐ Iron-Manganese Masses (F12) (LRR K, L, R)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

N/A

Type:

Depth (inches):

Hydric Soil Present? Yes ☐ No ☒

Remarks:

# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Lobel 8 Fairy Lane City/County: Carmel/Putnam Sampling Date: 5/9/16  
 Applicant/Owner: Lobel Fairy Island, LLC State: NY Sampling Point: 55.5  
 Investigator(s): Fau! J. Jaehnia Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 Landform (hill/slope, terrace, etc.): Gently sloped Lawn Local relief (concave, convex, none): none / top of hill  
 Slope (%): 10 Lat: 41.3737 Long: -73.7395 Datum: 673 ft.  
 Soil Map Unit Name: Udorthents NWI classification: upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No \_\_\_\_\_ (if no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_ Soil ☒ or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No ☒  
 Are Vegetation \_\_\_\_\_ Soil ☒ or Hydrology \_\_\_\_\_ naturally problematic? (if needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____ No <input checked="" type="checkbox"/>	If yes, optional Wetland Site ID: _____	
Wetland Hydrology Present?	Yes _____ No <input checked="" type="checkbox"/>		
Remarks: (Explain alternative procedures here or in a separate report.) <u>Gently sloped lawn at top of hill.</u> <u>Soil boring taken.</u>			

## HYDROLOGY

Wetland Hydrology Indicators: <u>none</u>		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____		
Water Table Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____		
Saturation Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____		
(includes capillary fringe)		Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: <u>soil boring</u>			
Remarks: <u>Gently sloped Lawn at top of hill</u> <u>Approx. 20 Ft. from lake.</u>			

VEGETATION – Use scientific names of plants.

Sampling Point SS-5

Stratum	Plot size	Absol to % Cover	Dominant Species?	Indicator Status
1		N/A		
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
		0		Total Cover

Stratum	Plot size	Absol to % Cover	Dominant Species?	Indicator Status
1		50	✓	FACU
2		50	✓	FACU
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
		100		Total Cover

Stratum	Plot size	Absol to % Cover	Dominant Species?	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC	0
Total Number of Dominant Species Across All Plots	2
Percent of Dominant Species That Are OBL, FACW, or FAC	0

**Prevalence Index worksheet:**

Total % Cover of	Multiply by
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
OBL species	100 x 1 = 100
FACW species	100 x 2 = 400
FAC species	100 x 3 = 400
Prevalence Index = 800	4

- Hydrophytic Vegetation Indicators:** N/A
- ☐ Rapid Test for Hydrophytic Vegetation
  - ☐ Dominance Test is >50%
  - ☐ Prevalence Index is >3.0
  - ☐ Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
  - ☐ Problematic Hydrophytic Vegetation<sup>2</sup> (Explain)

Indicators of hydro soil and wetland hydrology must be present, unless disturbed or nonvegetative

- Definitions of Vegetation Strata:**
- Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH) regardless of height
  - Sapling/shrub** – Woody plants less than 2 in. DBH and greater than 3.28 ft (1 m) tall
  - Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall
  - Woody vines** – All woody vines greater than 3.28 ft in height

Hydrophytic Vegetation Present? Yes No ☒

Gently sloped lawn at top of hill.

Sampling Point: SS-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (meters)	Matrix		Redox Features				Texture	Remarks
	Color moist	%	Color moist	%	Fine	Int.		
0-20	10YR 4/3	95					Loam	mixed soil
		5					Gravel	
20-26	10YR 4/3	50					Loam	" "
	10YR 5/6	50					Fine sandy loam	" "

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

\* Location PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- \_\_\_ Histosol (A1)
- \_\_\_ Histic Epipedon (A2)
- \_\_\_ Black Histic (A3)
- \_\_\_ Hydrogen Sulfide (A4)
- \_\_\_ Stratified Layers (A5)
- \_\_\_ Depleted Below Dark Surface (A11)
- \_\_\_ Thick Dark Surface (A12)
- \_\_\_ Sandy Mucky Mineral (S1)
- \_\_\_ Sandy Gleyed Matrix (S4)
- \_\_\_ Sandy Pedox (S5)
- \_\_\_ Stripped Matrix (S6)
- \_\_\_ Dark Surface (S7) (LRR R, MLRA 149B)

## Indicators for Problematic Hydric Soils<sup>1</sup>

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
- ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ☐ Dark Surface (S7) (LRR K, L)
- ☐ Polyvalue Below Surface (S8) (LRR K, L)
- ☐ Thin Dark Surface (S9) (LRR K, L)
- ☐ Iron-Manganese Masses (F12) (LRR K, L, R)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed): None

1. DETERMINATION OF THE PROBLEM

Hydric Soil Present? Yes No ☒

References

# KEY TO MAP

EL EL EL  
EDGE OF LAKE (WATERBODY)

SS-1 SOIL BORING LOCATION

ELEVATION CONTOUR IN FEET

## SOILS INFORMATION

### NON-WETLAND SOILS

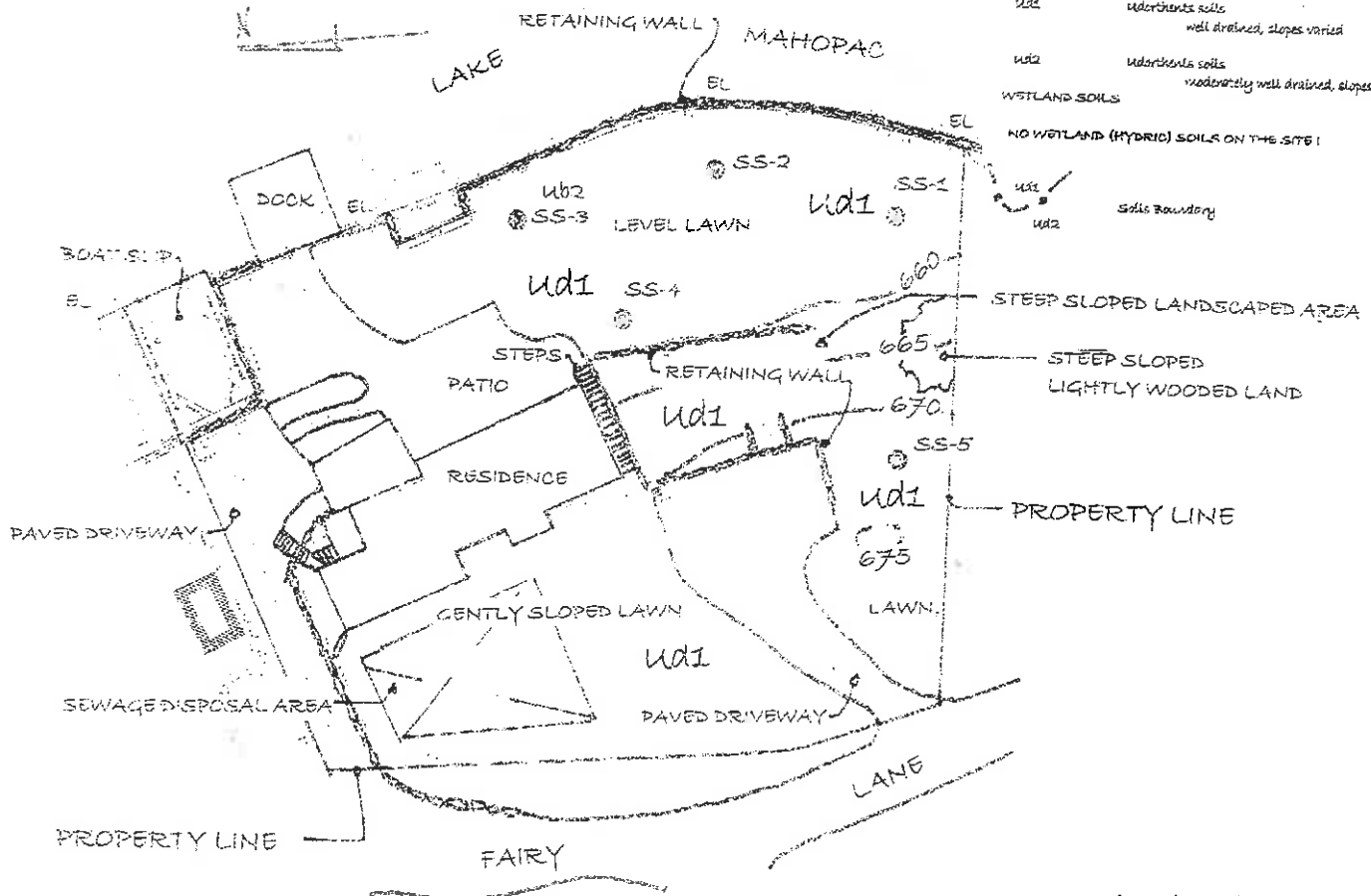
Ud1 udorthents soils  
well drained, slopes varied

Ud2 udorthents soils  
moderately well drained, slopes varied

### WETLAND SOILS

NO WETLAND (HYDRIC) SOILS ON THE SITE

u11 u12  
Soils Boundary



## Wetland and Soils Map The Lobel Site

8 Fairy Lane  
Carmel, NY

Approx. 0.5 Acre Study Area

Prepared for  
Lobel Fairy Island, L.L.C.

May 11, 2016

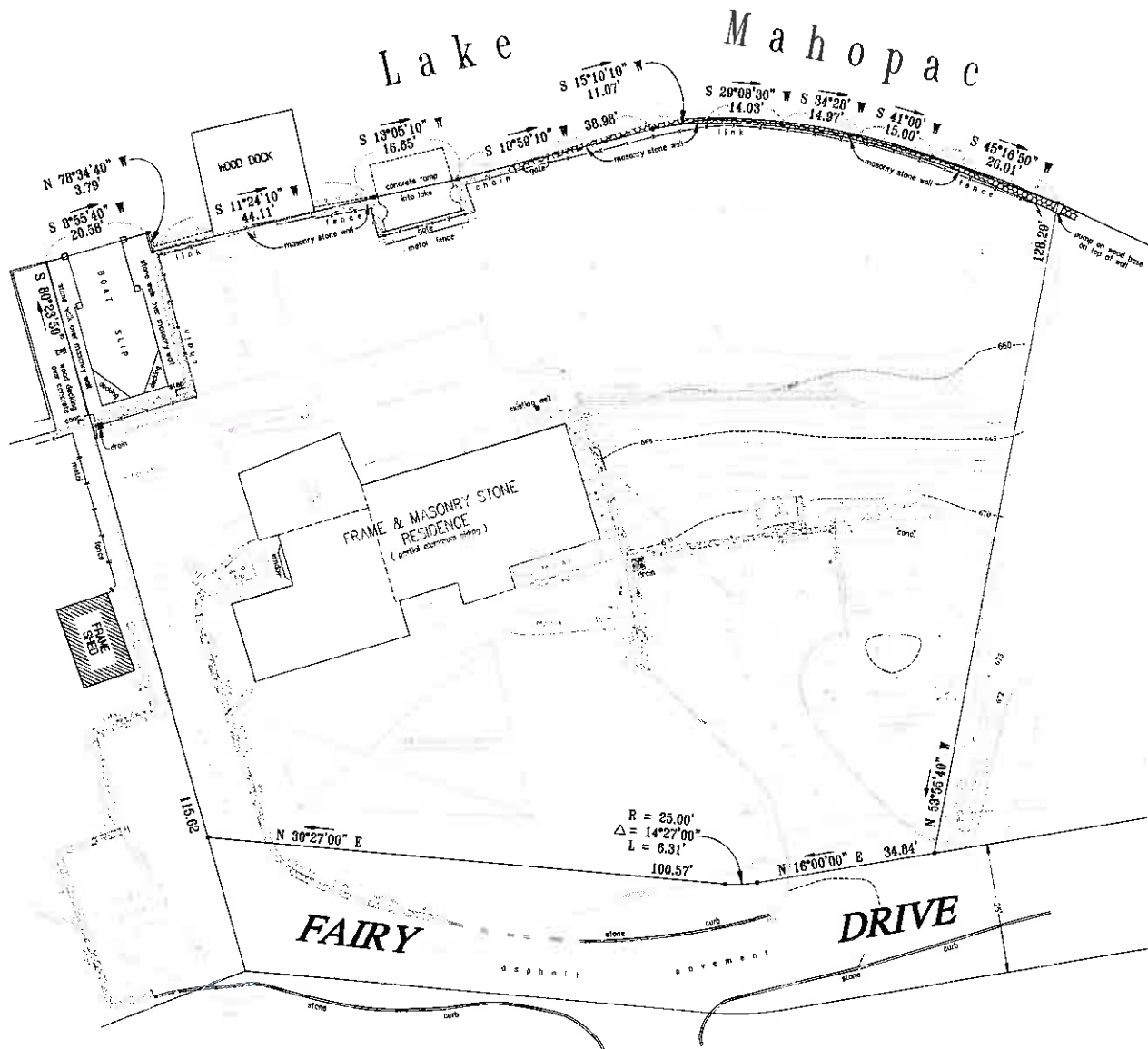
Prepared By  
Paul J. Jahnig, Wetlands and Soils Consulting  
P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 40 ft.

## MAP NOTES:

1. WETLAND INVESTIGATION BY PAUL J. JAHNIG, CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST. INVESTIGATION WAS COMPLETED ON MAY 9, 2016 IN ACCORDANCE WITH THE USACE PROTOCOL.
2. PROPERTY LINE, LOCATION OF RESIDENCE, LOCATION OF DRIVE, LOCATION OF LAKE, AND TOPOGRAPHIC INFORMATION FROM SITE PLAN PROVIDED BY KEANE COPPELMAN GREGORY ENGINEERS.





LOCATION MAP  
12/17/2015

**PROJECT NOTES**

1. OWNER (APPLICANT)  
LOBBE PARRY ISLAND, LLC  
8 FAIRY LANE  
MAHOPAC, NEW YORK 10541  
914.337.7800
2. PROJECT SITE ADDRESS  
8 FAIRY LANE  
MAHOPAC, NEW YORK 10541  
(7) CARMEL
3. TOWN OF CARMEL TAX MAP INFORMATION  
SECTION 75.80 BLOCK 1 LOT 51  
TOTAL AREA OF PARCEL = 32.544 SQ. (0.5175 ACRES)  
TOWN OF CARMEL RESIDENTIAL ZONING DISTRICT
4. WATERWAY BASIN, NEW YORK CITY



PLAN SCALE: 1" = 10' HYDRA-GEO-TECH, INC. 8/1/10

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

**EXISTING CONDITIONS**

LOBBE RESIDENCE POOL  
8 FAIRY LANE  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK

DRAWN BY: MAG

CHECKED BY: PBJ

**KEANE  
COPPELMAN  
GREGORY**  
ENGINEERS, P.C.  
CIVIL & ENVIRONMENTAL CONSULTANTS  
115 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549  
T: (914) 341-2255 F: (914) 341-4017  
WWW.KCGENGINEERS.COM

DATE: 12/01/2015 SHEET: 1 OF 1

# PROJECT NOTES

1. OWNER/APPLICANT  
LOREL PARK ISLAND, LLC  
4 FAIRY LANE  
MAHOPAC, NEW YORK 10941  
761.317.7615

2. PROJECT SITE ADDRESS  
4 FAIRY LANE  
MAHOPAC, NEW YORK 10941  
TOWN OF CARMELO

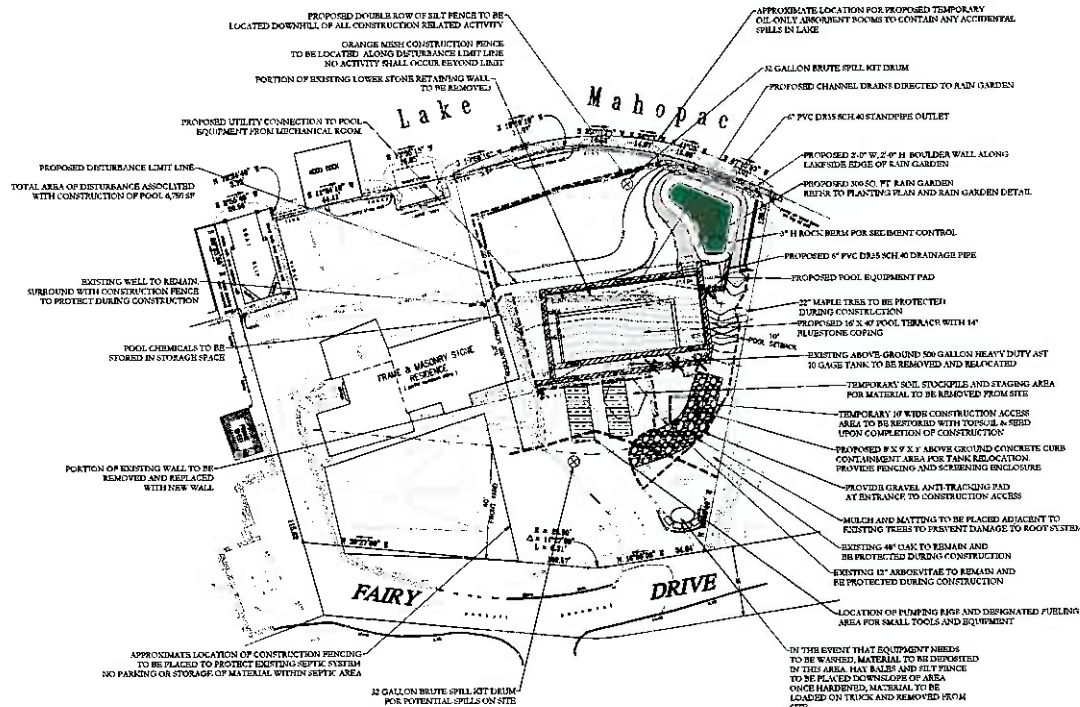
3. TOWN OF CARMELO TAX MAP INFORMATION  
SECTION: 75.80 BLOCK: 1 LOT: 51

TOTAL AREA OF PARCEL = 22,544 SF (0.515 ACRES)

TOWN OF CARMELO RESIDENTIAL ZONING DISTRICT

4. WATERSHED BASIN: NEW YORK CITY

5. AN INVESTIGATION FOR THE PRESENCE OF USACOD WETLANDS WAS CONDUCTED BY PAUL J. MURPHY ON MAY 11, 2016.



- PROJECT NOTES:
1. ALL CONSTRUCTION RELATED ACTIVITY SHALL OCCUR WITHIN THE LIMITS OF DISTURBANCE INDICATED ON THIS PLAN. THE LIMIT LINE SHALL BE CLEARLY DEMONSTRATED IN THE FIELD THROUGHOUT THE CONSTRUCTION PERIOD WITH ORANGE MESH CONSTRUCTION FENCE TO BE LOCATED ALONG DISTURBANCE LIMIT LINE. NO ACTIVITY SHALL OCCUR BEYOND LIMIT PORTION OF EXISTING LOWER STONE RETAINING WALL TO BE REMOVED.
  2. A DRAINAGE SYSTEM SHALL BE HANDLED ON THE PROPERTY THROUGHOUT THE CONSTRUCTION PERIOD TO DRAIN QUICKLY AND EFFICIENTLY WITH AN EXISTING 18\"/>

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209.0, OF THE NEW YORK STATE EDUCATION LAW



REVISIONS				
NO.	DATE	BY	DESCRIPTION	
1	1/17/16	PG	DRAWING	
2	2/25/16	RM	ECR COMMENTS FROM MEETING 2/18/16	
3	4/1/16	RM	ECR COMMENTS FROM MEETING 3/15/16	
4	5/14/16	RM	USACOD REPORT	
5				

SITE PLAN	
LOREL RESIDENCE POOL	
4 FAIRY LANE	
TOWN OF CARMELO	
PUTNAM COUNTY, NEW YORK	
DRAWN BY: MAG	CHECKED BY: RM

<b>KEANE COPPELMAN GREGORY</b> ENGINEERS, P.C. CIVIL & ENVIRONMENTAL CONSULTANTS 115 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549 T: (914) 241-2255 F: (914) 241-2257 WWW.KEANEENGINEERS.COM	
DATE: 12/01/2013	SHEET: 2 OF 3

