

ROBERT LAGA
Chairman

ANTHONY DUSOVIC
Vice-Chair

ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Vincent Turano
Nicholas Fannin
John Starace

ENVIRONMENTAL CONSERVATION BOARD AGENDA

AUGUST 4, 2016 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

| <u>APPLICANT</u> | <u>ADDRESS</u> | <u>TAX MAP #</u> | <u>COMMENTS</u> |
|-------------------------|-----------------------|-------------------------|--|
| 1. Tenenpaguay, Carlos | 390 East Lake Blvd | 65.9-1-33 | Construct Vegetated Swale, Storm Drainage Pipe, Driveway & Walkway |

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

| | | | |
|------------------------------|---------------------|------------|---|
| 2. 20 Day Road, LLC. | 20 Day Road, Carmel | 55.6-1-41 | Construct Storage Building (Planning Board Referral) |
| 3. Matsoukas, Ulysses & Gina | 837 South Lake Blvd | 75.43-1-27 | Construct Stone Retaining Wall |

ESCROW RETURN

| | | | |
|--|---------------------|------------|---|
| 4. Girsh, Edward & DeAlleaume, Arthur | 859 South Lake Blvd | 75.44-1-22 | Replace in Kind Existing Deck, Fence and Retaining Walls |
|--|---------------------|------------|---|

MISCELLANEOUS

| | | | |
|-------------------------------|-------------------|------------|----------------------------|
| 5. Rolon, John & Faivre, Lisa | 46 Brookdale Road | 74.16-2-45 | Install Fence (Discussion) |
| 6. Minutes – 06/02/16 | | | |



Evans Associates
Environmental Consulting, Incorporated

July 28, 2016

Mr. Richard Franzetti, P.E.
Office of the Town Engineer
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: 390 East Lake Boulevard
TM# 65.9-1-33

Dear Mr. Franzetti:

We have received your memorandum dated July 18, 2016 and have modified the plans for the proposed work to be conducted at 390 East Lake Boulevard. Enclosed please find one (1) copy of the following amended plans:

| <u>Drawing No.</u> | <u>Drawing Title</u> | <u>Date</u> |
|--------------------|---|-------------|
| SW-1 | Stormwater Plan | 07/27/2016 |
| EC-1 | Erosion and Sediment Control Plan | 07/27/2016 |
| DE-1 | Construction Details | 06/22/2016 |
| DE-2 | Mitigation Planting Plan & Construction Details | 06/22/2016 |

In addition, enclosed please find one (1) copy of the following:

- Letter to Mr. Robert Lagg, Town of Carmel Environmental Conservation Board from Ruth L. Pierpont, Deputy Commissioner of Historic Preservation, dated 07/27/2016.
- Updated Calculations, Table 1 (Water Quality Volume Calculation), 2 (Rain Garden #1 Calculations), and 3 (Rain Garden #2 Calculations), dated 07/27/2016.

The following responds to the comments in the above-noted memorandum. The numbering of the comments below (shown in *italics*) follows the numbering in the memorandum.

- 1. Additional information to support the EAF should be provided from New York State regarding the following:*



205 Amity Road
Bethany, CT 06524
Tel: 203.393.0690
Fax: 203.393.0196

Mr. Richard Franzetti, P.E.

July 28, 2016

Page 2

- *Is located in an archeological sensitive area (question 12b)*
- *Has threatened or endangered animals (question 15)*

Response: The wetlands on the property were delineated Evans Associates, a specifically by a Professional Wetlands Scientist, Beth Evans and a Certified Professional Soils Scientist, Eva Szigeti. As part of the review of the property at the time of the delineation, they closely review the site in terms of vegetation and wildlife, to determine if there is a potential that the site is a habitat for any threatened or endangered animals. Their conclusion, which we discussed with the Environmental Conservation Board ("ECB") at our meetings with the ECB members, is that the property has been significantly disturbed in the past and that there are no unique or rare species of plants that would be a habitat for threatened or endangered animals. In addition, our office has written to the New York Natural Heritage Program to request any information in the records of that state office with regard to the potential presence of endangered and threatened species and/or significant natural communities on and in the vicinity of the subject property.

With regard to being an archeological sensitive area, our office contacted the New York State Cultural Resources Information System (of the State Office of Parks, Recreation and Historic Preservation) and has requested information from that agency on the presence of any archeological sensitive areas on and/or in the vicinity of the subject property. As you see in the enclosed letter, the Deputy Commissioner of Historic Preservation has responded that "your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places".

We are waiting for the responses from the New York State Natural Heritage Program regarding the potential presence of endangered and threatened species.

2. *Note 3 on Sheet SW-1 shows the existing ditch on the west side of the property is now being piped, this will bring the area back to pre-existing conditions. Additional information regarding the mitigation should be provided to show that it meets the criteria defined in §89-13 of the Town Code. All plantings and mitigation should be provided to the Town of Carmel Wetland Inspector for review and approval.*

Section 89-13 states:

The applicant may suggest a proposal to enhance the existing benefits provided by a wetland or to create and maintain new wetland benefits in order to increase the likelihood that a proposed activity will meet the applicable standards for permit issuance. Such a proposal must meet the following provisions:

- A. *The mitigation must occur on or in the immediate vicinity of the site of the proposed project.*



B. The area affected by the proposed mitigation must be regulated by this chapter after the mitigative measures are completed.

C. The mitigation must provide substantially the same or more benefits than those lost through the proposed activity.

Response:

Our office has reviewed the proposed mitigation being proposed in depth before the Environmental Conservation Board which had indicated that it was satisfied with the proposed mitigation for impacts to the wetland and wetland buffer.

In accordance with Section 89-13, please note that:

- a) The proposed mitigation, to consist of the planting of trees within portions of the wetland now devoid of tree growth, and within the wetland buffer which will enhance its functions, will all occur on the subject property.
 - b) All of the proposed mitigation is being proposed within areas regulated under Section 89 of the Code of the Town of Carmel.
 - c) The proposed activity is the removal of a 200-foot length ditch which was installed without a permit through the wetland, and the construction of a driveway to serve the house. The mitigation being proposed includes: (i) the removal of the ditch and the re-establishment of the approximate land grade prior to the disturbance; (ii) enhancement of the wetland and wetland buffer through the planting of trees on the property within regulated areas, (iii) the construction of two rain gardens to capture and treat runoff from the portions of the existing house (for which no water quality treatment was being provided), and for treatment of runoff from the driveway to serve the house. Together, the mitigation being proposed provides a level of improvement to the wetland and wetland buffer than the removal of the ditch.
3. *Note on EC-1 should indicate the Planning Secretary should be notified. The telephone number is (845) 628-1500 ext. 190. The Secretary will contact the Wetland Inspector and Town Engineer.*

Response: The construction sequence narrative has been updated to include the instructions to contact the Environmental Conservation Board/Planning Secretary at the telephone number provided. In addition, the narrative has been updated regarding the protection of the two rain gardens during construction, and the actual construction of the two rain gardens.

4. *Information regarding the subsurface pipe capacity should be provided.*



Response: The text in the notes on sheet SW-1 in the section entitled Pipe and Grassed Swale Design has been amended as per the calculations. Therefore, as noted on drawing SW-1, the proposed 12-inch storm pipe, at a slope of 0.0085 feet per foot (0.85%), would have a capacity flowing full of 3.56 cubic feet per second. The capacity of the pipe was determined using Manning's Equation, as shown to the right of the text on drawing SW-1.

5. *The plans must provide details on how the rain garden areas will be protected during construction.*

Response: The erosion and sediment control plan has been amended to show the protection to ensure that the ground at the location of the rain gardens is not compacted from construction activities. Rain Garden #1 will be circumscribed with a silt fence to the north, west and east, and a construction fence to the south. Rain Garden #2 will be protected during construction with a construction fence around its perimeter. During the actual construction of the rain gardens (i.e. the placement of the drainage layer – washed crushed stone – and the planting soil mix, these protections will be removed.

6. *The rain garden design needs to be updated to meet NYSDEC design criteria. § 5.3.7 of the New York State Stormwater Design Manual dated January 2015 states that a "A single rain garden system should be designed to receive sheet flow runoff or shallow concentrated flow from an impervious area or from a roof drain downspout with a total contributing drainage area equal to or less than 1,000 square feet."*

It should be noted that the intent of the rain garden design is to capture the equivalent runoff volume from the new impervious areas (only) and not directly capture the said runoff. It is suggested that applicant consider redirecting rooftop runoff to the rain gardens. This will change the calculated WQv values along with the size of the rain gardens.

Response: The new impervious surfaces that are proposed include: (i) driveway, with an area of 1,250 square feet, and (ii) walkway and front steps to the front door, with an area of 170 square feet. The runoff from entire area of the new driveway is proposed to be captured and treated in Rain Garden #1. Rain Garden #2 will capture and treat runoff from an area of 340 square feet of house roof. *Thus, the two rain gardens will capture a runoff volume that is in excess of the new impervious surfaces.*

Furthermore, as we discussed on July 19, the maximum drainage area for a rain garden in the 2015 manual is a guideline and not a requirement. The language in the manual uses the word "should" and not "shall", indicating that discretion is permitted by the regulator. Rain garden #1, to be located to the north of the driveway, will capture and treat the water quality volume from the driveway. As is noted in the drawings, the proposed driveway



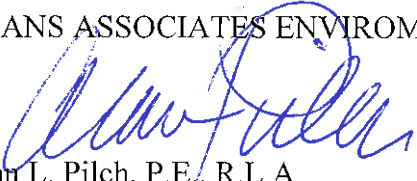
Mr. Richard Franzetti, P.E.
July 28, 2016
Page 5

will have a surface area of 1,260 square feet, just slightly more than the manual's guideline for impervious surfaces. Rain garden #2 will receive runoff from a portion of the roof of the house, an area of 341 square feet. The area of roof to be treated is greater than the area of the new walkway and entry by 171 square feet. The calculations for both rain gardens have been amended, as requested. As can be seen in the calculations, both rain gardens will capture and treat a volume well in excess of the required treatment volume.

We trust that this letter, the amended enclosed plans and supporting calculations responds in full to the comments in the above-noted memorandum. If you have any additional questions regarding submitted materials, please contact us as soon as possible. We are planning on being on the agenda of the August 4 meeting of the Environmental Conservation Board.

Sincerely,

EVANS ASSOCIATES ENVIROMENTAL CONSULTING


Alan L. Pilch, P.E., R.L.A.
Senior Design Associate

Cc: Environmental Conservation Board (w/ 5 copies)
Mr. Bruno Pietrosanti, AIA
Mr. Carlos Tenenpaguay





Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

July 27, 2016

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

Re: SEQRA
Tenenpaguay Property
Wixon Pond Rd. at East Lake Blvd., Carmel, NY
16PR04980

Dear Mr. Lagg:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Deputy Commissioner for Historic Preservation

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

Table 1
390 East Lake Boulevard
Water Quality Volume Calculation

| Area 1 to Rain Garden #1 | AREA | |
|--------------------------|--------------|--------------|
| | (in sq feet) | (in acres) |
| Lawn Area | 1,710 | 0.039 |
| Driveway | 1,260 | 0.029 |
| TOTAL AREA | 2,970 | 0.068 |

| | | |
|---------------------------------|------------|--------------|
| Area 2 to Rain Garden #2 | | |
| Lawn Area | 250 | 0.006 |
| Portion of House Roof | 341 | 0.008 |
| TOTAL AREA | 591 | 0.014 |

Accordingly, the water quality volume is calculated as follows:

Precipitation Depth, 90% Rule = 1.5 inches *As per Fig 4.1, 2015 NYS SMDM*
 Water Quality Volume, WQv = $(P \times R_v \times A) / 12$

where,

WQv = water quality volume, in acre feet
 P = 90% rainfall event number
 $R_v = 0.05 + 0.009 \times (I)$, where I is percent impervious cover
 A = site area in acres (contributing area)

Rv Calculation for Drainage Area to Rain Garden #1

% impervious = 42.4
 $R_v = 0.432$

Rv Calculation for Drainage Area to Rain Garden #2

% impervious = 57.7
 $R_v = 0.569$

| Drainage Area # | Area (acres) | Rv* | Water Quality Volume, WQv (acre-feet) | Water Quality Volume, WQv (cubic feet) |
|-----------------|--------------|-------|---------------------------------------|--|
| Area 1 | 0.068 | 0.432 | 0.0037 | 160 |
| Area 2 | 0.014 | 0.569 | 0.0010 | 42 |

Table 2
390 East Lake Boulevard
Rain Garden #1 Calculations

RAIN GARDEN #1 STAGE-STORAGE TABLE

| Elevation <i>feet</i> | Area <i>s.f.</i> | Incremental Volume <i>c.f.</i> | Volume Sum <i>cu. ft.</i> | Volume Sum <i>acre-feet</i> |
|--------------------------|---------------------|-----------------------------------|------------------------------|--------------------------------|
| 72.50 | 160 | 0 | 0 | 0 |
| 72.75 | 235 | 49 | 49 | 0.0011 |
| 73.00 | 315 | 69 | 118 | 0.0027 |

Equations as per 2015 NYS SMDM:

$$WQv \leq VSM + VDL + (DP \times ARG)$$

$$VSM = ARG \times DSM \times nSM$$

$$VDL \text{ (optional)} = ARG \times DDL \times nDL$$

where:

VSM = volume of the soil media [cubic feet]

VDL = volume of the gravel drainage layer [cubic feet]

ARG = rain garden surface area [square feet]

DSM = depth of the soil media, typically* 1.0 to 1.5 [feet]

DDL = depth of the drainage layer, minimum 0.5 [feet]

DP = depth of ponding above surface, maximum 0.5 feet [feet]

PSM = porosity of the soil media ($\geq 20\%$)

PDL = porosity of the drainage layer ($\geq 40\%$)

WQv = Water Quality Volume [cubic feet], as defined in Chapter 4

| | | |
|--|----------------|----------------------------------|
| Surface Area of Rain Garden, ARG = | 160 sq feet | <i>as per design</i> |
| Depth of the Soil Media, DSM = | 1 foot | <i>as per design</i> |
| Depth of the Drainage Layer, DDL = | 1 foot | <i>as per design</i> |
| Porosity of the Soil Media, PSM = | 20 % | <i>typical, as per 2015 SMDM</i> |
| Porosity of the Drainage Layer, PDL = | 40 % | <i>typical, as per 2015 SMDM</i> |
| Depth of Ponding above Surface = | 0.5 feet | <i>as per design</i> |
| Volume of Soil Media, VSM = | 32 cubic feet | <i>calculated</i> |
| Volume of Gravel Drainage Layer, VDL = | 64 cubic feet | <i>calculated</i> |
| WQv to be treated = | 160 cubic feet | <i>calculated in Table 1</i> |
| VSM + VDL + (DP x ARG) = | 176 cubic feet | <i>calculated</i> |
| Is WQv <= VSM + VDL + (DP x ARG)? | Yes, design OK | |

Since the WQv is less than the equation above, the design is acceptable.

Table 3
390 East Lake Boulevard
Rain Garden #2 Calculations

RAIN GARDEN #2 STAGE-STORAGE TABLE

| Elevation <i>feet</i> | Area <i>s.f.</i> | Incremental Volume <i>c.f.</i> | Volume Sum <i>cu. ft.</i> | Volume Sum <i>acre-feet</i> |
|---------------------------------|----------------------------|--|-------------------------------------|---------------------------------------|
| 71.50 | 60 | 0 | 0 | 0 |
| 71.75 | 95 | 19 | 19 | 0.0004 |
| 72.00 | 140 | 29 | 49 | 0.0011 |

Equations as per 2015 NYS SMDM:

$$WQv \leq VSM + VDL + (DP \times ARG)$$

$$VSM = ARG \times DSM \times nSM$$

$$VDL \text{ (optional)} = ARG \times DDL \times nDL$$

where:

VSM = volume of the soil media [cubic feet]

VDL = volume of the gravel drainage layer [cubic feet]

ARG = rain garden surface area [square feet]

DSM = depth of the soil media, typically* 1.0 to 1.5 [feet]

DDL = depth of the drainage layer, minimum 0.5 [feet]

DP = depth of ponding above surface, maximum 0.5 feet [feet]

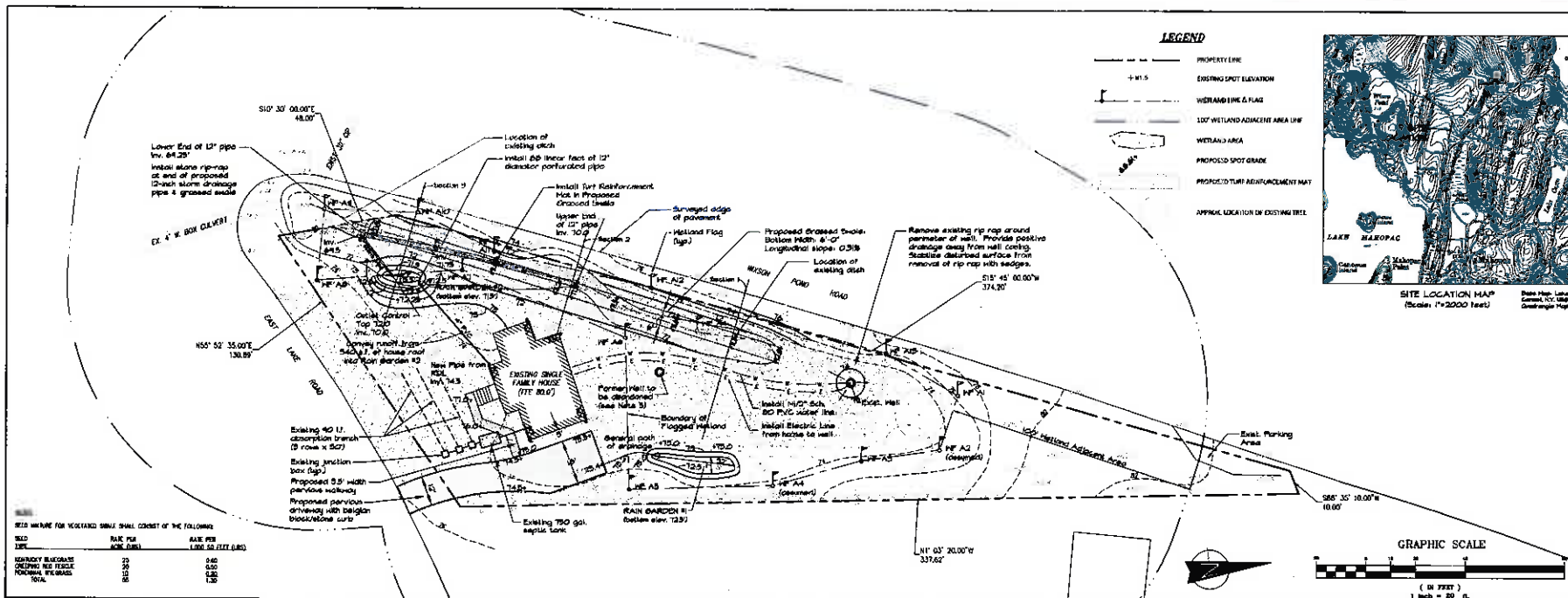
PSM = porosity of the soil media ($\geq 20\%$)

PDL = porosity of the drainage layer ($\geq 40\%$)

WQv = Water Quality Volume [cubic feet], as defined in Chapter 4

| | | |
|--|----------------|----------------------------------|
| Surface Area of Rain Garden, ARG = | 60 sq feet | <i>as per design</i> |
| Depth of the Soil Media, DSM = | 1 foot | <i>as per design</i> |
| Depth of the Drainage Layer, DDL = | 1 foot | |
| Porosity of the Soil Media, PSM = | 20 % | <i>typical, as per 2015 SMDM</i> |
| Porosity of the Drainage Layer, PDL = | 40 % | <i>typical, as per 2015 SMDM</i> |
| Depth of Ponding above Surface = | 0.5 feet | <i>as per design</i> |
| Volume of Soil Media, VSM = | 12 cubic feet | <i>calculated</i> |
| Volume of Gravel Drainage Layer, VDL = | 24 cubic feet | <i>calculated</i> |
| WQv to be treated = | 42 cubic feet | <i>calculated</i> |
| VSM + VDL + (DP x ARG) = | 66 cubic feet | <i>calculated</i> |
| Is WQv <= VSM + VDL + (DP x ARG)? | Yes, design OK | |

Since the WQv is less than the equation above, the design is acceptable.



CONSULTANTS:

EVANS ASSOCIATES
100 North Broadway
Tarrytown, NY 10590
Tel: (914) 433-8844 (office)
Tel: (914) 433-8844 (cell)
Fax: (914) 433-8844

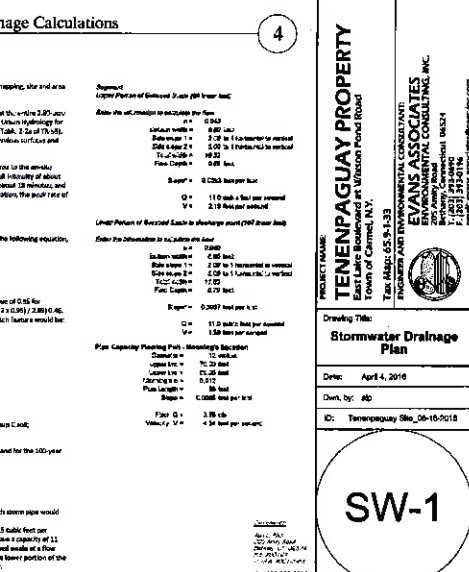
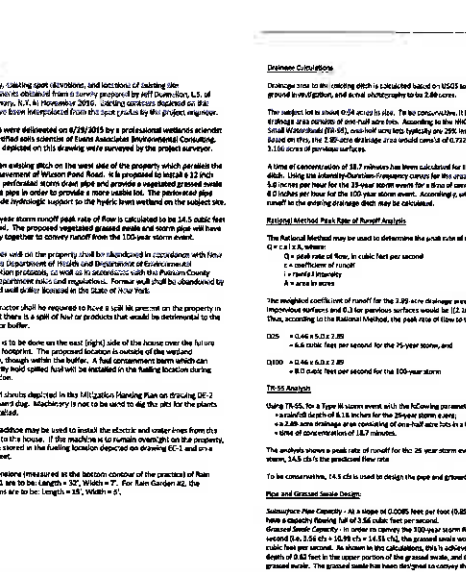
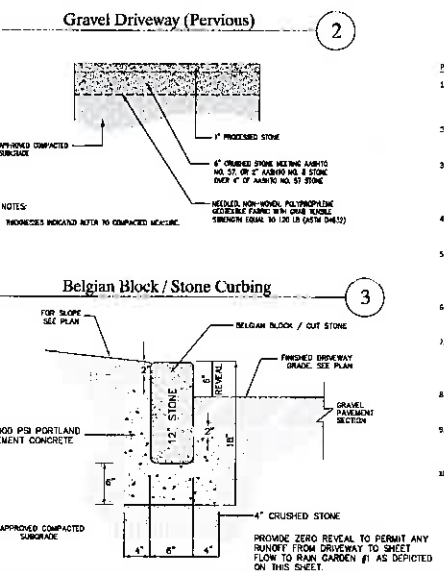
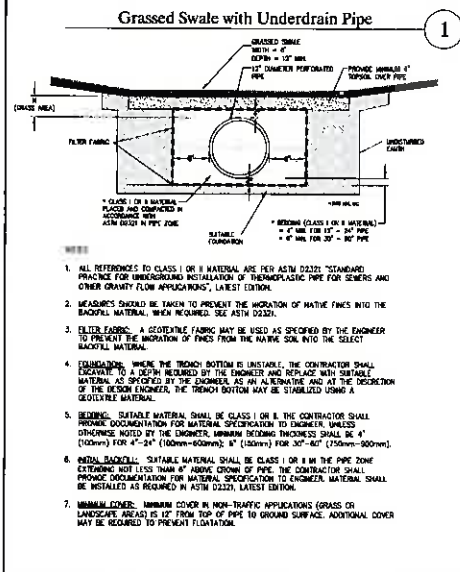
SURVEYOR:
Jill Donnell, L.L.S.
307 East Broadway Street
Tarrytown, NY 10590
Tel: (914) 716-2681

ISSUED:
Plan for use on contract of the
Environmental Conservation Board
Application of Stormwater Management
Ordinance to the Town of Tarrytown
General contract to plan for use on
Engineering contract

DATE:
04/16/2016

OWNERS:
TERRAPAGUY PROPERTY
100 North Broadway
Tarrytown, NY 10590
Tel: (914) 433-8844 (office)
Tel: (914) 433-8844 (cell)
Fax: (914) 433-8844

SEAL:



PROJECT NAME:
TERRAPAGUY PROPERTY
100 North Broadway
Tarrytown, NY 10590
Tel: (914) 433-8844 (office)
Tel: (914) 433-8844 (cell)
Fax: (914) 433-8844

Drawing Title:
Stormwater Drainage Plan

Date:
April 4, 2016

Drawn By:
JL

ID:
TERRAPAGUY_SW_04-16-2016

SW-1



DANIEL J. DONAHUE, P.E.
CONSULTING ENGINEERS

120 Breckenridge Road
Mahopac, N.Y. 10541
Environmental Conservation Board
Town Hall
Mahopac NY 10541
~~845-628-7576~~

RE: Application for a Wetlands Permit
20 Day Road 55.06-1-41

Dear Members of the Board:

Enclosed please find 5 copies of the application and plans for the above.
Mr. Ed Kuck plans to construct a storage building on his property. However in order to provide sanitary facilities for the building we the must enter into the buffer area on the wetland as shown on the site plan.

The application is before the town planning board and plans have been filed with NYCDEP.

Regards,

Daniel J. Donahue, P.E.

ROBERT LAGA
Chairman

ANTHONY DUSOVIC
Vice Chair

ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Marc Pekowsky
Vincent Turano
Nicholas Fannin
John Starace

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: 20 DAY ROAD LLC

Address of Applicant: 20 DAY ROAD Email: _____

Telephone# 914-760-6606 Name and Address of Owner if different from Applicant: _____

Property Address: 20 DAY ROAD CARMEL Tax Map # 55.06-1-41

Agency Submitting Application if Applicable: _____

Location of Wetland: 20 DAY ROAD, NEAR ST. MICHAELS BROOK

Size of Work Section & Specific Location: Installation of soft of 4" pipe

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).

WORK CONSISTS OF CONSTRUCTION OF A
SMALL SOFT IN length trench for the installation of a 4" sewer line

Proposed Start Date: 11/1/16 Anticipated Completion Date: 12/1/16 Fee Paid \$ _____

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.

Edward T. Fannin

SIGNATURE

7/26/16

DATE

The board has also requested the following information:

1. A copy of the deed is on file with the secretary to the board.
2. Location map has been provided.
3. Project Narrative: The purpose of this application is to install a trench for the installation of a 6in PVC sanitary sewer which will connect as a house connection to the existing town sanitary sewer. This installation of the sewer is necessary in order to construct a building on the site with sanitary facilities.
4.
 - a. The scale is 1"= ~~30~~' 30'
 - b. A north arrow is shown,
 - c&d. Existing and proposed contours are shown.
 - e The location of all wetlands and water courses are shown. The wetlands were located by Link Land Surveying
 - f. The buffer line is on the site plan
 - g. The location of the flood plain is shown on the site plan.
5. The drainage is located on the site plan
6. As this project is before the planning for their review, a SWMP has been file with the board and the town engineer. I have included a copy of the erosion control.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

| Part 1 - Project and Sponsor Information | | | | | | | |
|--|-------------------------------------|-------------------------|--|----|-----|-------------------------------------|-------------------------------------|
| Name of Action or Project: AMENDED SITE PLAN 20 DAY ROAD | | | | | | | |
| Project Location (describe, and attach a location map): 20 DAY ROAD CARMEL NY | | | | | | | |
| Brief Description of Proposed Action: PROJECT INCLUDES THE CONSTRUCTION OF A 7200 SQ FT COMMERCIAL BUILDING TO HOUSE CONSTRUCTION VEHICLES | | | | | | | |
| Name of Applicant or Sponsor: DAY ROAD LLC | | Telephone: 914 760 6606 | | | | | |
| | | E-Mail: | | | | | |
| Address: 20 DAY ROAD CARMEL NY 10512 | | | | | | | |
| City/PO: CARMEL | | State: NY | Zip Code: 10512 | | | | |
| 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"><tr><th>NO</th><th>YES</th></tr><tr><td><input checked="" type="checkbox"/></td><td><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: NYCDEP | | | <table border="1"><tr><th>NO</th><th>YES</th></tr><tr><td><input type="checkbox"/></td><td><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? <u>4.1</u> acres | | | | | | | |
| b. Total acreage to be physically disturbed? <u>0.9</u> acres | | | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0</u> 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>WASTEWATER TREATMENT</u> <input type="checkbox"/> Parkland | | | | | | | |

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| 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 checked="" type="checkbox"/> | YES <input 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO <input type="checkbox"/> | YES <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES 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 The discharge will flow to the existing storm sewer system in day road | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 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: _____ As part of the stormwater management plan the flow from the impervious surface on the site will flow to stormwater treatment ponds which will be constructed on the site. | NO | YES |
| | <input type="checkbox"/> | <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 | YES |
| | <input checked="" type="checkbox"/> | <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 | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Ed Kruek</u> Date: <u>6/20/16</u> Signature: <u>Edward J. Kruek</u> | | |



ANDREW M. CUOMO
Governor

Parks, Recreation, and Historic Preservation

ROSE HARVEY
Commissioner

June 23, 2016

Mr. Harold Gary
Chairman, Planning Board
Town of Carmel
60 McAlpin Ave.
Mahopac, NY 10541

Re: SEQRA
Carmel Car Storage Building Project
20 Day Rd, Town of Carmel, Putnam County, NY
16PR04134

Dear Mr. Gary:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

There are no known historic properties wholly or partially within, or substantially contiguous to the project area that are recommended for listing or listed in the State and/or National Registers of Historic Places (S/NRHP). Therefore, under SEQRA we have no comments regarding potential impacts to architectural or archaeological resources.

If this project will involve state or federal permitting, funding or licensing, it may require a more rigorous review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

Sincerely,

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov



Department of
Environmental
Conservation

June 9, 2016

Daniel J. Donahue Consulting Engineers
Attn: Daniel Donahue
120 Breckenridge Road
Mahopac, NY 10541

**RE: Warehouse Construction at 20 Day Road
Permit Jurisdiction Determination
Town of Carmel, Putnam County
CH#: 6486**

Dear Mr. Donahue:

The New York State Department of Environmental Conservation (DEC) has received the submitted materials pertaining to the above referenced project. The project sponsor is proposing to construct an approximately 6,000 square foot warehouse in the Town of Carmel, Putnam County. The warehouse is proposed to be used for storage of construction vehicles and equipment.

Based upon our review of your inquiry dated May 16, 2016, we offer the following comments:

PROTECTION OF WATERS

The following stream is located within or near the site you indicated: Michaels Brook/Carmel Brook, DEC Water Index ID No. H-139-P44-23-P59-5, Class B, and considered "protected."

A Protection of Waters permit is required to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified above as "protected." A permit is not required to disturb the bed or banks of "non-protected" streams.

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

FRESHWATER WETLANDS

The identified project site is not within a New York State protected Freshwater Wetland. However, please contact your town officials and the United States Army Corps of



Department of
Environmental
Conservation

-OVER PLEASE -

Engineers in New York City, telephone (917) 790-8511 (Westchester/Rockland Counties), or (917) 790-8411 (other counties), for any permitting they might require.

STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. We have determined that the site is located within or near records of the following state-listed species: Northern long-eared bat, *Myotis septentrionalis* (threatened).

According to the provided information, there will be some tree clearing involved with the proposed project. Therefore, in order to avoid direct adverse impacts to the Northern long-eared bat, all tree cutting must take place within the appropriate time of year work window, October 31 through March 31. If tree cutting cannot take place during this time, further review by the DEC will be required to determine the need for an Article 11, Title 5, Section 535 of Environmental Conservation Law Threatened and Endangered Species Act Incidental "Take" Permit. For technical questions or information regarding take avoidance measures, please contact Lisa Masi of Wildlife at (845) 256-2257.

The absence of data does not necessarily mean that rare or other state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

CULTURAL RESOURCES

We have reviewed the statewide inventory of archaeological resources maintained by the New York State Museum and the New York State Office of Parks, Recreation, and Historic Preservation. These records indicate that the project is located within an area considered to be sensitive with regard to archaeological resources. For more information, please visit the New York State Office of Historic Preservation website at <http://www.nysparks.com/shpo/>.

FEMA FLOODPLAINS/FLOODWAYS

The project site indicated is located within a Federal Emergency Management Agency (FEMA) Floodplain/Floodway. The project sponsor should contact the local municipality to determine if any additional jurisdictions are applicable to the proposal.

OTHER

Please note that this letter only addresses the requirements for the following permits from the Department: Protection of Waters, State-listed Species, and Freshwater Wetlands. Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify

Date: June 9, 2016

the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. Applications may be downloaded from our website at www.dec.ny.gov under "Programs" then "Division of Environmental Permits."

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,



Katherine Coffin
Division of Environmental Permits
Region 3, Telephone No. (845) 256-3158

Cc: Lisa Masi, R3 DEC

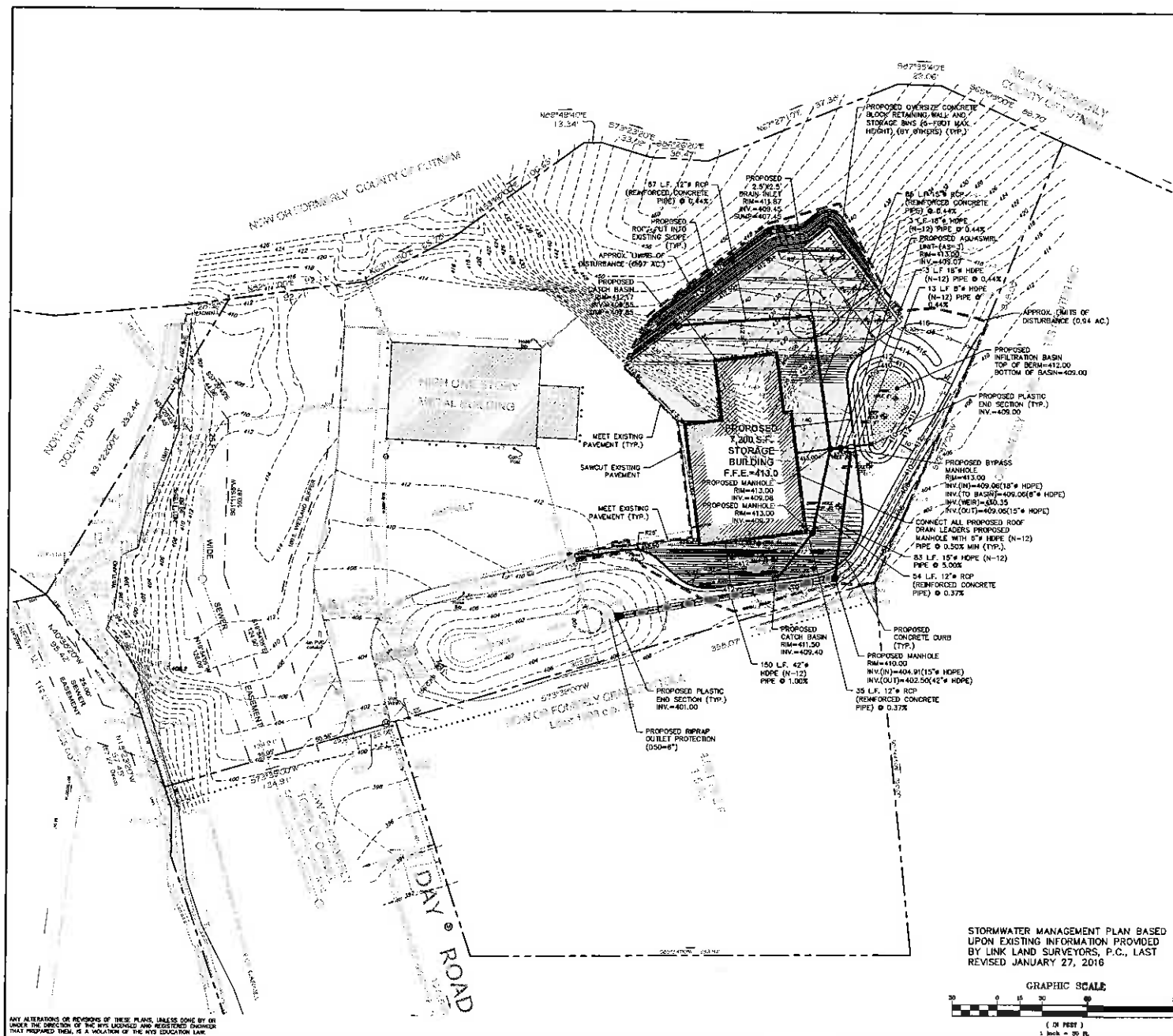
NOTE: Regarding erosion/sedimentation control requirements:

Stormwater discharges require a State Pollutant Discharge Elimination System (SPDES) Stormwater permit from this Department if they either:

- occur at industrial facilities and contain either toxic contaminants or priority pollutants OR
- result from construction projects involving the disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed

Your project may be covered by one of two Statewide General Permits or may require an individual permit. For information on stormwater and the general permits, see the DEC website at <http://www.dec.ny.gov/chemical/8468.html>.

For construction permits, if this site is within an MS4 area (Municipal Separate Storm Sewer System), the stormwater plan must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department. If the site is not within an MS4 area and other DEC permits are required, please contact the regional Division of Environmental Permits.



GENERAL NOTES

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NY STATE LAW.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE NEW YORK STATE ENGINEERING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE UNBESIDES BY THE OWNER.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FIELD AS AMENDMENTS TO THE ORIGINAL DRAWING.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST JUDGMENT AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR OBTAINING ALL PERMITS FOR THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER THE CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL HAVE APPLICATION TO PERFORM ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER THE CONTRACT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER THE CONTRACT.
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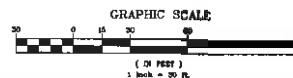
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| PROPOSED DRAIN ALLEY | --- |
| PROPOSED CATCH BASIN | --- |
| PROPOSED WATER SERVICE | --- |
| PROPOSED ELECTRICAL SERVICE | --- |
| PROPOSED SANITARY SERVICE | --- |
| TEST HOLE LOCATION | --- |
| PROPOSED LIMIT OF DISTURBANCE | --- |

STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY LINK LAND SURVEYORS, P.C., LAST REVISED JANUARY 27, 2016



HUDSON ENGINEERING CONSULTING, P.C.
45 South Street, Suite 201
Putnam County, NY 12546-0201
Tel: 914-255-0201
Fax: 914-255-0202

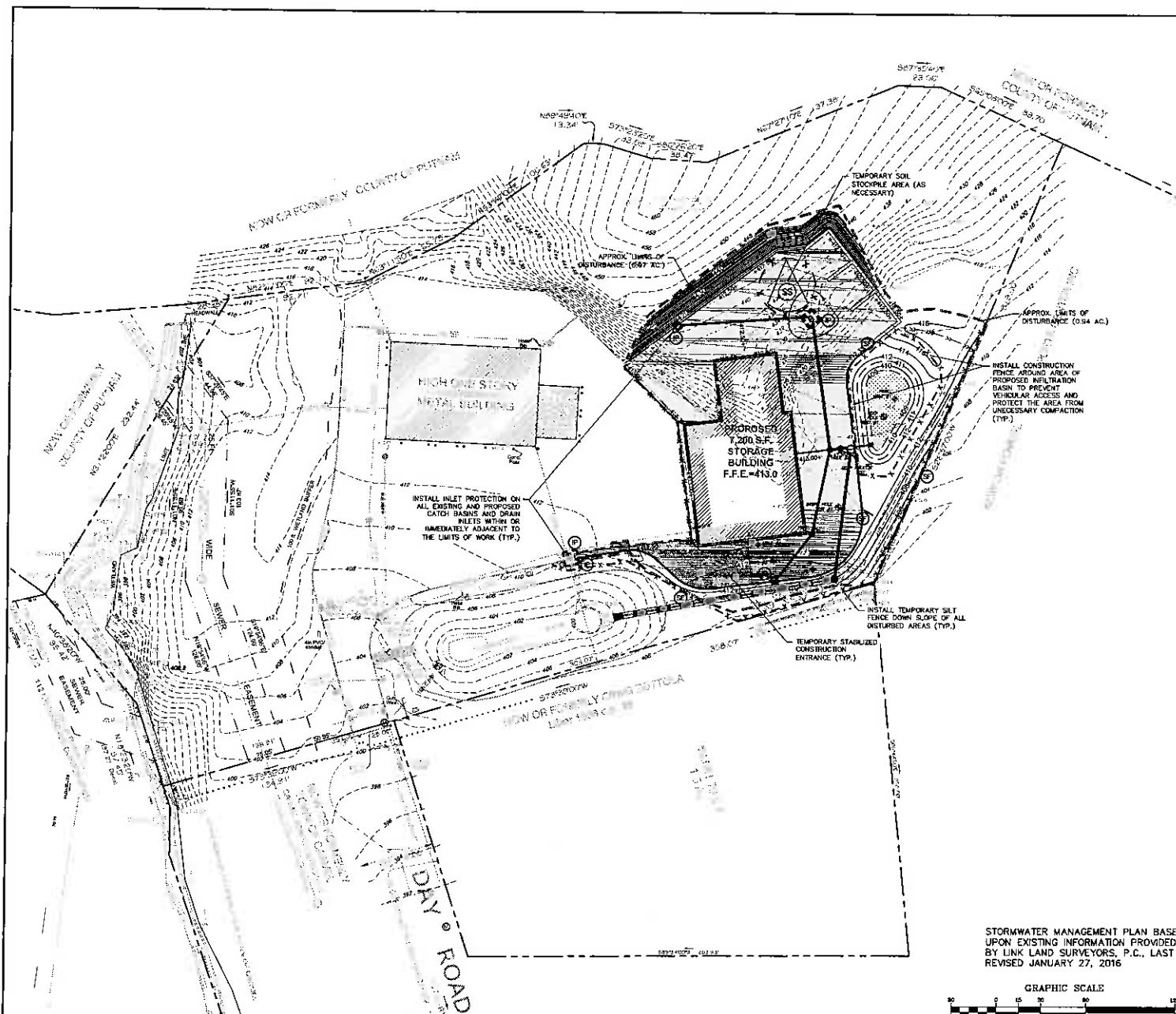
PROJECT: PROPOSED STORAGE BUILDING
20 DAY ROAD
TOWN OF CARMEL
PUTNAM COUNTY - NEW YORK

STORMWATER MANAGEMENT PLAN

DATE: 1/27/2016
DRAWN BY: J.E.C.
CHECKED BY: J.E.C.
DESIGNED BY: J.E.C.
SCALE: AS SHOWN

C-1

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYE LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYE EDUCATION LAW.



INSTALLATION & MAINTENANCE OF EROSION CONTROL

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES

INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL GRADING
AFTER ANY GRADING REPORT, CONTRACTOR TO INSPECT SILE FENCE, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SOIL ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY - FINAL GRADING
REMOVE EXCESSIVE SEDIMENT FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - LANDSCAPING

SPREAD TOPSOIL. SPREAD ONLY AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1-2 LBS. BAY OF JOHANNAN GREEN PLANTING MIX OR EQUIV. OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOIL. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING

GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

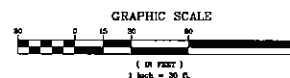
INSPECTION BY MUNICIPALITY - FINAL INSPECTION

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

LEGEND

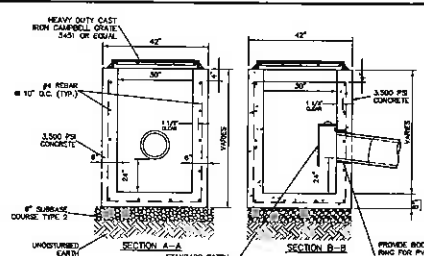
- TEMPORARY INLET PROTECTION
- TEMPORARY SILE FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE

STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY LINK LAND SURVEYORS, P.C., LAST REVISED JANUARY 27, 2016



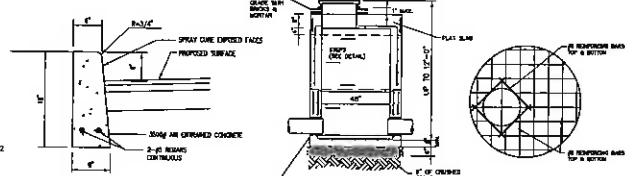
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| PROPOSED STORAGE BUILDING 20 DAY ROAD TOWN OF CARMEL PUTNAM COUNTY - NEW YORK | | |
| EROSION & SEDIMENT CONTROL PLAN | | |
| HEC ENGINEERING CONSULTING, P.C. 400 ROUTE 9W SPRINGVILLE, NY 13447-2000 P 518-472-2000 © 2016 | HUDSON ENGINEERING CONSULTING, P.C. 400 ROUTE 9W SPRINGVILLE, NY 13447-2000 P 518-472-2000 © 2016 | C-2 |

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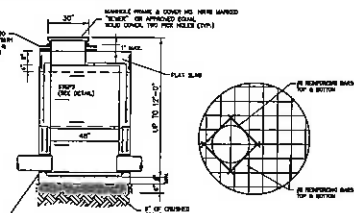


PRECAST DRAIN INLET (2.5'x2.5')

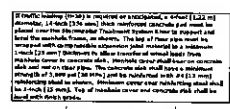
- NOTES:
1. CONCRETE - 4,000 PSI MINIMUM STRENGTH @ 28 DAYS
 2. STEEL REINFORCEMENT - ASTM A-615, # 4 REBAR, GRADE 60
 3. COVER TO STEEL - 1" MINIMUM
 4. DESIGN LOADING - AASHTO HS20-44
 5. EARTH COVER - 0 TO 10 FEET
 6. CONSTRUCTION JOINT - LAPPED



CONCRETE CURB

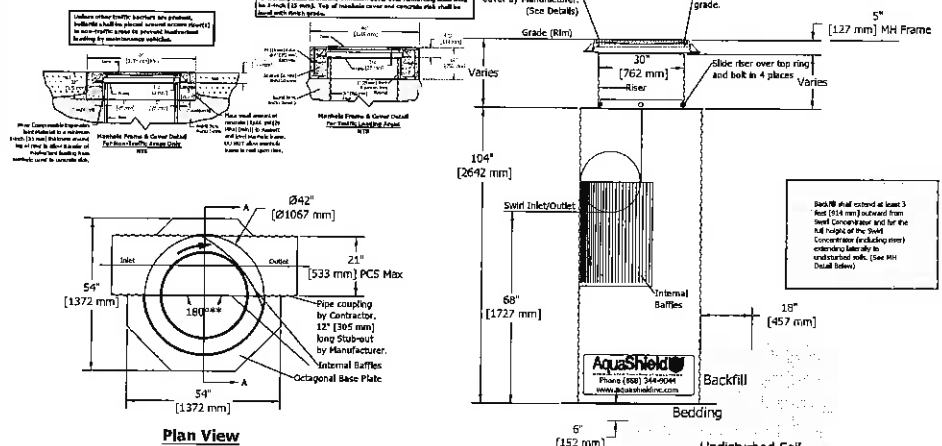


PRECAST CONCRETE MANHOLE



Note: As an alternative, 42-inch OD, HS-20/25 rated precast concrete rings may be substituted. 14-inch thickness must be maintained.

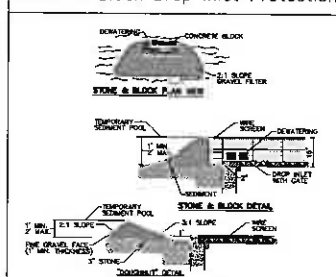
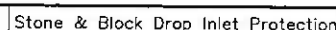
- * Please see accompanied Aqua-Swirl specification notes.
- * See Sika Plan for actual system orientation.
- ** Orientation may vary from 90°, 180°, or custom angles to meet site conditions.



Plan View

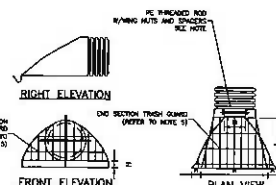
AQUA-SWIRL CONCENTRATOR MODEL AS-3 C/FD
PCS STANDARD DETAIL

Section A-A



CONSTRUCTION SPECIFICATION

1. LAY DIRT ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DRAINING FOUNDATION SHALL BE 2" THICK MINIMUM SHALL REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST EACH FOR DRAINAGE.
2. HANDMADE CEMENT OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCKS OPENINGS TO SUPPORT STONE.
3. LAY CLEAN STONE OR GRAVEL 1/2-3/4" INCH IN DIAMETER PLACED 2" INCHES BELOW FOR EACH BLOCK ON A 2" INCH THICK OR FLATTER.
4. FOR STONE STRUCTURES ONLY. 2" INCH THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" HIGH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM

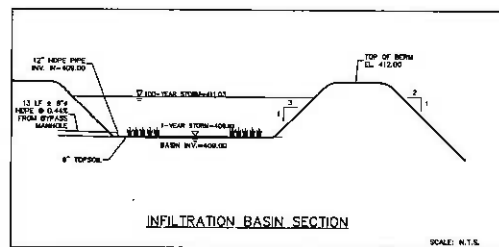


| PART # | | PIPE SIZE | | PLAN VIEW | | | |
|--------|-------|-----------|----------|-----------|----------|----------|--|
| | | A | B | H | L | W | |
| 1210NP | 12 in | 6.50 in | 10.00 in | 6.50 in | 25.00 in | 20.00 in | |
| 1510NP | 15 in | 6.50 in | 10.00 in | 6.50 in | 25.00 in | 20.00 in | |
| 1810NP | 18 in | 7.50 in | 10.00 in | 6.50 in | 30.00 in | 25.00 in | |
| 2410NP | 24 in | 7.50 in | 10.00 in | 6.50 in | 30.00 in | 25.00 in | |
| 3015NP | 30 in | 7.50 in | 12.00 in | 6.00 in | 50.00 in | 63.00 in | |
| 3615NP | 36 in | 7.50 in | 20.00 in | 6.00 in | 50.00 in | 63.00 in | |

.....

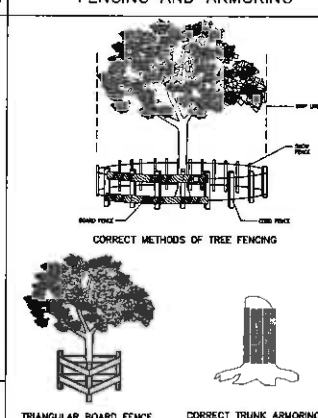
1. PE THREADED ROD W/ING NUTS PROVIDED FOR END SECTIONS 17'-24'.
2. 30" & 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLY.
3. ALL DIMENSIONS ARE NOMINAL.
4. PLATE END SECTION SHALL BE MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) NUMBER 1210F OR APPROVED EQUAL.
5. CONTRACTOR SHALL INSTALL AN END SECTION TRASH GUARD. THE END SECTION TRASH GUARD SHALL BE MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) PART NUMBER 1230D APPROVED EQUAL.
6. PRODUCT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

END SECTION (PLASTIC)



INFILTRATION BASIN SECTION

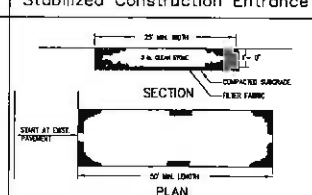
FENCING AND ARMORING



TRIANGULAR BOARD FENCE

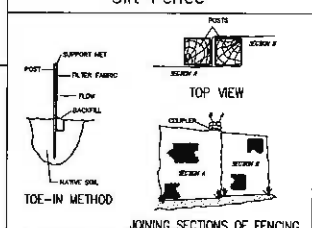
CORRECT TRUNK ARMORING

Stabilized Construction Entrances

**INSTALLATION NOTES:**

- [illegible]

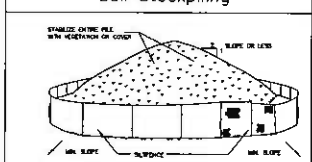
Silt Fence



INSTALLATION NOTES

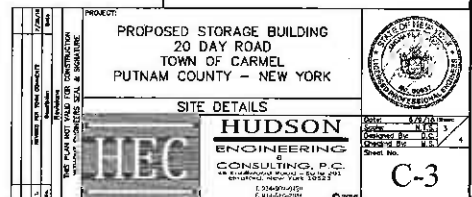
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE WEL.
2. EXCAVATE A SECTION AT A TIME AND PUSH THE PEGS AGAINST THE BANK.
3. (CONSIDER THE MATERIAL OF THE TRENCH (IT BEING AWAY FROM DIRECTION OF FLOOD).
4. SPRINKLE THE PEGS AND THE GROUND SURF, THE TRENCH IS APPROXIMATELY 4 INCHES FROM THE TRENCH BOTTOM.
5. LAY THE EDGE-UP FLAP OF FABRIC OVER THE UNDISTURBED BOTTOM OF THE TRENCH.
6. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEP SLOPES REQUIRE AN INTERCUT TRENCH.
7. JOIN TRENCHES AS SHOWN ABOVE.

Soil Stockpiling



2007年12月15日

- ### INSTALLATION NOTES
1. ANCHOR DEVICES FOR BRACING ORCHARDERS SHALL BE DRY AND STABLE.
 2. POLES OR TALL TO BE APPROVED FOR USE BY COMPETENT PERSON. ALL ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MAXIMUM OF 50-75 FEET SEPARATION FROM TURBOVENT EXHAUSTS. MINIMUMS:
 3. MAXIMUM SLOPE OF 5%.
 4. LIGN COUPLERS OF TUBES BRACING EACH PIPE SHALL BE REINFORCED WITH OTHER PIPE TIGHTENING OR SUBSTITUTED WITH ANCHORED WITH WELDED OR SOLDERED.
 5. STOODPES REMAINING IN PLACE FOR MOIST. WHEN A SECT SHOULD BE SECTED AND MALICED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SALT FENCE.
 6. SEE SPECIFICATIONS (SEE MANUAL) FOR INSTALLATION OF SALT FENCE.



AQUA

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER

Sheet No. **C-3**

ROBERT LAGA
Chairman

ANTHONY DUSOVIC
Vice Chair

ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Marc Pekowsky
Vincent Turano
Nicholas Fannin
John Starace

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Ulysses V. Matsoukas and Gina M. Matsoukas

Address of Applicant: 230 Creamery Road Hopewell Jct. NY 12533

Email: _____

Telephone# 5

Name and Address of Owner if different from Applicant: _____

Property Address: 837 South Lake Boulevard

Tax Map # 75.43 Block 1 Lot 27

Agency Submitting Application if Applicable: N/A

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: Approximately 320 sq ft on the southern portion of the property

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).

Approximately 40' x 4' x 16' of ground to be hand dug, stone retaining wall to be completed. Approximately 20 yards of material to fill.

Proposed Start Date: ASAP Anticipated Completion Date: Approximately four days to complete 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.

Ulysses Matsoukas Gina Matsoukas
SIGNATURE

8/2/2016
DATE

Town of Carmel Environmental Conservation Board
60 McAlpin Avenue
Mahopac, New York 10541

August 2, 2016

RE: Matsoukas
Wetland Permit
837 East Lake Boulevard
Tax Map No. 75.43-1-27

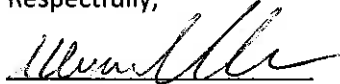
Dear Chairman Laga and Members of the Board:

Enclosed are four(4) copies of the following:

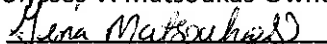
- ❖ Application for Wetland Permit, dated August 2, 2016
- ❖ Short Environmental Assessment Form, date August 2, 2016
- ❖ Area(Location) Map
- ❖ Drawing "Site Plan"
- ❖ Application Fee in the amount of \$225.00 (Check no. 132), dated August 2, 2016
- ❖ Copy of the Deed

The enclosed documents are being respectfully submitted in support of a wetland Permit for a minor project pertaining to the completion of a stone retaining wall at the above listed property. The proposed improvement is located within the 100' Buffer Area of Lake Mahopac. All construction within the property is proposed to be completed by hand. We respectfully request this project be placed on the August 4, 2016 Environmental Conservation Board agenda for discussion of the Wetland Permit.

Respectfully,



Ulysses V. Matsoukas-Owner/Applicant



Gina M. Matsoukas-Owner/Applicant
230 Creamery Road
Hopewell Junction, NY 12533

PROJECT NARRATIVE

August 2, 2016

August 2, 2016
RE: Matsoukas
Wetland Permit
837 East Lake Boulevard
Tax Map No. 75.43-1-27

Existing Conditions

The subject property is owned by Ulysess V. Matsoukas and Gina M. Matsoukas and is located at 837 South Lake Boulevard in the Town of Carmel. The property fronts Lake Mahopac on it's northeastern side and is delineated by an existing stonewall. There is a partially constructed stone retaining wall located on the southern portion of the property. The existing erosion and sediment control is a silt fence running from the eastern property line to the western property line. The silt fence continues southwest along the property line to the southern property line.

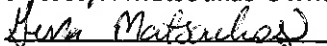
Proposed Conditions

The owners wish to complete the property improvement of the partially completed stone retaining wall at a maximum height of four feet. The proposed wall is to run approximately thirty two feet from the western property line southeast with an approximate southern return of eight feet. All construction is to be done by hand with as little disturbance as possible to the existing property. The proposed improvement is not anticipated to have any adverse impacts to Lake Mahopac, the surrounding wildlife habitat, or any subsurface water resources. An erosion and sediment control is in place to control runoff during construction. The proposed construction completion time is approximately four days.

Respectfully,



Ulysess V. Matsoukas-Owner/Applicant



Gina M. Matsoukas-Owner/Applicant

230 Creamery Road
Hopewell Junction, NY 12533

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

| | | | | | | | |
|--|--------------------------|-------------------|---|----|-----|-------------------------------------|--------------------------|
| Part 1 - Project and Sponsor Information | | | | | | | |
| Name of Action or Project: <u>Matsoukas</u> | | | | | | | |
| Project Location (describe, and attach a location map): <u>Matsoukas Retaining Wall</u> | | | | | | | |
| Brief Description of Proposed Action: <u>837 South Lake Boulevard, Mahopac NY 10541 (TM# 75,43-1-27)</u> <u>Construct a stone retaining wall.</u> | | | | | | | |
| Name of Applicant or Sponsor: | | Telephone: | | | | | |
| <u>Ulysses & Gina Matsoukas</u> | | | | | | | |
| Address: | | E-Mail: | | | | | |
| <u>230 Creamery Road</u> | | | | | | | |
| City/PO: | | State: | Zip Code: | | | | |
| <u>Hopewell Junction</u> | | <u>NY</u> | <u>12533</u> | | | | |
| 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%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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: | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 3.a. Total acreage of the site of the proposed action? | | <u>.05</u> acres | | | | | |
| b. Total acreage to be physically disturbed? | | <u>.006</u> acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <u>.05</u> 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, | | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | | | ✓ | |
| b. Consistent with the adopted comprehensive plan? | | | ✓ | |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | NO | YES | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | | ✓ | |
| If Yes, identify: _____ | | NO | YES | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | ✓ | | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | NO | YES | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | ✓ | | |
| 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: <u>N/A</u> | | NO | YES | |
| 10. Will the proposed action connect to an existing public/private water supply? | | ✓ | | |
| If No, describe method for providing potable water: <u>None (Not required)</u> | | NO | YES | |
| 11. Will the proposed action connect to existing wastewater utilities? | | ✓ | | |
| If No, describe method for providing wastewater treatment: <u>None (Not required)</u> | | NO | YES | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | | ✓ | | |
| b. Is the proposed action located in an archeological sensitive area? | | NO | YES | |
| 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? | | ✓ | | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | NO | YES | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | ✓ | | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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 | YES | |
| 16. Is the project site located in the 100 year flood plain? | | ✓ | | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | | NO | YES | |
| If Yes, | | ✓ | | |
| a. Will storm water discharges flow to adjacent properties? | | NO | YES | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | | ✓ | | |
| If Yes, briefly describe: _____ | | | | |

| | | |
|---|----|-----|
| 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 | YES |
| | ✓ | |
| 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 | YES |
| | ✓ | |
| 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 | YES |
| | ✓ | |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Ulysses V. MATSOVKAS</u> Signature: <u>[Signature]</u> <u>Gina M. MATSOVKAS</u> Date: <u>8/2/2016</u> | | |

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

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

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

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

| | |
|---|---|
| <input type="checkbox"/> 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. | |
| <input type="checkbox"/> 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) |

AREA MAP

PROJECT: Matsoukas

Project Address:

837 South Lake Boulevard

Mahopac NY 10541

Tax Map No: 75.43 -1-27

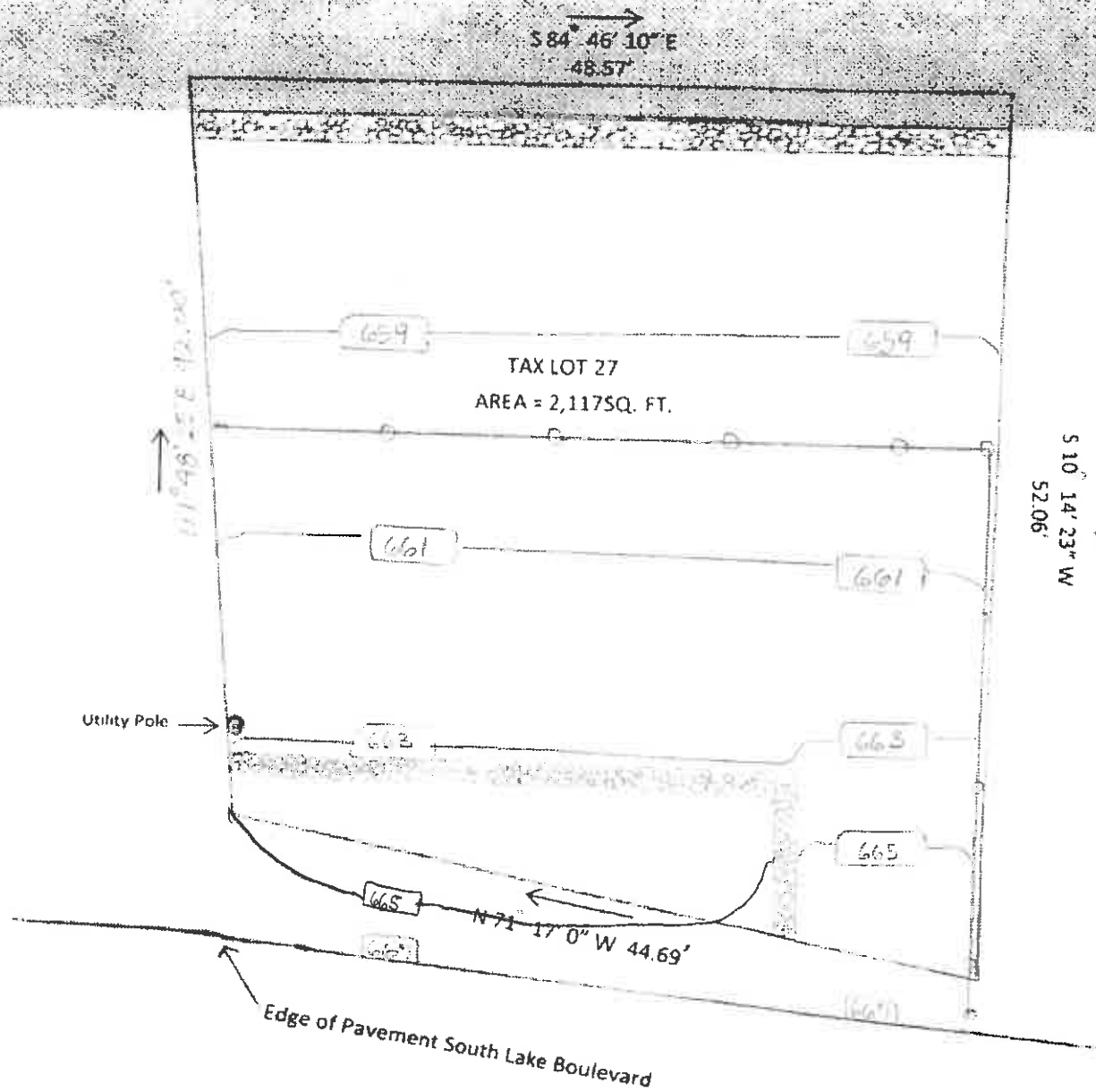
SITE LOCATION



SITE LOCATION

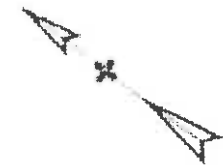


Lake Mahopac



Legend

- Stone Retaining Wall
- Silt Fence
- Property Line



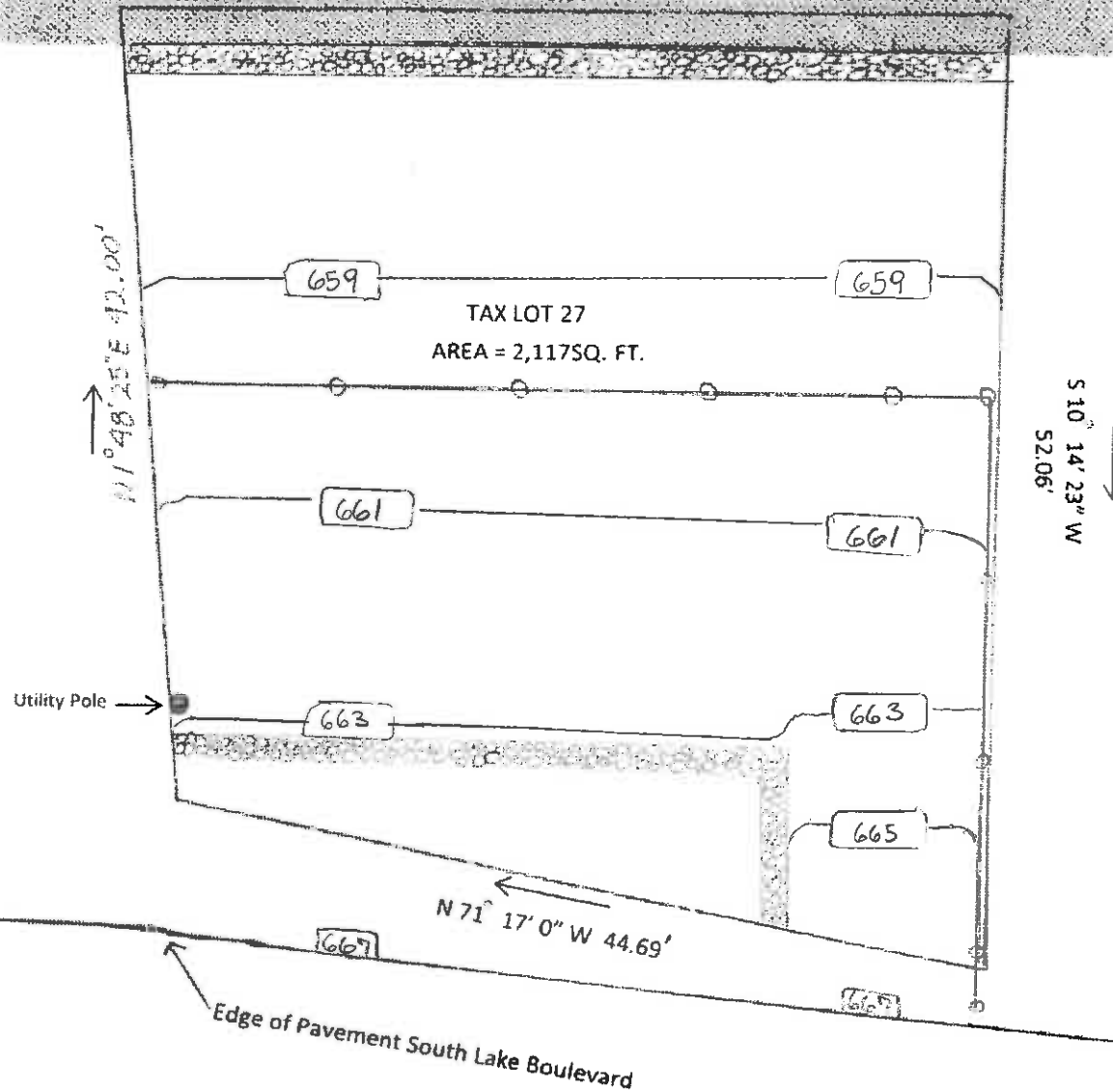
PROJECT: Matsoukas
 Project Address:
 837 South Lake Boulevard
 Mahopac NY 10541
 Tax Map No: 75.43 -1-27

SITE PLAN
 Existing




Scale
 1" = 10 Ft.

Lake Mahopac

S 84° 46' 10" E
48.57'



Legend

-  Stone Retaining Wall
-  Silt Fence
-  Property Line



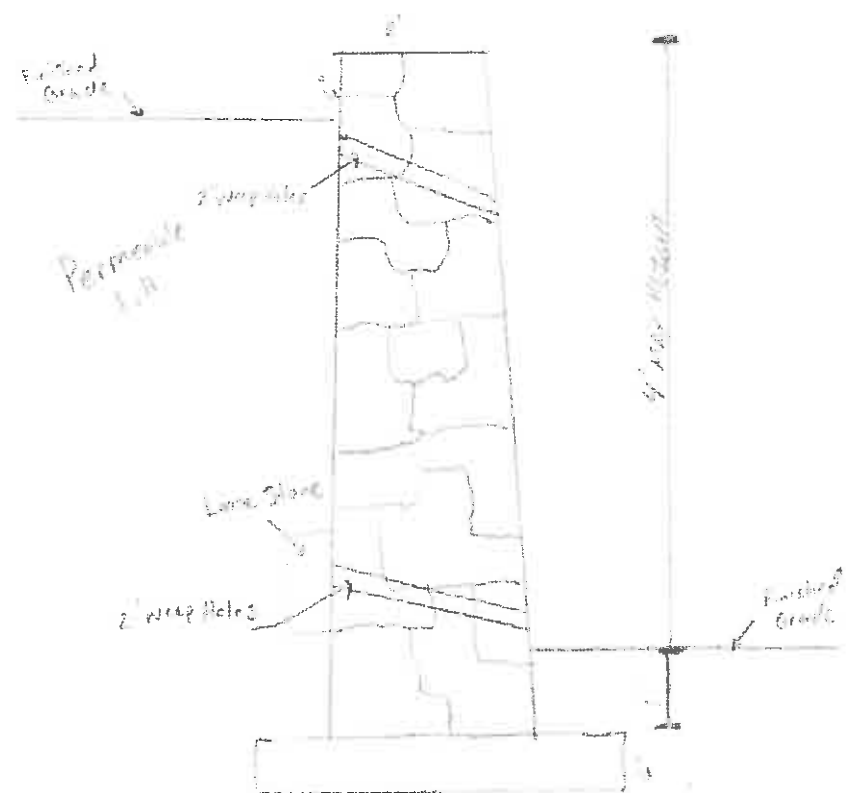
PROJECT: Matsoukas
Project Address:
837 South Lake Boulevard
Mahopac NY 10541
Tax Map No: 75.43 -1-27

SITE PLAN
(Proposed)

Scale
1" = 10 Ft.



Stone Retaining Wall



THIS INDENTURE, made the 16th day of June, 2016,

BETWEEN

GINA MARTINI AND HENRY D'ONOFRIO
residing at, 400 SW 14th Place, Boca Raton, FL 33432

party of the first part, and

residing at, ULYSSES V. MATSOUKAS AND GINA M. MATSOUKAS, husband & wife
230 Creamery Road, Hopewell Junction, New York 12533

party of the second part,

WITNESSETH, that the party of the first part, in consideration of
ONE DOLLAR (\$1.00) dollars paid by the party of the second part,
does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the
party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town/City of Carmel, County of Putnam, State of New York

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same premises conveyed to the Grantor herein by deed dated 2/25/08 and
Recorded 5/19/08 in Liber 1803 at Page 165 of the Putnam County Clerk's office

S/B/L 75.43-1-27

COUNTY OR TOWN Town of Carmel
STREET ADDRESS 837 South Lake Blvd.
Mahopac, NY 10541

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all
the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the
premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of
the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the
first part will receive the consideration for this conveyance and will hold the right to receive such consideration
as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same
first to the payment of the cost of the improvement before using any part of the total of the same for any other
purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so
requires.

Schedule A Description

Title Number RPATS-2532

Page 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, being more particularly bounded and described as follows:

PARCEL I

BEGINNING at a point on the southerly side of South Lake Boulevard (US Route 6N, as widened), at the northeasterly corner of lands now or formerly of Restivo formerly Schroeder;

RUNNING THENCE along lands formerly of Restivo. South 4 degree 08 minutes 00 seconds west 218.69 feet to the northerly side at Senior Avenue:

RUNNING THENCE along the northerly side of Senior Avenue, South 68 degrees 41 minutes 50 seconds East 69.56 feet to a point;

RUNNING THENCE along lands now or formerly of Burke & continuing along lands now or formerly of Reichbach, North 31 degrees 14 minutes 46 seconds East 255.80 feet to the southerly side of South Lake Boulevard;

RUNNING THENCE along the southerly side of line of South Lake Boulevard the following courses and distances:

North 70 degrees 30 minutes 60 seconds West 87.37 feet;

South 18 degrees 28 minutes 14 seconds West 8 feet;

North 79 degrees 21 minutes 50 seconds West 58 feet

South 89 degrees 67 minutes 00 seconds West 57 feet to the point or place of BEGINNING.

PARCEL II

BEGINNING at a point or place on the northerly side of Lake Boulevard (US Route 6N) at the southeasterly corner of lands now or formerly of Herman and Samuel Bernstein:

RUNNING THENCE along the easterly line of lands now or formerly of Bernstein, North 1 degree 48 minutes 25 seconds East 42 feet to the shore of Lake Mahopac;

RUNNING THENCE along the shore of Lake Mahopac and along a wall, South

Continued On Next Page

Schedule A Description - continued

Title Number RPATS-2532

Page 2

84 degrees 46 minutes 10 seconds East (South 04 degrees 40 minutes 10 seconds East deed) 48.57 feet;

RUNNING THENCE southerly 50 feet more or less to a point;

RUNNING THENCE along the northerly side of South Lake Boulevard, North 71 degrees 17 minutes 60 seconds West 42.69 feet to the point or place of BEGINNING.

EXCEPTING THEREFROM the land taken by the State of New York pursuant to a Notice of Appropriation filed in Liber 1175 cp 079.

EXCEPTING AND RESERVING

PARCEL I

ALL those two certain lots, pieces or parcels of land, lying and being in the Town of Carmel, County of Putnam and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of South Lake Boulevard (US Route 6N, as widened) at the northeasterly corner of lands now or formerly of Restivo formerly Schroeder;

RUNNING THENCE along lands now or formerly of Restivo, South 4 degrees 08 minutes 00 seconds West 214.69 feet to the northerly side of Senior Avenue;

RUNNING THENCE along the northerly side of Senior Avenue, South 65 degrees 41 minutes 50 seconds East 89.58 feet to a point;

RUNNING THENCE along lands now or formerly of Burke & continuing along lands now or formerly of Reichbach, North 31 degrees 14 minutes 45 seconds East 255.90 feet to the southerly side of South Lake Boulevard;

RUNNING THENCE along the southerly side of line of South Lake Boulevard the following courses and distances:

North 70 degrees 30 minutes 50 seconds West 87.37 feet;

South 18 degrees 28 minutes 14 seconds West 8 feet;

North 79 degrees 21 minutes 50 seconds West 58 feet;

South 89 degrees 57 minutes 00 seconds West 57 feet to the point or place of BEGINNING.

Continued On Next Page

Schedule A Description - continued

Title Number **RPATS-2532**

Page **3**

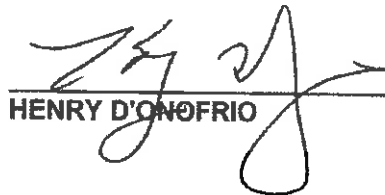
PARCEL II

ALL that certain plot, piece or parcel of land, lying and being in the Town of Carmel, County of Putnam and State of New York, and described as Tax Map Number 75.43-1-28.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


GINA MARTINI


HENRY D'ONOFRIO

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Putnam ss:

On the day of June in the year 2016
before me, the undersigned, personally appeared
Gina Martini and Henry D'Onofrio

personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

State of New York, County of ss:

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in _____
(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

SEC 75.43

BIC 1

104 27

170 Carmel

GINA MARTINI

AND

RDA 15-2532 HENRY D'ONOFRIO

to

ULYSSES V. MATSOUKAS

and

GINA M. MATSOUKAS

Record and Return to:

Jordan Haug, Esq

62 East main st

Wappingers Falls, NY

12590



