

ROBERT LAGA  
*Chairman*

NICHOLAS FANNIN  
*Vice Chairman*

ROSE TROMBETTA  
*Secretary*

**TOWN OF CARMEL**  
**ENVIRONMENTAL CONSERVATION BOARD**



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

**BOARD MEMBERS**

Edward Barnett  
Vincent Turano  
John Starace

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**AUGUST 16, 2018 – 7:30 P.M.**

**EXTENSION OF WETLAND PERMIT**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. MK Realty	Route 6 & Old Route 6	55.6-1-44&45	Site Plan

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

2. Inzano, Anna	188 Bullet Hole Road	63.-1-16.2	Install Driveway
3. Sabatini & Scarfone	799 East Lake Blvd	75.43-1-17	Addition to Existing Porch
4. Pickman, Gladys	86 West Lake Blvd	75.7-3-16	Replace/Repair Boathouse Roof

**MISCELLANEOUS**

5. Minutes – 06/21/18 & 7/19/18

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Vincent Turano  
John Starace

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

Name of Applicant: Mario <sup>+Anna</sup> Intano

Address of Applicant: 15335 Shoshone Trl Email: \_\_\_\_\_  
Brookville A 31404

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

Property Address: 188 Bullethead Rd Tax Map # 6B:1-16.2

Agency Submitting Application if Applicable: \_\_\_\_\_

Location of Wetland: west side of property

Size of Work Section & Specific Location: see site plan

Will Project Utilize State Owned Lands? If Yes, Specify: NO

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

250 ft driveway in buffer zone

Proposed Start Date: 11/1/17 Anticipated Completion Date: 8/1/18 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.

Mario Intano  
SIGNATURE

10/6/17  
DATE

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

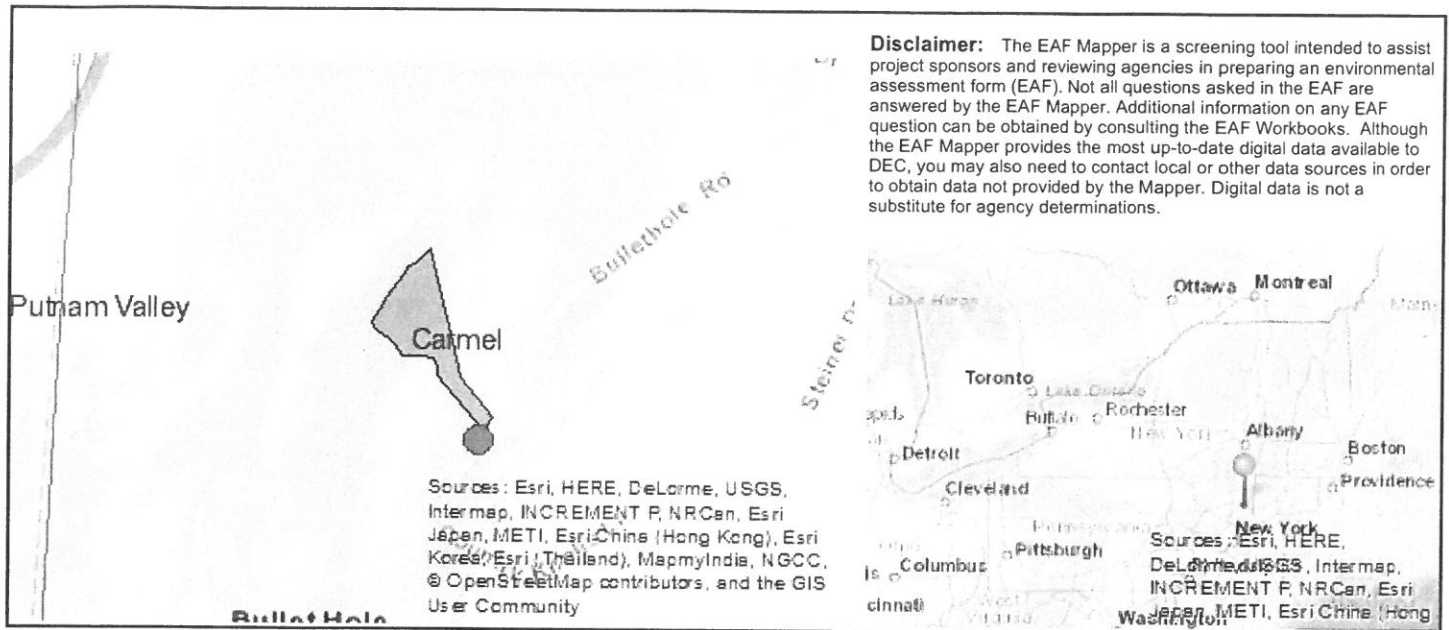
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project:							
Project Location (describe, and attach a location map): 188 Bullet Hole Road, Mahopac, NY 10541							
Brief Description of Proposed Action: Construction of driveway.							
Name of Applicant or Sponsor: Mario Inzano		Telephone: 914-403-1991					
		E-Mail: abc81403@yahoo.com					
Address: 15335 Shoshone Trl							
City/PO: Brooksville		State: FL	Zip Code: 34604				
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:			<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"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">4.8 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0.83 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">4.8 acres</span>							
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 checked="" type="checkbox"/>	<input 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 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 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 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 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 checked="" type="checkbox"/> NO <input 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 checked="" type="checkbox"/>	YES   <input 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>MARIO INTANO</u> Signature: <u>Mario Intano</u>		Date: <u>10/5/17</u>



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# TOWN OF CARMEL GENERAL EROSION CONTROL NOTES:

- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES AND GULCHES OR OTHER APPROVED METHODS.
- WHENEVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- THE PERMANENT FINAL VEGETATION AND STRUCTURES SHALL BE INSTALLED AS SOON AS PRACTICAL AND AS MAY BE DIRECTED BY THE ENGINEER.

# AREA OF DISTURBANCE:

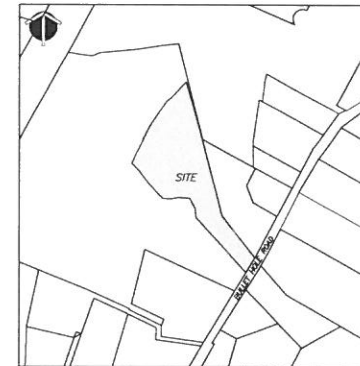
AREA OF DISTURBANCE = 44800 S.F. (1.14 AC.)  
TOTAL FILL TO SITE = 700 C.Y.

# IMPERVIOUS SURFACES:

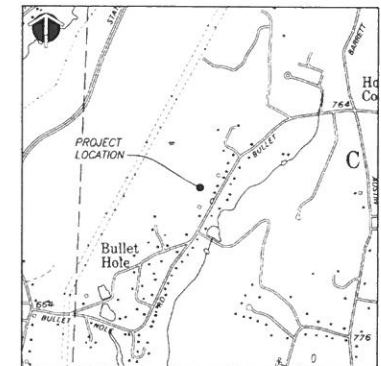
EXISTING IMPERVIOUS SURFACES = 0 S.F.  
PROPOSED IMPERVIOUS SURFACES = 1450 S.F.  
TOTAL IMPERVIOUS SURFACES = 1450 S.F.

# SOILS LEGEND

SOIL SYMBOL	SOIL GROUP	SOIL NAME
CsD	B	CARLETON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
ChB	B	CHATELAIN-CHARLTON COMPLEX, 15 TO 35 PERCENT SLOPES, VERY ROCKY
LcB	D	LEICESTER LOAM, 3 TO 8 PERCENT SLOPES, STONY



AREA MAP  
SCALE 1"=300'



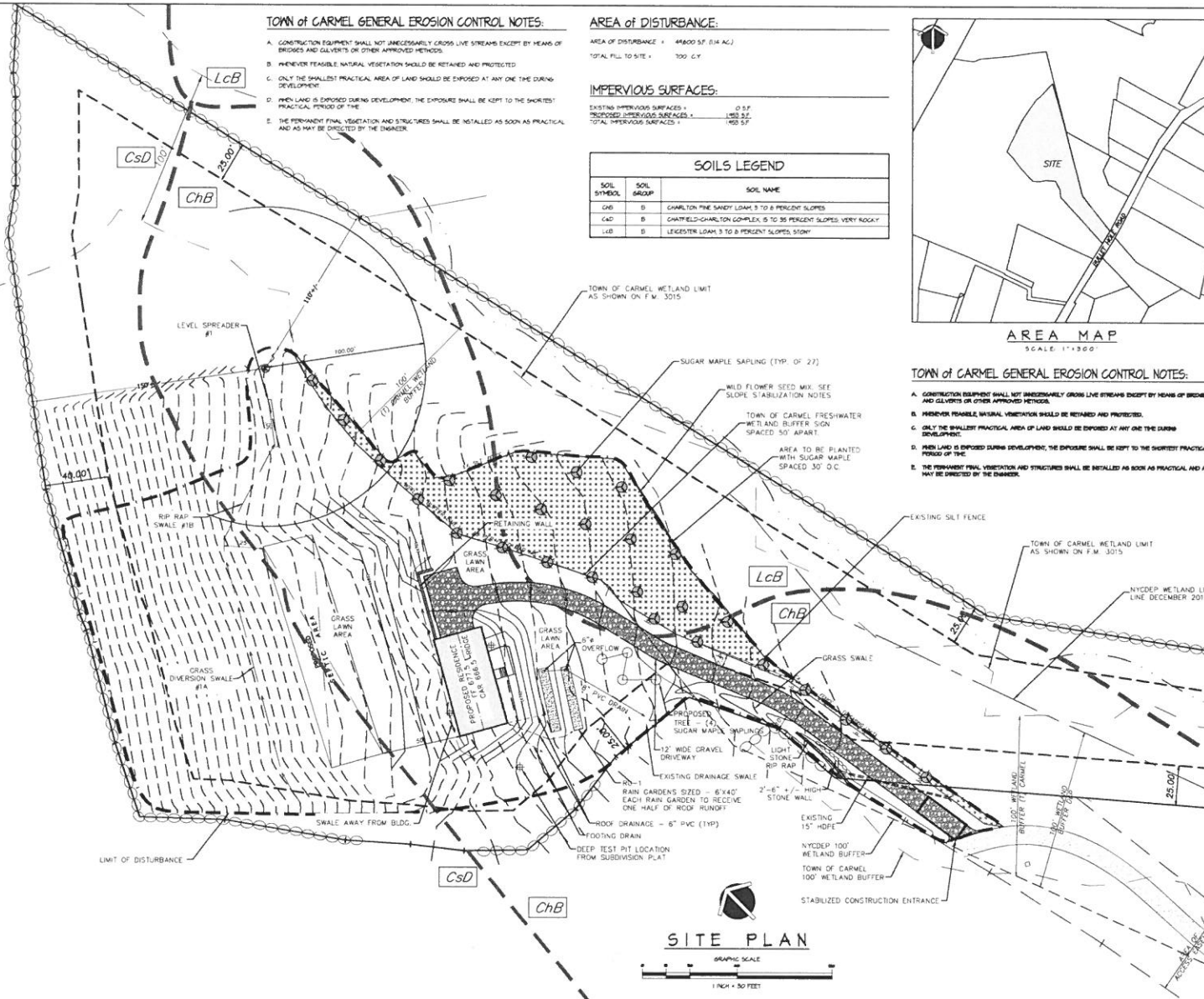
LOCATION MAP  
SCALE 1"=1000'

# TOWN OF CARMEL GENERAL EROSION CONTROL NOTES:

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- THE PERMANENT FINAL VEGETATION AND STRUCTURES SHALL BE INSTALLED AS SOON AS PRACTICAL AND AS MAY BE DIRECTED BY THE ENGINEER.

# PLAN NOTES:

- OWNER/APPLICANT: MRS. ANNA INZANO  
100 BULLET HOLE ROAD  
PUTNAM, NY 10584
- PROJECT LOCATION: 100 BULLET HOLE ROAD  
TOWN OF CARMEL  
TAX MAP 63-10-2
- LOT AREA: 309,350 S.F. (7.14 ACRES)
- VERTICAL DATUM: ADJACENT DATUM, 2 FOOT CONTIGUOUS INTERVAL
- THERE ARE NO WATERCOURSES, WETLANDS OR FLOODPLAINS WITHIN 200 FEET; EXCEPT AS NOTED.
- THE APPLICANT SHALL NOTIFY THE TOWN OF CARMEL ENGINEERING DEPARTMENT AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE. CONTACT NUMBER IS 845-428-5500 EXTENSION 100.
- FOR SITE LAYOUT AND DETAILS, REFER TO 50% DRAWINGS, DRAWINGS 10-1 AND 10-2 AS PREPARED BY PUTNAM ENGINEERS, DATED OCTOBER 10, 2017.



# SITE PLAN

GRAPHIC SCALE  
1 INCH = 50 FEET



4 OLD ROUTE 6, BREWSTER, NEW YORK 10504  
(845) 274-6704 FAX (845) 274-6764  
© Putnam Engineering, LLC 2017

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2208 SUBSECTION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL NOTIFY THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

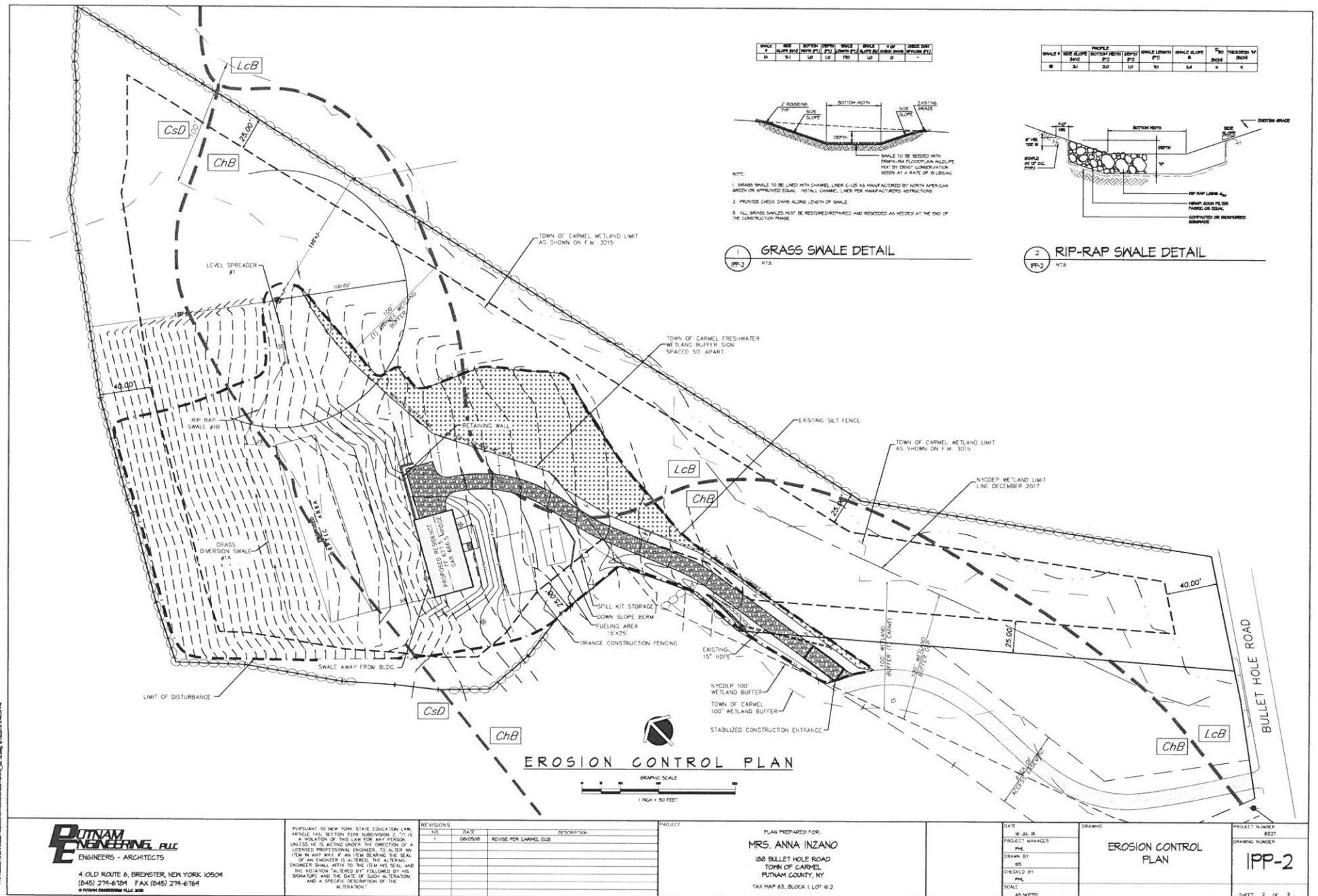
NO.	DATE	DESCRIPTION
1	01/05/2018	REVISE PER CARMEL EGB

PROJECT  
PLAN PREPARED FOR:  
MRS. ANNA INZANO  
100 BULLET HOLE ROAD  
TOWN OF CARMEL  
PUTNAM COUNTY, NY  
TAX MAP 63, BLOCK 1, LOT 10-2

DATE: 10/11/17  
PROJECT MANAGER: PML  
DRAWN BY: BS  
CHECKED BY: PML  
SCALE: AS NOTED

# INTEGRATED PLOT PLAN

PROJECT NUMBER: 65271  
DRAWING NUMBER: PP-1  
SHEET 1 OF 3









July 28, 2018

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

RE: MK Realty Site Plan  
U.S. Route 6 and Old Route 6  
Tax Map #55.06-1-44 & 45  
Town of Carmel Wetland Permit #844

Dear Chairman and Members of the Board:

The above referenced project was issued Wetland Permit (Permit #844) by your Board on July 7, 2011. A 2-year extension was granted by the Board at the July 21, 2016 meeting with an extension to July 7, 2018.

Due to the current economic climate, the project has yet to start construction. This letter serves as our request to be placed on the Board's next agenda for another 2-year extension of the subject permit. The \$75.00 extension fee will be forwarded under separate cover.

If you have any questions or comments, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:   
Jeffrey J. Contelmo, P.E.  
Senior Principal Engineer

JJC/zmp

cc: Kevin Dwyer

Insite File No. 04235.100



**MK REALTY  
APPROVAL LIST  
March 8, 2018**

<b>AGENCY</b>	<b>APPROVAL</b>	<b>EXPIRATION DATE</b>
Carmel Planning Board	Site Plan	March 11, 2018
Carmel Environmental Conservation Board	Wetland Permit	July 7, 2018
Putnam County Department of Health	Sewer	February 20, 2023
New York City Department of Environmental Protection	Sewer	March 29, 2021
New York City Department of Environmental Protection	Stormwater Pollution Prevention Plan	August 16, 2021
New York State Department of Transportation	Highway Work Permit	Transferred to the new NYSDOT Permit in May of 2015. (No Expiration Date)
New York State Department of Environmental Conservation	Stormwater Pollution Prevention Plan Coverage	General Permit Coverage obtained March 19, 2011. (No Expiration Date)





August 10, 2018

Mr. Robert Laga, P.E. Chairman and Members of the ECB  
Town of Carmel  
60 Mcalpin Ave.  
Mahopac, NY 10541

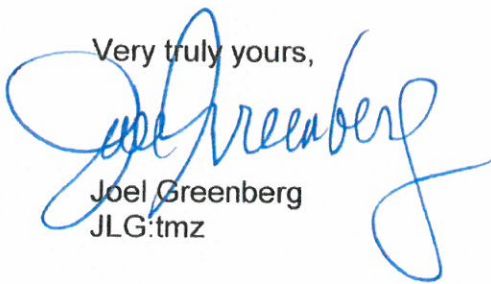
Re: 799 S. Lake B'ld  
Mahopac, NY 10541  
TM# 75.43-1-17

Dear Mr. Laga & Members of the Board,

My clients wish to add to an existing porch at the rear of the house, which has frontage on Lake Mahopac. The Porch will be 1 story above grade and the only work at grade will be sono tubes. Therefore, due to the minor nature of this work, I respectfully request that you grant us a letter of Permission.

Thanking you in advance for your cooperation in this matter.

Very truly yours,



Joel Greenberg  
JLG:tmz

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



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**BOARD MEMBERS**

Edward Barnett  
Vincent Turano  
John Starace

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

Name of Applicant: Elisabeth Sabatini & Vincent Scarfone

Address of Applicant: 240 1st Ave. Apt. 3H  
New York, NY 10009 Email: \_\_\_\_\_

Telephone# 917-208-5479 Name and Address of Owner if different from Applicant: \_\_\_\_\_

Property Address: 799 East Lake B'lv Tax Map # 75.43-1-17

Agency Submitting Application if Applicable: \_\_\_\_\_

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: Add to existing porch at rear of house

Will Project Utilize State Owned Lands? If Yes, Specify: \_\_\_\_\_

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).

No work in Lake Mahopac or the shore line. Addition to existing porch one story above grade. Only sonotubes will penetrate the ground

Proposed Start Date: 10/1/10 Anticipated Completion Date: 12/1/18 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.

Elisabeth Sabatini  
SIGNATURE

8/7/18  
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: <b>Elisabeth Sabatini &amp; Vincent Scarfone</b>			
Project Location (describe, and attach a location map): <b>799 East Lake B'lvd, Mahopac, NY 10541</b>			
Brief Description of Proposed Action:  <b>Addition to existing porch one story above grade.</b>			
Name of Applicant or Sponsor: <b>Elisabeth Sabatini &amp; Vincent Scarfone</b>		Telephone: <b>917-208-5479</b>	
Address: <b>204 1st Ave. Apt. 3H</b>		E-Mail:	
City/PO: <b>New York</b>		State: <b>NY</b>	Zip Code: <b>10009</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO  <b>X</b>
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: <b>Carmel Zoning Board &amp; Building Dept.</b>			NO  <b>X</b>
3.a. Total acreage of the site of the proposed action?		<u>0.203</u> acres	
b. Total acreage to be physically disturbed?		<u>0.009</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.203</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			





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
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Sabatini &amp; Scarfone</u> Date: <u>8/7/18</u> Signature: <u>[Signature]</u> Project Architect		

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

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

SURVEY OF PROPERTY  
PREPARED FOR  
**DR. BERTRAM S. & ELSIE SCHWARTZ**  
SITUATE IN THE  
**TOWN OF CARMEL**  
**PUTNAM COUNTY, NEW YORK**  
SCALE 1 IN. = 20 FT. 1974

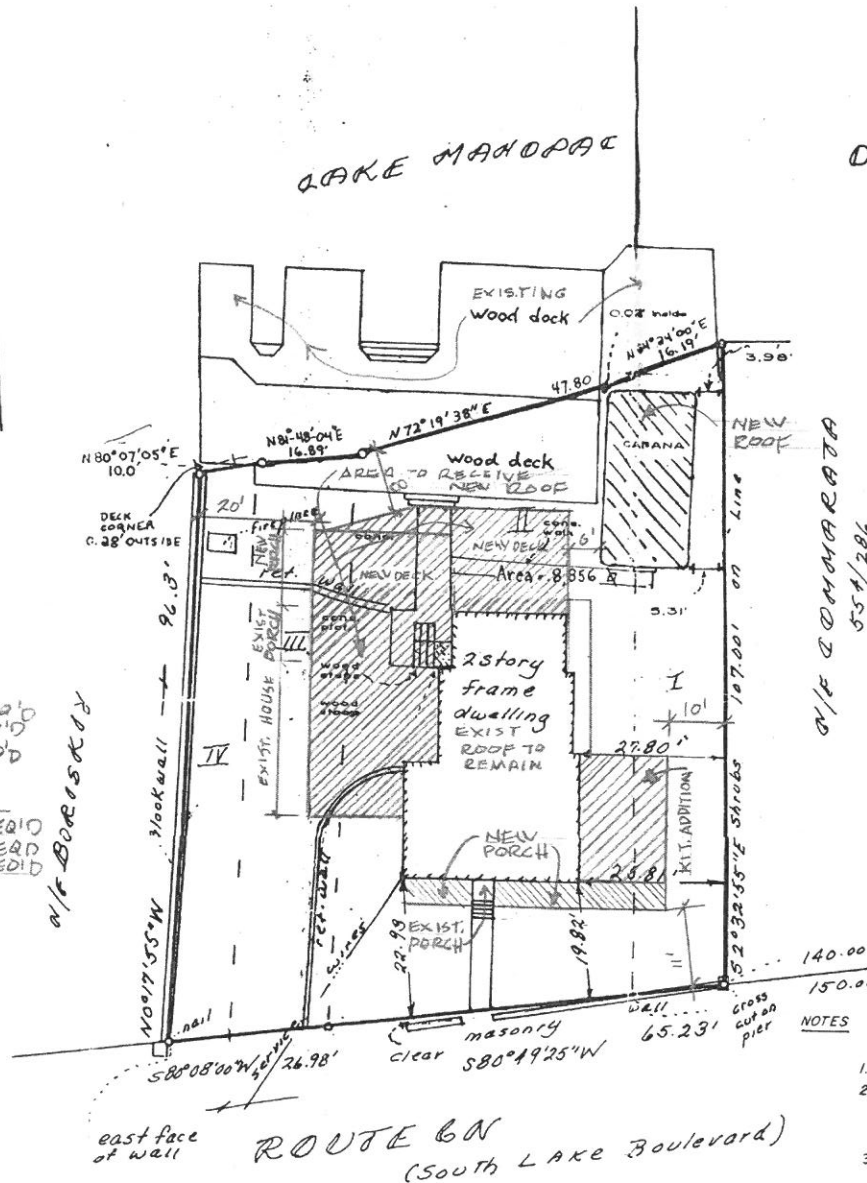
CERTIFIED TO: *The Title Guarantee Co., &  
Putnam Savings Bank*

I, RICHARD H. GORR, the surveyor who made this map, certify that the survey shown hereon was completed by me on June 12, 1974, that this map was completed by me on June 25, 1974, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors. BROUGHT TO DATE FEBRU, 1989.

RICHARD H. GORR

by *Richard H. Gorr*  
P.L.S. NYS. Lic. No. 10513

- NOTES
1. Alteration of this document, except by a licensed Land Surveyor, is illegal.
  2. All verifications are valid for this map and copies thereof only if the said map or copies bear the impressed seal of the surveyor whose signature appears hereon.
  3. Map brought to date, May 11, 1989.
  4. Map revised 6/30/89 to show rounded Cabana corners.





A-101



## **Trombetta,Rose**

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**From:** Robert Weber <robjweberjr@gmail.com>  
**Sent:** Monday, August 13, 2018 10:54 AM  
**To:** Trombetta,Rose  
**Subject:** Boat House Roof Repair, 86 West Lake Boulevard, Mahopac, NY  
**Attachments:** 20180426\_145418.jpg; 20180426\_145500.jpg; 20180426\_145513.jpg

Rose,

Good morning.

Attached please find several photos of the boat house roof storm damage.

A large tree fell on the roof during one of the 2018 spring "nor'easter" storms.

Although, the existing roof shingles overall are in good condition, we are planning to repair the damage to the roof rafters and sheathing and then replace all of the shingles.

The boat house is surrounded, on three sides, by hard surfaces and only by water on the front side.

We plan to cover the single boat parking space, located inside the boathouse, with a large tarpaulin to catch any potential falling construction material.

Hopefully, the job will proceed without incident.

Thank you.

Robert Weber

ROBERT LAGA  
Chairman

NICHOLAS FANNIN  
Vice-Chairman

ROSE TROMBETTA  
Secretary

TOWN OF CARMEL  
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett  
Vincent Turano  
John Starace

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Gladys Pickman

Address of Applicant: 86 Westlake Blvd, Mahopac Email: \_\_\_\_\_

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

Property Address: 86 Westlake Blvd., Mahopac NY Tax Map # 75.7-3-16

Agency Submitting Application if Applicable: N/A

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: Shoreline/Repair of Boat House Roof

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).  
Replace/Repair Boat House Roof

Proposed Start Date: Sept, 2018 Anticipated Completion Date: Oct, 2018 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.

SIGNATURE

Gladys Pickman

DATE

8/6/18

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: <i>None - Boat House Roof Repair</i>							
Project Location (describe, and attach a location map): <i>86 West Lake Blvd, Mahopac, NY</i>							
Brief Description of Proposed Action: <i>Recent storms caused a tree to fall on the boat house roof. The boat house roof must be replaced.</i>							
Name of Applicant or Sponsor: <i>Samuel Seltzer + Gladys Pickman</i>		Telephone: _____					
Address: <i>86 West Lake Blvd, Mahopac</i>		E-Mail: _____					
City/PO: <i>Mahopac</i>		State: <i>NY</i>	Zip Code: <i>10541</i>				
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;"><i>X</i></td> <td style="padding: 2px;"></td> </tr> </table>	NO	YES	<i>X</i>	
NO	YES						
<i>X</i>							
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: <i>Carmel Building Dept.</i>			<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="padding: 2px;"></td> <td style="padding: 2px;"></td> </tr> </table>	NO	YES		
NO	YES						
<i>Building Permit to repair boat house roof</i>							
3. a. Total acreage of the site of the proposed action?		<i>1.6</i> acres					
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.6</i> 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	YES	N/A
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		X	N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Boat House Repair</u>	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Boathouse Repair</u>	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X	
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input 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 type="checkbox"/> YES	NO	YES	
	X		
	X		

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 checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	YES

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

Applicant/sponsor name: \_\_\_\_\_ Date: 8/6/18

Signature: Gladys Richman

**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: <div>a. public / private water supplies?</div> <div>b. public / private wastewater treatment utilities?</div>		
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)?		















