

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Anthony Federice
Emily Lavelle

ENVIRONMENTAL CONSERVATION BOARD AGENDA

FEBRUARY 1, 2024 – 7:30 P.M.

APPLICANT **ADDRESS** **TAX MAP #** **COMMENTS**

SUBMISSION OF APPLICATION OR LETTER OF PERMISSION

- | | | | |
|----------------------------|---------------------|------------|---|
| 1. Girolamo, Mark & Denise | 276 West Lake Blvd. | 64.16-1-26 | Amend existing Wetland Permit to include construction of retaining wall between garage addition & lake. |
| 2. Spielman, Steve | 96 West Lake Blvd. | 75.7-3-14 | Installation of pool (previously approved) with tiered wall system. |

MISCELLANEOUS:

3. MINUTES: January 4, 2024

ROBERT LAGA
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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Mark and Denise Girolamo

Address of Applicant: 276 W. Lake Blvd, Mahopac, NY **Email:** mark.girolamo@verizon.net

Telephone# 914-584-0125 **Name and Address of Owner if different from Applicant:**

Property Address: 276 West Lake Blvd, Mahopac, NY 10541 **Tax Map #** 64.16-1-26

Agency Submitting Application if Applicable: _____

Location of Wetland: Lake Mahopac in rear yard

Size of Work Section & Specific Location: 1,960 sf original application plus 1,200 sf amended.

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).

Amend existing Building Permit # 23-040 and ECB approval dated 03/17/22, extended 05/04/23 to include construction of a retaining wall between the garage addition and the lake.

Proposed Start Date: 02/1/23 **Anticipated Completion Date:** 5/1/23 **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

January 23, 2024

DATE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Girolamo Retaining Wall			
Project Location (describe, and attach a location map): 276 West Lake Blvd, Mahopac, NY 10541			
Brief Description of Proposed Action: Amend existing Building Permit # 23-040 and ECB approval dated March 17, 2022, extended May 4, 2023 to include construction of a retaining wall between the garage addition and the lake.			
Name of Applicant or Sponsor: Mark and Denise Girolamo		Telephone: 914-584-0125	
Address: 276 West Lake Blvd		E-Mail: mark.girolamo@verizon.net	
City/PO: Mahopac		State: New York	Zip Code: 10541
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.860 acres	
b. Total acreage to be physically disturbed?		0.073 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.860 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<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: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<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? 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 type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
		<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:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

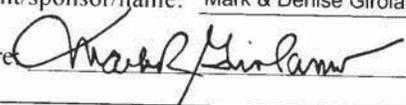
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

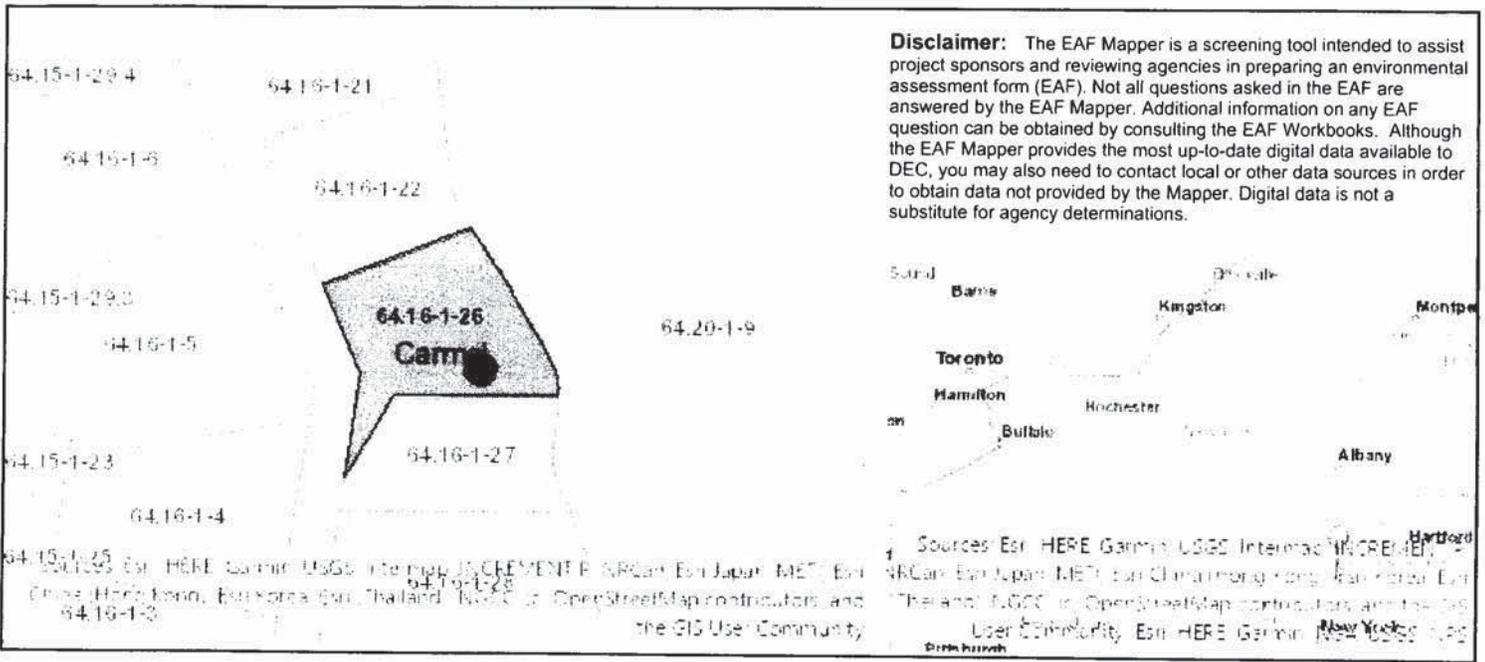
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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"/>

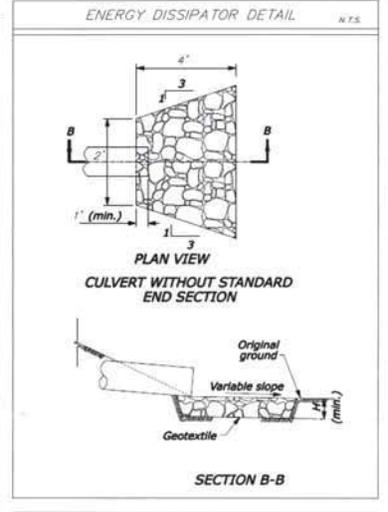
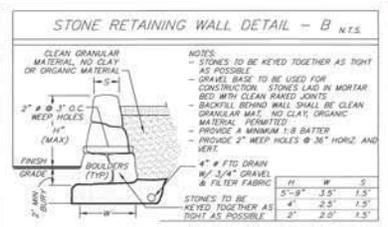
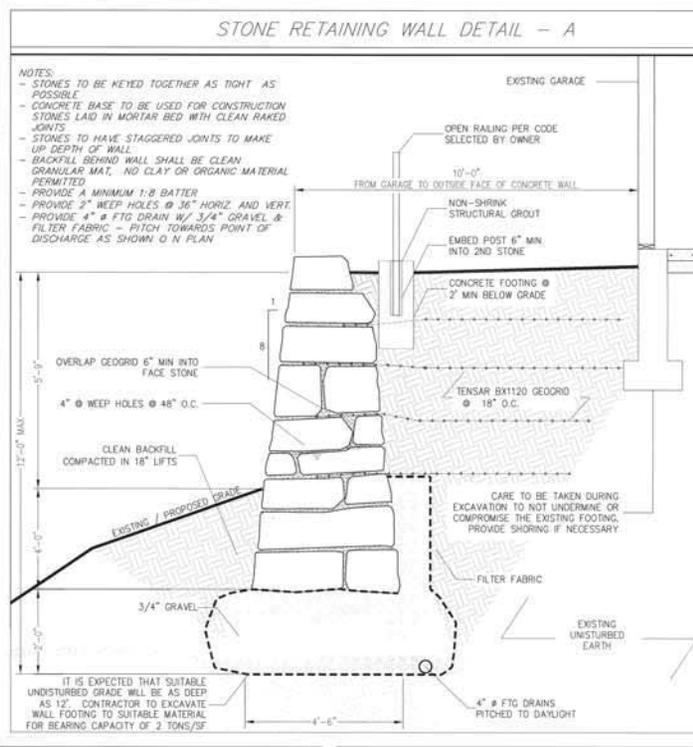
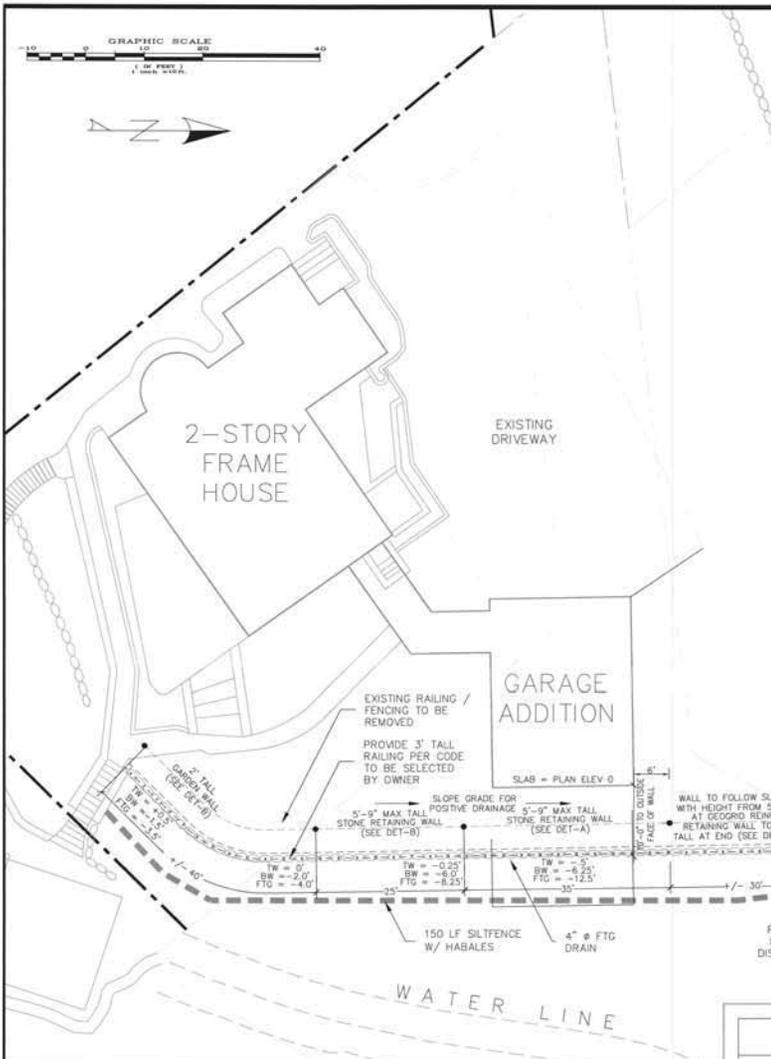
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Mark & Denise Girolamo Date: January 23, 2024

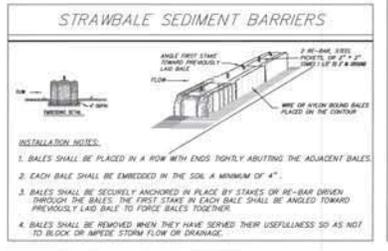
Signature:  Title: Owners



- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] Yes
- 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 15 [Threatened or Endangered Animal - Name] Northern Long-eared Bat
- Part 1 / Question 16 [100 Year Flood Plain] Yes
- Part 1 / Question 20 [Remediation Site] No



- ### CONSTRUCTION NOTES
1. INSTALL EROSION CONTROL MEASURES
 2. INSPECTION OF THE EROSION CONTROL MEASURES BY THE CARRIER ENG. DEPT.
 3. COMMENCE EXCAVATION TO PROVIDE A GIVE PATH FOR MACHINE ACCESS
 4. EXCAVATE FOOTINGS AND CONSTRUCT WALL STARTING ON THE SOUTH SIDE ADJACENT TO THE EXISTING STAIRS BEHIND THE RECEPTION
 5. WALL CONSTRUCTION TO COMMENCE (EASTWARD) COMPLETING CONSTRUCTION WALLS BACKFILLING, FINAL GRADING AND SECTIONS IN SECTIONS 2 APPROXIMATELY 30' AT A TIME
 6. INSTALL RIP RAP ENERGY DISSIPATOR
 7. DEMOLISH EQUIPMENT AND PERFORM FINAL CLEAN-UP OF SITE AND GRASS SEED AS SOON AS STABILIZATION PLANTING
 8. REQUEST FINAL INSPECTION OF SITE
- EOB NOTES:**
- CONSTRUCTION SILT FENCE SHALL BE PROVIDED WITH WIRE BANDING
 - OVERNIGHT STORAGE OF EQUIPMENT UNLESS STORED ON 6" POLY ALL FUELING OPERATIONS FOR EQUIPMENT IS TO BE DONE OUTSIDE OF THE 100' BUFFER OF THE LAKE AND SHALL BE CLOSETLY MONITORED TO ENSURE NO FUEL OR OIL IS SPILLED
 - CONSTRUCTION TO PROVIDE A BRUTE 12 GALLON SPILL-KIT ON SITE AT ALL TIMES AND IMMEDIATELY ADJACENT TO EQUIPMENT DURING FUEL FILLING
 - ALL CONDITIONS OF THE CURRENT SURVEY AND EOB APPROVAL ARE TO BE FOLLOWED



- ### CONSTRUCTION NOTES
1. THE CONTRACTOR SHALL CONFIRM THE UNDERGROUND UTILITIES LOCATION SERVICE (CURE 231) AT 800-240-2400 PRIOR TO STARTING ANY WORK
 2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SUBSURFACE UTILITIES AND STAKE MARKS IN THE FIELD
 3. THE LOCATION OF ANY UNDERGROUND UTILITIES OR UTILITY MARKS SHOWN ON THESE PLANS ARE APPROXIMATE AND THEREFORE THE CONTRACTOR SHALL VERIFY THE EXISTENCE OR COMPLETENESS OF THE SUBSURFACE INFORMATION IS NOT CERTIFIED BY THIS OFFICE
 4. CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND REQUIREMENTS OF THE MUNICIPAL ENGINEERING DEPARTMENT AND THESE SHALL APPLY IN ADDITION TO THE PLANS AS THEY ARE APPROVED BY THE TOWN ENGINEER AND THE DESIGN ENGINEER
 5. TEMPORARY STAKES AND UTILITY LOCATIONS SHALL BE STAKED BY A SURVEYOR LICENSED UNDER THE JURISDICTION OF THE STATE ENGINEER AND THE TOWN ENGINEER
 6. THE LOCATION AND INSTALLATION OF UNDERGROUND UTILITIES (E.G. ELECTRIC, CABLE, TELEPHONE) SHALL BE AS DIRECTED BY THE UTILITY COMPANIES AND THE TOWN ENGINEER
 7. THE CONTRACTOR OR THEIR AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION
 8. IF BIDDING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
 9. IF LABORERS UNUSUAL WORKING CONDITIONS ARE ENCOUNTERED (E.G. ROCK, UNDERMINER, ETC.) THE CONTRACTOR PRIOR TO CONTINUING WORK, SHALL CONTACT THE DESIGN ENGINEER. ALL NECESSARY MEASURES OF CHANGE SHALL BE MADE BEFORE WORK CAN CONTINUE
 10. THE CONTRACTOR IS TO PROVIDE TRENCH SHEETING AS REQUIRED BY INSPECTOR, SOIL AND WYS DEPT. OF LABOR. INSPECTOR SHALL BE NOTIFIED BY CONTRACTOR
 11. DRAINAGE OR ANY OTHER NECESSARY MEASURES SHALL BE INSTALLED BY CONTRACTOR
 12. EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS SHALL BE IN PLACE PRIOR TO THE START OF ANY FILL OR GRADE OPERATIONS
 13. FOOTING DEPTHS ARE TO BE 4" PVC PIPE WITH 1/2" OF CLEAN GRAVEL UNDER, AND DIRECTED TOWARD POINT OF DISCHARGE AS SHOWN HEREON
 14. A SUBSURFACE DRAINAGE SYSTEM SHALL BE PROVIDED FOR DESIGN CAPACITY CAPABLE OF ACCOMMODATING THE STORM WATER RUN-OFF FROM ALL 25-YEAR STORM EVENT W/ 15-MINUTE DURATION
 15. ALL NEW OR EXISTING AREAS SHALL NOT EXCEED A SLOPE OF 1:1 SPECIAL TO 2:1 NORMAL, AND SHALL BE STABILIZED WITH APPROPRIATE PLANTINGS
 16. STREET PARKING FOR 2 CLASSES WILL BE PROVIDED
 17. ALL UTILITIES ARE UNDERGROUND
 18. MAINTENANCE OF RETAINING WALLS ARE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNER
 19. ALL GRADING TO BE PERMITTED TO CREAT POSSIBLE DRAINAGE
 20. ALL WORK TO COMPLY WITH THE REQUIREMENTS OF THE TOWN OF FARMER (BUILDING DEPARTMENT, ENGINEERING DEPARTMENT AND ENVIRONMENTAL CONSERVATION BOARD)

- ### EROSION CONTROL NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED
 2. CONTRACTOR IS RESPONSIBLE FOR THE TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSED & MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO START OF THE CONSTRUCTION
 3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL
 4. ALL TOPSOIL NOT TO BE USED FOR FINAL DRAINAGE SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE ON FULL AREA. ALL TOPSOIL REQUIRED FOR FINAL DRAINAGE AND STORED ON SITE SHALL BE LIMITED, FERTILIZED, TEMPORARILY SEEDED, AND MULCHED WITHIN 14 DAYS
 5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH OR COVER SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMITED AND FERTILIZED PRIOR TO TEMPORARY SEEDING
 6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE MULCHED AS NECESSARY TO PROVIDE DUST CONTROL
 7. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT
 8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES
 9. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL
 10. INSPECTION OF EROSION CONTROL REQUIRED BY A TOWN REPRESENTATIVE PRIOR TO ANY SIGNIFICANT DISTURBANCE
 11. ALL DRAINAGE FACILITIES SHALL BE INSPECTED PRIOR TO BACKFILLING BY A TOWN REPRESENTATIVE. (FOR ANY PROPOSED SUBSURFACE STORMWATER TREATMENT)

Tether Rock CONSULTING ENGINEERS
 608 BROADWAY
 NEW YORK, NY 10013
 PHONE: (212) 512-1010
 FAX: (212) 512-1011
 EMAIL: info@tetherrock.com

JEFFREY A. ECONOMI, P.E.
 CONSULTING ENGINEER
 48 LOANBERRY COURT
 HOFFERLE FURNACE, N.Y. 10533
 PHONE: (845) 564-8416
 FAX: (845) 564-8416
 EMAIL: jeff@jeffreyeconomip.com

MARK GIROLAMO
 OWNER
 276 N. LAKE BLVD
 MALDEN, N.Y. 10541
 MALDEN, N.Y. 10541
 PHONE: 914-681-0329

PROPOSED RETAINING WALL PLAN

Project Address
 276 N. LAKE BLVD
 MALDEN, N.Y. 10541

revisions: date:

#	DESCRIPTION	DATE
11	WALL HT & NOTES	01/30/24

scale:
 drawn by: **cp**
 checked by: **jas**
 date: **12/15/23**

S-1

of Sheets: 1

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BOARD MEMBERS

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Anthony Federice

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: STEVE SPIELMAN

Address of Applicant: 96 WEST LAKE BLVD Email: bigcityguy99@hotmail.com

Telephone# (702) 480-7880 Name and Address of Owner if different from Applicant:

Property Address: 96 WEST LAKE BLVD. Tax Map # 75.07-3-14

Agency Submitting Application if Applicable:

Location of Wetland: EXISTING REAR YARD - 100 FT FROM LAKE EDGE

Size of Work Section & Specific Location: REAR YARD - APPROXIMATELY 4,826 S.F.

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

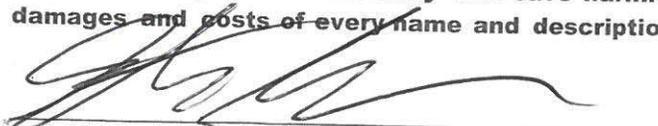
Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

INSTALLATION of Pool with tiered wall system. PROJECT PREVIOUSLY approved without wall system

Proposed Start Date: _____ Anticipated Completion Date: 04/24 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

1/29/24
DATE

JEFFREY A. ECONOM, P.E.
Consulting Engineer

Licenses:
NY PE #070939
NJ PE #39363
CT PE #19247

Certifications:
CPESC #2327
CPSWQ #21
CMS4S #15
CESSWI #9810
CPCA

Environmental · Civil · Subdivision/Site Work · Building Codes

January 27, 2024

Mr. Robert Laga, Environmental Conservation Board Chairman
and Board Members
Town of Carmel – Planning Department
60 McAlpin Avenue
Mahopac, NY 10541

Re: Background/Plan Comparison of Proposed Site/ Stormwater Plan
Located at 96 West Lake Boulevard
Section: 75.07, Block:3, Lot 14
Town of Carmel, County of Putnam

Dear Mr. Laga and Board Members:

This letter is to provide you with a brief background/history of this project. I was retained by the current owner to develop a stormwater plan for this project back in May of 2023. I prepared a stormwater plan to deal with a 25-year storm event. This is the typical storm event that we deal with on small private projects. I am recently retired after 33 + years working for local government (Town of Yorktown, Village of Mount Kisco and Village of Pleasantville) and am now performing private consulting (have been for 30 years) on a small-time basis to keep me occupied in retirement life. I provided the plans to the project general contractor but was informed that he never submitted to the Town. The project was done as far as I was concerned.

I was called by the owner in December to discuss the changes with him, and the pool contractor. I said that I thought that the stormwater plans were submitted and approved since I hadn't heard anything back and the answer was, they were not submitted. I reviewed the work and said that we needed to get back in touch with the Building Inspector. I tried in December but with the holidays, the best time we could schedule was a meeting on January 3, 2024. I met with the Building Inspector and provided updated plans along with a memo on why the original approved plans didn't work. After reviewing the plans, he agreed and we tried to meet with the Town Engineer at that time but he was unavailable, I asked the Building Inspector what to do as there were approved permits but there was this change and I was directed to continue. I have been on-site daily to inspect and certify construction and have been having the site cleaned and stabilized on a daily basis (we have over 100 bales of shredded mulch on-site and rough grade and mulch areas as we complete work there (this ensures no erosion /sediment issues and keeps the disturbed areas to less than 1,500 s.f. Subsequently, I submitted revised drainage calculations to the Town Engineer which have been approved.

Below is a plan comparison of the plans that I am aware of that have been submitted to the Town as part of this project:

PLAN COMPARISON:

Plan prepared by Rayex, dated: 07/02/21: (Wetland Permit #971 on 09/16/21)

- Area of disturbance: 3,750 s.f.
- Area of imperviousness: 1,600 s.f.
- States that no terrain with slopes of 10% or greater exist on the site. Existing Slopes in the rear of the property average 17.7% +/-.
- Rain gardens are designed for a 2-year storm (3.1").
- Rain gardens (up gradient) are within 18 ft of existing well. Not an approved practice.
- Plan doesn't show existing stone patio and stairs to basement. Rain garden proposed over them.
- Plan doesn't show existing propane tanks (2) in rear when garage addition built
- Pool plan is not what is being proposed on Keeler or Econom plans
- With grade differential of approximately 4 ft. from rear of house to rear of the pool patio, there would be the necessity for retaining walls or expanded grading (limit of disturbance).
- Roof leaders are not connected to drywells. They discharge to the rear/lake. Determined during construction.
- Location of pool equipment is area of a/c units. No room for equipment.

Plan prepared by Robert Keeler, R.A., dated: 10/01/21:

- Area of disturbance: 4,800 s.f.
- Area of imperviousness: Not listed
- No mention of existing slopes in pool area.
- No stormwater provided on plan.
- With grade differential of approximately 8 ft. (676 to 668, from pool deck to ground level), a 2-foot stone wall doesn't work. There would be the necessity for retaining walls or expanded grading (limit of disturbance).
- Plan doesn't show existing stone patio and stairs to basement. Rain garden proposed over them.
- Plan doesn't show existing propane tanks (2) in rear when garage addition built.
- Location of pool equipment is area of a/c units. No room for equipment.

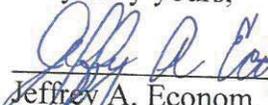
Plan prepared by Jeffrey Econom, P.E., dated: 09/20/22:

- Area of disturbance: 4,876 s.f.
- Area of imperviousness: 3,471 s.f.
- Existing slopes in pool area average 17.7%
- Cultec Stormwater systems are designed for a 25-year storm (6"). They collect approximately 85.4% of roof runoff and filters it before getting to lake.
- Cultec system is down gradient and 25 ft. from existing well.
- Plan shows propane tanks (2) in rear when garage addition built.
- Pool plan accurate plan from Prestige Pools and Patios.
- Grading has been worked out with Techo-Bloc retaining wall. Wall has less than a 6 ft. exposure and will have ornamental grass planted in front. Retaining wall provides buffer between lawn/pool area and lake for filtration.
- Roof leaders are connected to Cultec system and filter roof runoff into ground via gravel and sandy soils.

With the mild winter and the lack of snow, this project has been moving forward with the site work. The project is over 80% complete and the work left is the spraying of the gunite pool and installation of the pool pavers.

Should you have any questions, please do not hesitate to call me at (845) 554-8442 (cell).

Very truly yours,


Jeffrey A. Econom, P.E.
Consulting Engineer



JAE:me

Enclosures

cc: Stephen Spielman, owner

C:\JOBS\23-13\Background_Plan Comparison Letter Submission to ECB - 96 W Lake Blvd 01 27 24.wpd

jaeconom@optonline.net

From: Trombetta,Rose <rtrombetta@ci.carmel.ny.us>
Sent: Thursday, January 11, 2024 10:36 AM
To: jaeconom@optonline.net
Subject: FW: 01-09-24 - Runoff calculations for 75.7-3-14 - 96 west Lake

Good Morning Jeff,

See below from Town Engineer. I am going to check to see if you have to go back to the ECB on this. I will let you know.

Rose Trombetta

**Planning Office
Carmel Town Hall
60 McAlpin Ave
Mahopac, NY 10541
845-628-1500 Ext. 190**

From: Franzetti,Richard <rjf@ci.carmel.ny.us>
Sent: Tuesday, January 9, 2024 4:17 PM
To: afederice@hotmail.com; Edward Barnett <steady991@gmail.com>; Lavelle,Emily Myra <eml@ci.carmel.ny.us>; Nicholas Fannin <nick.fannin@gmail.com>; Robert Laga (SMJ.Robert@verizon.net) <SMJ.Robert@verizon.net>; Trombetta,Rose <rtrombetta@ci.carmel.ny.us>
Subject: 01-09-24 - Runoff calculations for 75.7-3-14 - 96 west Lake

Rose

I have reviewed the runoff calculations for the referenced. They meet the necessary criteria.

Also please advise the applicant that any wall over 5' in height must be designed and certified by a structural engineer and that a separate submittal for the file should be provided.

Richard J. Franzetti. P.E, BCEE
Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541
Phone - (845) 628-1500 ext 181
Fax – (845) 628-7085
Cell – (914) 843-4704
rjf@ci.carmel.ny.us

This communication may be confidential and is intended for the sole use of the addressee(s). No use or reproduction of the information provided is permitted without the written consent of the Town of Carmel. If you are not the intended recipient, you should not copy, disclose or take any action in reliance on this communication. If you have received this communication in error, please notify the sender by reply e-mail and delete the message and any attached documents.

Spielman Residence - Stormwater Calculations

94 West Lake Blvd, Mahopac, NY 10541

(Design Storm: 25 year Storm Event - Rainfall Intensity- 6.0 inches)

<u>Item:</u>	<u>Size:</u>	Area	Volume
		<u>(S.F.):</u>	<u>(C.F.):</u>
Proposed Pool (22'x40' - 6" Drawdown)	22' x 40'	880.0	440.0
Proposed Deck Area		2,513.1	1,256.6
Proposed Walk to Existing Deck/Dock	3' x 26'	78.0	39.0
Total Impervious Area:		3,471.1	1,735.6
Total Impervious Area/Volume:		3,471.1	1,735.6
<u>Total Imprevious Area to be Captured by two (2) Cultec Systems:</u>			
Existing Roof Runoff to rear		4,428.8	2,214.4
Total Volume Captured:		4,428.8	<u>2,214.4</u>
Total Volume Provided:			<u>2,508.8</u>

Water Quality Volume (WQ_v)

$WQ_v = (P \cdot R_v \cdot A) / 12$ (in acre-feet)

where WQ_v = water quality volume

P = 90% Rainfall Event - 25 year storm - 6 inches

R_v = 0.05 + 0.009(I), where I is percent impervious cover - I = 100%, R_v = 0.95

A = site are in acres (contributing area) - Roof area 4,428.8 S.F. = 0.10 acres

$WQ_v = (6 \cdot 0.95 \cdot 0.10) / 12 = 0.048$ acre-ft = 2,069.1 C.F.

Total Volume provided is 2,508.8 c.f. and 2,214.4 c.f. is being captured and treated via infiltration



CULTEC Stormwater Design Calculator

Please Fill in the Shaded Cells

Project Information:

Project Name	Spielman Residence
Address	94 West Lake Blvd
City	Mahopac
State/Province	New York
ZIP/Postal Code	10541
Country	USA

Calculations Performed By:

Name	Jeffrey A. Econom, P.E.
Company Name	Consultant
Address	48 Loganberry Court
City	Hopewell Junction
State/Province	New York
ZIP/Postal Code	12533
Country	USA
Phone	(845) 554-8442
Email	jaeconom@optonline.net

Date:

December 21, 2023
Project Number:
23-13

Input Project Requirements

Unit of Measure	Imperial
Select Model	Recharger 330XLHD
Stone Porosity	40%
Number of HVLV Internal Manifolds	1 Internal Manifold
Stone Depth Above Chamber	12 inches
Stone Depth Below Chamber	12 inches
Stone Between Chamber rows	6 inches
<input checked="" type="checkbox"/> Include Separator Row	
Workable Bed Depth	6.00 feet
Max. Bed Width	25.00 feet
Storage Volume Required	2214.40 cu. feet
Stone Base Elevation	1.00 feet

Additional Information:

Other models are available if products above do not meet your requirements. Contact CULTEC for further design assistance. Call CULTEC at 203-775-4416 for pricing information.

Hyperlinks to product specific webpages:

Please visit our website for more information such as CAD details, spec information, brochures, installation instructions, and other design tools on certain models.

Contactor Field Drain C-4HD	Recharger 280HD	HVLV SFCx2 Feed Connector	CULTEC No. 4800 Woven Geotextile
Contactor 100HD	Recharger 330XLHD	HVLV FC-24 Feed Connector	CULTEC No. 410 Non-Woven Geotextile
Recharger 150XLHD	Recharger 360HD	HVLV FC-48 Feed Connector	
Recharger 180HD	Recharger 902HD		

For design assistance, drawings and pricing send these calculations to: <mailto:tech@cultec.com>

Website: www.cultec.com



CULTEC Stormwater Design Calculator

Date: December 21, 2023

Project Number: 23-13

Project Information:

Spielman Residence
94 West Lake Blvd
Mahopac
New York
USA

Calculations Performed By:

Jeffrey A. Econom, P.E.
Consultant
48 Loganberry Court
Hopewell Junction New York
12533
USA
(845) 554-8442
jaeconom@optonline.net

RECHARGER 330XLHD



Recharger 330XLHD Chamber Specifications

Height	30.5	inches
Width	52.0	inches
Length	8.50	feet
Installed Length	7.00	feet
Bare Chamber Volume	52.21	cu. feet
Installed Chamber Volume	92.79	cu. feet

Breakdown of Storage Provided by Recharger 330XLHD Stormwater System

Within Chambers	1,297.87	cu. feet
Within Feed Connectors	-	cu. feet
Within Stone	1,202.90	cu. feet
Total Storage Provided	2,500.8	cu. feet
Total Storage Required	2214.40	cu. feet

Materials List

Recharger 330XLHD

Total Number of Chambers Required	24	pieces
Separator Row Chambers	6	pieces
Starter Chambers	4	pieces
Intermediate Chambers	16	pieces
End Chambers	4	pieces
HVLV FC-24 Feed Connectors	3	pieces
CULTEC No. 410 Non-Woven Geotextile	347	sq. yards
CULTEC No. 4800 Woven Geotextile	67	feet
Stone	111	cu. yards

Separator Row Qty Included in Total

Based on 1 Internal Manifold

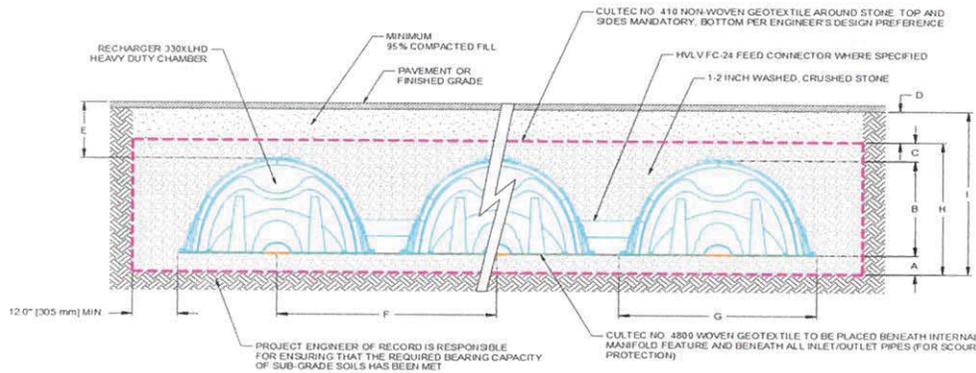
Bed Detail



Bed Layout Information

Number of Rows Wide	4	pieces
Number of Chambers Long	6	pieces
Chamber Row Width	18.83	feet
Chamber Row Length	43.50	feet
Bed Width	20.83	feet
Bed Length	45.50	feet
Bed Area Required	947.92	sq. feet
Length of Separator Row	43.50	feet

Bed detail for reference only. Not project specific. Not to scale.



Conceptual graphic only. Not job specific.

Cross Section Table Reference

A	Depth of Stone Base	12.0	inches
B	Chamber Height	30.5	inches
C	Depth of Stone Above Units	12.0	inches
D	Depth of 95% Compacted Fill	10.0	inches
E	Max. Depth Allowed Above the Chamber	12.00	feet
F	Chamber Width	52.0	inches
G	Center to Center Spacing	4.83	feet
H	Effective Depth	4.54	feet
I	Bed Depth	5.38	feet



CULTEC Stage-Storage Calculations

Date: January 27, 2024

Project Information:
 Spielman Residence
 94 West Lake Blvd
 Mahopac
 New York 10541
 USA

Project Number:
 23-13

Chamber Model - Recharger 330XLHD
 Number of Rows - 4 units
 Total Number of Chambers - 24 units
 HVLV FC-24 Feed Connectors - 3 units
 Stone Void - 40 %
 Stone Base - 12 inches
 Stone Above Units - 12 inches
 Area - 947.92 ft²
 Base of Stone Elevation - 1.00

Recharger 330XLHD Incremental Storage Volumes

Height of System		Chamber Volume		HVLV Feed Connector Volume		Stone Volume		Cumulative Storage Volume		Total Cumulative Storage Volume		Elevation	
in	mm	ft ³	m ³	ft ³	m ³	ft ³	m ³	ft ³	m ³	ft ³	m ³	ft	m
54.5	1384	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2502.01	70.85	5.54	2.38
53.5	1359	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2470.41	69.95	5.46	2.36
52.5	1334	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2438.81	69.06	5.38	2.33
51.5	1308	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2407.22	68.16	5.29	2.31
50.5	1283	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2375.62	67.27	5.21	2.28
49.5	1257	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2344.02	66.38	5.13	2.26
48.5	1232	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2312.42	65.48	5.04	2.23
47.5	1207	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2280.83	64.59	4.96	2.21
46.5	1181	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2249.23	63.69	4.88	2.18
45.5	1156	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2217.63	62.80	4.79	2.16
44.5	1130	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2186.03	61.90	4.71	2.13
43.5	1105	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	2154.44	61.01	4.63	2.10
42.5	1080	0.0	0.0	0.0	0.0	15.8	0.4	15.809	0.4	2122.84	60.11	4.54	2.08
42.0	1067	3.3	0.1	0.0	0.0	30.3	0.9	33.581	1.0	2107.03	59.66	4.50	2.07
41.0	1041	8.9	0.3	0.0	0.0	28.0	0.8	36.922	1.0	2073.45	58.71	4.42	2.04
40.0	1016	14.6	0.4	0.0	0.0	25.8	0.7	40.367	1.1	2036.53	57.67	4.33	2.02
39.0	991	21.6	0.6	0.0	0.0	23.0	0.7	44.543	1.3	1996.16	56.52	4.25	1.99
38.0	965	26.1	0.7	0.0	0.0	21.2	0.6	47.257	1.3	1951.62	55.26	4.17	1.97
37.0	940	30.1	0.9	0.0	0.0	19.6	0.6	49.658	1.4	1904.36	53.93	4.08	1.94
36.0	914	33.2	0.9	0.0	0.0	18.3	0.5	51.538	1.5	1854.70	52.52	4.00	1.91
35.0	889	36.0	1.0	0.0	0.0	17.2	0.5	53.208	1.5	1803.17	51.06	3.92	1.89
34.0	864	38.5	1.1	0.0	0.0	16.2	0.5	54.670	1.5	1749.96	49.55	3.83	1.86
33.0	838	40.5	1.1	0.0	0.0	15.4	0.4	55.922	1.6	1695.29	48.01	3.75	1.84
32.0	813	42.5	1.2	0.0	0.0	14.6	0.4	57.071	1.6	1639.37	46.42	3.67	1.81
31.0	787	44.2	1.3	0.0	0.0	13.9	0.4	58.115	1.6	1582.30	44.81	3.58	1.79
30.0	762	45.9	1.3	0.0	0.0	13.2	0.4	59.159	1.7	1524.18	43.16	3.50	1.76
29.0	737	47.2	1.3	0.0	0.0	12.7	0.4	59.890	1.7	1465.02	41.48	3.42	1.74
28.0	711	49.2	1.4	0.0	0.0	11.9	0.3	61.142	1.7	1405.13	39.79	3.33	1.71
27.0	686	51.2	1.4	0.0	0.0	11.1	0.3	62.291	1.8	1343.99	38.06	3.25	1.69
26.0	660	51.5	1.5	0.0	0.0	11.0	0.3	62.500	1.8	1281.70	36.29	3.17	1.66
25.0	635	52.0	1.5	0.0	0.0	10.8	0.3	62.813	1.8	1219.20	34.52	3.08	1.64
24.0	610	52.4	1.5	0.2	0.0	10.6	0.3	63.187	1.8	1156.39	32.75	3.00	1.61
23.0	584	52.7	1.5	0.1	0.0	10.5	0.3	63.365	1.8	1093.20	30.96	2.92	1.58
22.0	559	52.9	1.5	0.1	0.0	10.4	0.3	63.464	1.8	1029.83	29.16	2.83	1.56
21.0	533	53.2	1.5	0.1	0.0	10.3	0.3	63.671	1.8	966.37	27.36	2.75	1.53
20.0	508	54.5	1.5	0.1	0.0	9.8	0.3	64.399	1.8	902.70	25.56	2.67	1.51
19.0	483	55.9	1.6	0.1	0.0	9.3	0.3	65.228	1.8	838.30	23.74	2.58	1.48
18.0	457	56.0	1.6	0.1	0.0	9.2	0.3	65.325	1.8	773.07	21.89	2.50	1.46
17.0	432	56.2	1.6	0.1	0.0	9.1	0.3	65.425	1.9	707.75	20.04	2.42	1.43
16.0	406	56.4	1.6	0.1	0.0	9.0	0.3	65.516	1.9	642.32	18.19	2.33	1.41
15.0	381	56.6	1.6	0.0	0.0	9.0	0.3	65.596	1.9	576.81	16.33	2.25	1.38
14.0	356	56.9	1.6	0.0	0.0	8.8	0.3	65.766	1.9	511.21	14.48	2.17	1.36
13.0	330	57.8	1.6	0.0	0.0	8.5	0.2	66.278	1.9	445.44	12.61	2.08	1.33
12.0	305	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	379.17	10.74	2.00	1.30
11.0	279	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	347.57	9.84	1.92	1.28
10.0	254	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	315.97	8.95	1.83	1.25
9.0	229	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	284.38	8.05	1.75	1.23
8.0	203	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	252.78	7.16	1.67	1.20
7.0	178	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	221.18	6.26	1.58	1.18
6.0	152	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	189.58	5.37	1.50	1.15
5.0	127	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	157.99	4.47	1.42	1.13
4.0	102	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	126.39	3.58	1.33	1.10
3.0	76	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	94.79	2.68	1.25	1.08
2.0	51	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	63.19	1.79	1.17	1.05
1.0	25	0.0	0.0	0.0	0.0	31.6	0.9	31.597	0.9	31.60	0.89	1.08	1.03
0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.000	0.0	0.00	0.00	1.00	1.00

Top of Stone Elevation

Top of Chamber Elevation

Bottom of Chamber Elevation

Bottom of Stone Elevation

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

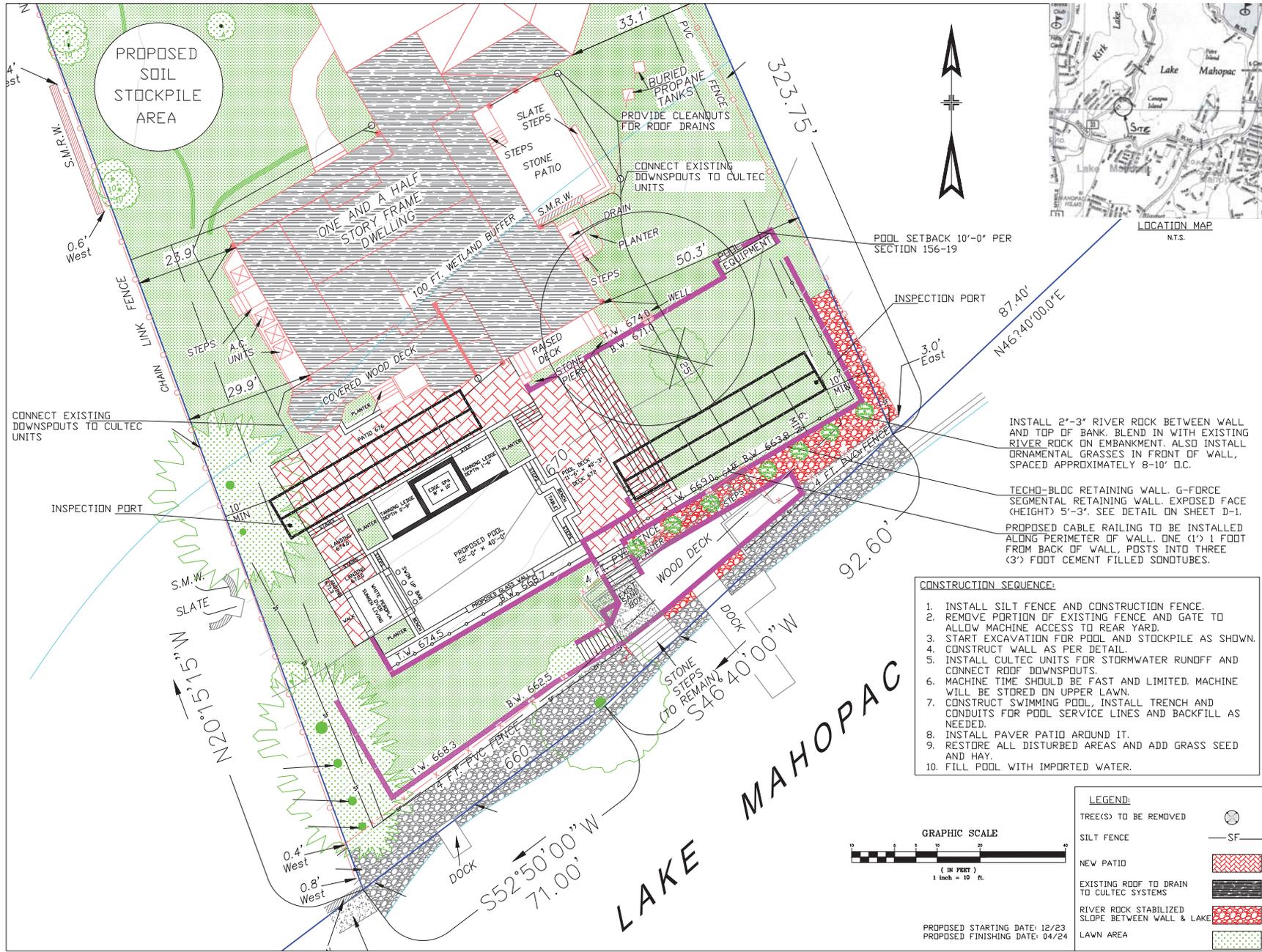
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: PROPOSED SITE/STORMWATER PLAN FOR SPIELMAN RESIDENCE			
Project Location (describe, and attach a location map): 96 WEST LAKE BOULEVARD, MAHOPAC, NY 10541			
Brief Description of Proposed Action: THE CONSTRUCTION OF IN GROUND SWIMMING POOL AND AMMENITIES. PROJECT PREVIOUSLY APPROVED BY TOWN (BUILDING PERMIT# 21-1600), PLANS CHANGED DUE TO TOPOGRAPHY AND INFILTRATION PRACTICES. THERE ISS A SIX 96') FOOT DIFFERENTIAL ACROSS POOL AREA THAT NECESSETATES THE CONSTRUCTION OF RETAINING WALLS. WALLS ARE TOWN COMPLIANT (UNDER 6' IN HEIGHT). IN ADDITION, OVER 85% OF THE EXISTING ROOF RUNOFF HAS BEEN CAPTURED AND TREATED IN INFILTRATION SYSTEM IN YARD FOR A 25-YEAR STORM. THE AREA OF DISTRUBANCE IS APPROXIMATELY 76 S.F. MORE THAN WHAT WAS PREVIOUSLY APPROVED			
Name of Applicant or Sponsor: STEVEN SPIELMAN		Telephone: (702) 480-7880 E-Mail: bigcityguy99@hotmail.com	
Address: 96 WEST LAKE BOULEVARD			
City/PO: MAHOPAC		State: NEW YORK	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.3 acres b. Total acreage to be physically disturbed? _____ 0.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.3 acres			
4. Check all land uses that occur on, are adjoining or 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? 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: _____ THERE IS NO WASTE GENERATED	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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 checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input 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,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____ EXISTING ROOF RUNOFF WILL BE DIRECTED INTO CULTEC INFILTRATION SYSTEM RATHER THAN DISCHARGE INTO LAKE		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
UNDERGROUND CULTEC SYSTEM TO TREAT AND INFILTRATE ROOF RUNOFF INTO THE GROUND		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____ _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
_____ _____		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>STEVEN SPIELMAN</u>	Date: <u>01/27/24</u>	
Signature:	Title: <u>OWNER/APPLICANT</u>	



General Notes
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF NYS EDUCATION LAW.
NOTES:
 SITE PLAN BASED UPON INFORMATION PROVIDED BY THE OWNER AND MAP PREPARED BY EPIC POOL & SPA. PROPERTY SURVEY PREPARED BY LINK LAND SURVEYORS, P.C. 21 CLARK PLACE, SUITE 1B MAHOPAC, NY 10541 PHONE: (845) 668-5957 FAX: (845) 661-0013

THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR CERTIFIED.
OWNER INFORMATION:
 STEVEN SPIELMAN
 96 WEST LAKE BLVD
 MAHOPAC, NY 10541

PARCEL INFORMATION:
 PARCEL ID:
 SECTION: 75.07, BLDCK: 3, LOT: 14
 96 WEST LAKE BLVD
 1.3 ACRES +/-

- * THE PREMISES SHOWN HEREIN BEING KNOWN AND DESIGNATED AS PARCEL "B" AS SHOWN ON SUBDIVISION PLAT KNOWN AS "POLES PROPERTIES" DATED OCTOBER 26, 1977, MADE BY RICHARD GORE AND FILED IN THE PUTNAM COUNTY CLERK'S OFFICE ON MARCH 20, 1978 AS MAP NO. 1646.
- * THE ELEVATIONS SHOWN HEREIN ARE IN THE NAVD 83 NORTH AMERICAN VERTICAL DATUM 1988.
- * THE OFFSETS SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. OFFSETS ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- * ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREIN.

- * UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- * ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- * THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

AREA OF NEW IMPERVIOUSNESS: 3,471.1 S.F.
 LIMIT OF DISTURBANCE: 4,876.0 S.F.
 AREA OF EXISTING ROOF TO CULTEC UNITS: 4,428.8 S.F.

No.	Revision/Issue	Date
1		

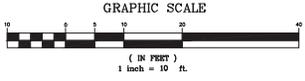
JEFFREY A. ECONOM, P.E.
 CONSULTING ENGINEER
 48 LOGANBERRY COURT
 HOPEWELL JUNCTION, N.Y. 12533
 PHONE: (845) 554-8442
 EMAIL: jaeconom@optonline.net

PROPOSED SITE/STORMWATER PLAN for SPIELMAN RESIDENCE
 96 WEST LAKE BLVD
 MAHOPAC, NY 10541

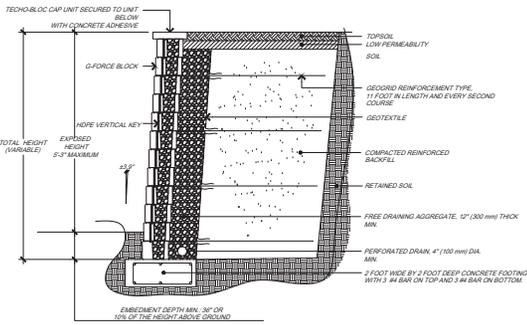
Project: C:\pss\23-13\SPIELMAN STORMWATER SITE PLAN.dwg
 Date: 09/20/22 Sheet: C-1
 Scale: AS NOTED

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AND CONSTRUCTION FENCE.
 2. REMOVE PORTION OF EXISTING FENCE AND GATE TO ALLOW MACHINE ACCESS TO REAR YARD.
 3. START EXCAVATION FOR POOL AND STOCKPILE AS SHOWN.
 4. CONSTRUCT WALL AS PER DETAIL.
 5. INSTALL CULTEC UNITS FOR STORMWATER RUNOFF AND CONNECT ROOF DOWNSPOUTS.
 6. MACHINE TIME SHOULD BE FAST AND LIMITED. MACHINE WILL BE STORED ON UPPER LAWN.
 7. CONSTRUCT SWIMMING POOL, INSTALL TRENCH AND CONDUITS FOR POOL SERVICE LINES AND BACKFILL AS NEEDED.
 8. INSTALL PAVER PATIO AROUND IT.
 9. RESTORE ALL DISTURBED AREAS AND ADD GRASS SEED AND HAY.
 10. FILL POOL WITH IMPORTED WATER.

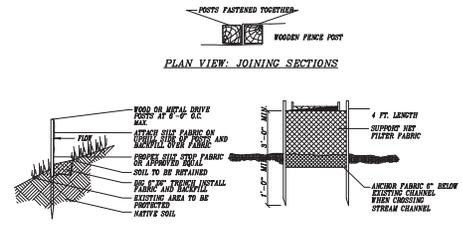
- LEGEND:**
- TREES TO BE REMOVED
 - SILT FENCE
 - NEW PATIO
 - EXISTING ROOF TO DRAIN TO CULTEC SYSTEMS
 - RIVER ROCK STABILIZED SLOPE BETWEEN WALL & LAKE
 - LAWN AREA



PROPOSED STARTING DATE: 12/23
 PROPOSED FINISHING DATE: 04/24

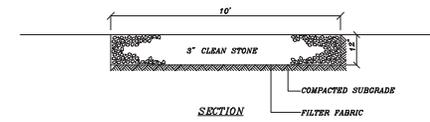


G-FORCE BLOCK REINFORCED WALL CROSS SECTION

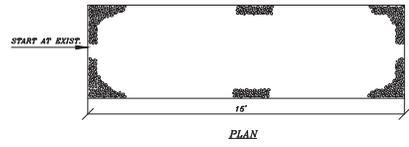


- INSTALLATION NOTES**
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
 2. UNROLL A SECTION OF A TANK AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NOT SIDE REAR) DIRECTION OF FLOW.
 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
 4. LAY THE TANK IN PLACE OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEP SLOPES REQUIRE AN INTERCEPT TRENCH.
 5. JOIN SECTIONS AS SHOWN ABOVE.

SILT FENCE DETAIL
SCALE: N.T.S.



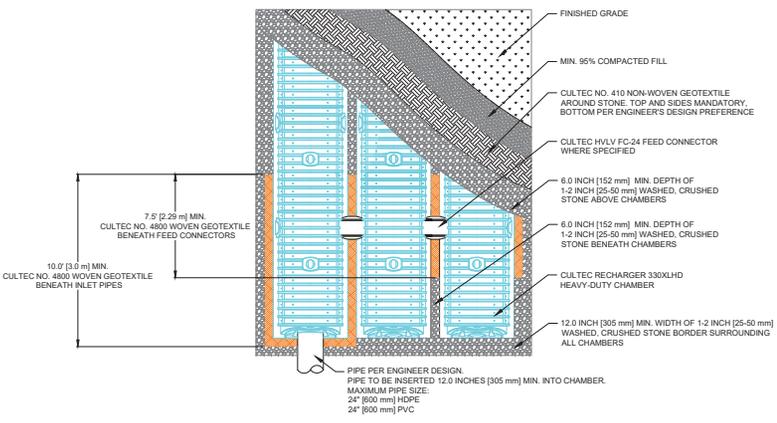
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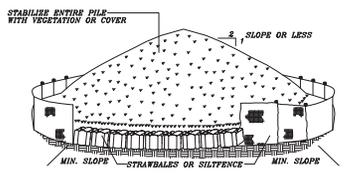
PLAN

INSTALLATION NOTES

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS SHOWN.
3. THICKNESS - NOT LESS THAN TWELVE (12) INCHES AT CONSTRUCTION ENTRANCE AND NOT LESS THAN SIX (6) INCHES FOR CONSTRUCTION ROAD AREAS.
4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF TRAVELWAY AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 6:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SKIPPED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER

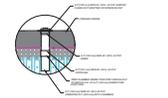
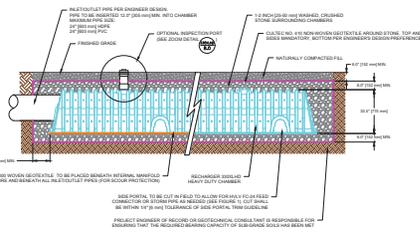
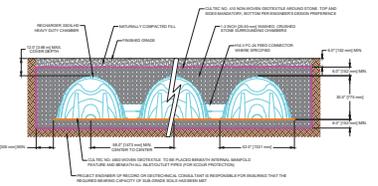


SOIL STOCKPILING DETAILS
SCALE: N.T.S.



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS SHEET) FOR INSTALLATION OF SILTFENCE.



General Notes
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF NYS EDUCATION LAW.

NOTES:
SITE PLAN BASED UPON INFORMATION PROVIDED BY THE OWNER AND MAP PREPARED BY EPIC PDDI, & SPA. PROPERTY SURVEY PREPARED BY LINK LAND SURVEYORS, P.C. 21 CLARK PLACE, SUITE 1B MAHOPAC, NY 10541 PHONE: (845) 629-5857 FAX: (845) 621-0013
THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR CERTIFIED. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

OWNER INFORMATION:
STEVEN SPIELMAN
96 WEST LAKE BLVD
MAHOPAC, NY 10541
PARCEL INFORMATION:
PARCEL ID:
SECTION: 75.07, BLOCK: 3, LOT: 14
96 WEST LAKE BLVD
1.3 ACRES +/-

THE PREMISES SHOWN HEREIN BEING KNOWN AND DESIGNATED AS PARCEL, OF AS SHOWN ON SECTION 75.07, BLOCK 3, LOT 14, MAHOPAC TOWNSHIP, COUNTY OF WESTCHESTER, STATE OF NEW YORK, DATED OCTOBER 16, 1977, MADE BY RICHARD COSE, AND FILED IN THE COUNTY CLERK'S OFFICE ON MARCH 20, 1978 AS MAP NO. 1646. PREMISES ARE IDENTIFIED ON THE TAX MAPS FOR THE YEAR OF 2008. Block 3, Lot 14; THE ELEVATIONS SHOWN HEREIN ARE IN THE "NAD 83" NORTH AMERICAN VERTICEL DATUM (NVD). SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE COMMITTEE MAY DISCLOSE. THE OFFSETS SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. OFFSETS ARE NOT INTENDED TO ESTABLISH PROPERTY LINES. FOR THE DIRECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS ENCROACHMENTS BELOW GRADE AND/OR SURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREIN, UNAUTHORIZED ALTERATION OR ASSISTANCE TO A SURVEY MAY BE REQUIRED. A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MADE WITH AN ORIGINAL COPY TO BE THE VALID COPIES. THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYING" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

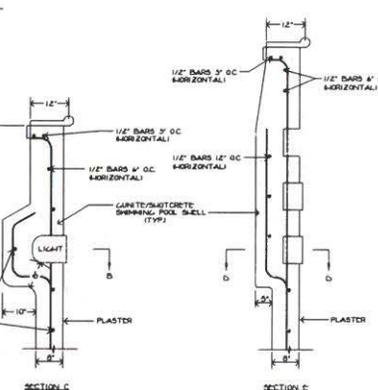
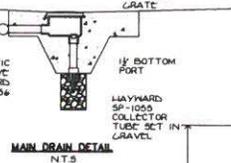
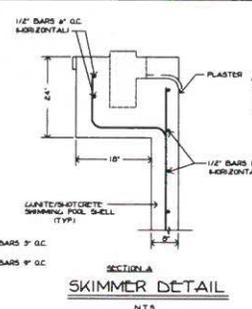
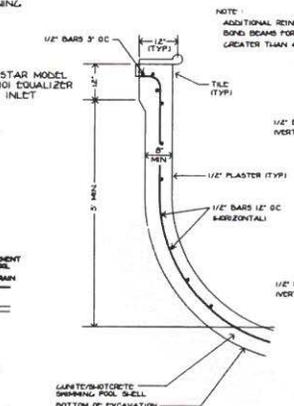
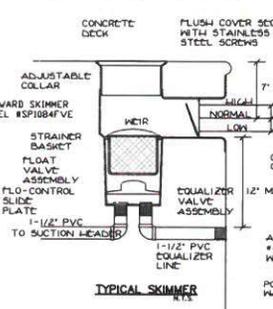
JEFFREY A. ECONOM, P.E.
CONSULTING ENGINEER
48 LOGANBERRY COURT
HOPEWELL JUNCTION, N.Y. 12533
PHONE: (845) 554-8442
EMAIL: jaeconom@optonline.net

PROPOSED DETAIL PLAN
for
SPIELMAN RESIDENCE
96 WEST LAKE BLVD
MAHOPAC, NY 10541

Project: S:\0423-13\SPIELMAN STORMWATER SITE PLAN.dwg
Date: 09/20/22 Sheet: D-1
Scale: AS NOTED

GENERAL NOTES:

1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
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4. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
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8. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.



SECTION A: D.C.
ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SPA SUCTION OUTLETS VIA 2000 MESH BY VACUUM TO BE USED. SHOP DRAWINGS TO BE PROVIDED.

AG106.1 General: Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be prohibited unless user only controls.

AG106.2 Suction Filters: Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A11.12.13.2M, or an IAPMO X23 with 145/1mm/564 mesh drain grate or larger, or an approved channel drain system.

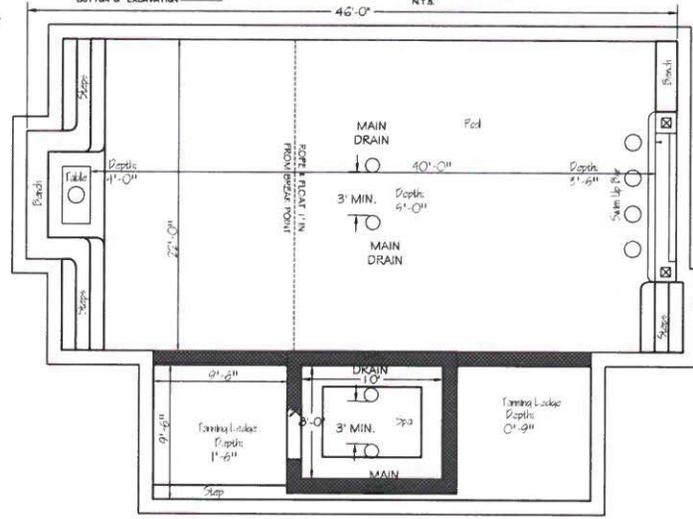
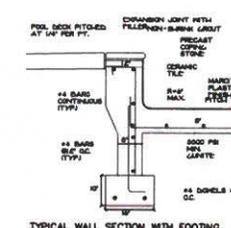
Exception: Surface skimmers.

AG106.3 Atmospheric vacuum relief system required: Pool and spa intake or multiple-outlet circulation systems shall be equipped with atmospheric vacuum relief should static covers located there become trapped or broken. This vacuum relief system shall include at least one approved or expanded method of the type specified herein, as follows:

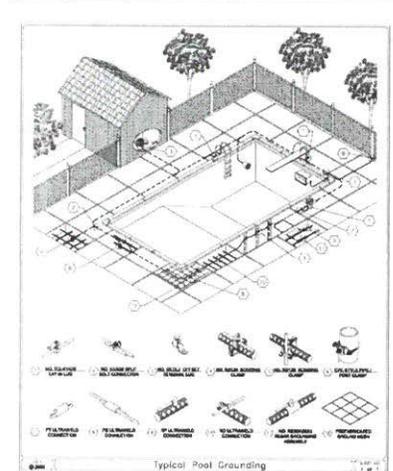
1. Safety vacuum release system conforming to ASME A11.12.13.17, or
2. An approved airtight drainage system.

AG106.4 Dual drain separation: Triple or multiple pump circulation systems have a minimum of two suction outlets of the approved type. A minimum horizontal or vertical distance of 3 feet (914 mm) shall separate the outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum-relief-protected line to the pump or pumps.

AG106.5 Pool cleaner filters: Where provided, vacuum or pressure cleaner filters shall be located in an accessible position at least 4 inches (102 mm) and not more than 1.5 inches (38 mm) below the minimum operational water level or as an attachment to the skimmers.



Typical Pool Grounding & Bonding Layout



NOTES:

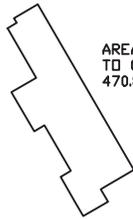
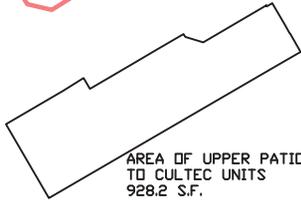
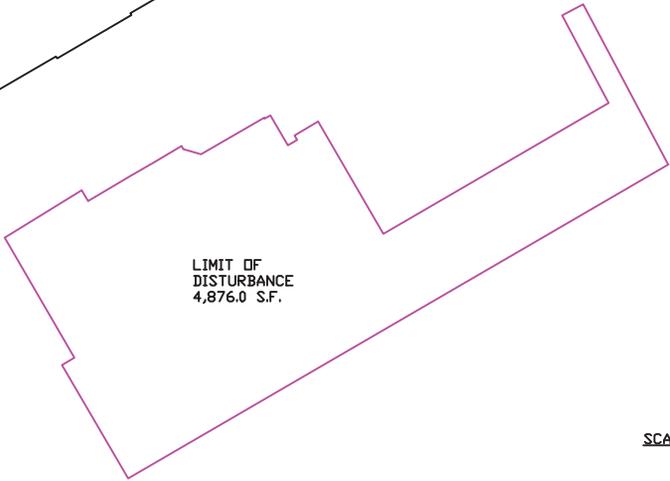
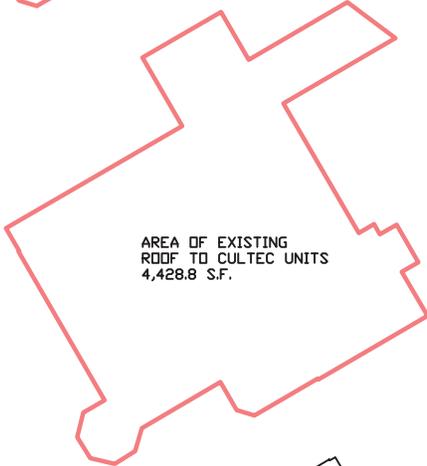
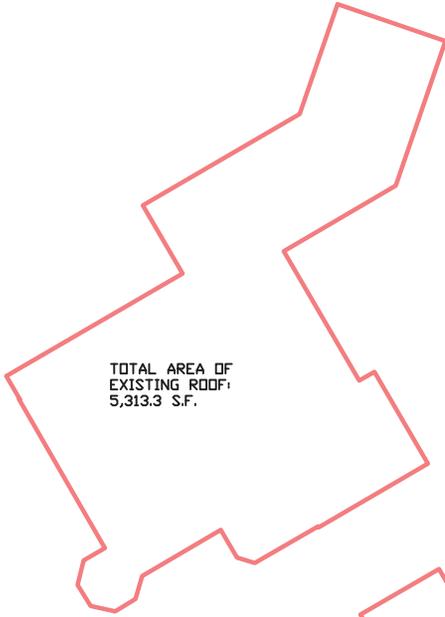
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW YORK.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.

REVISIONS	

POOL PLAN
96 WEST LAKE BOULEVARD
SPIELMAN
LOCATED IN THE
TOWNSHIP OF MANALAPAN
MIDDLESEX COUNTY, NEW JERSEY

RAUL GDANSKI, P.E. PLLC 96 WEST
633 WOODMONT LANE
SLOGATSBURG, NY 10974
TEL: (914) 418-0999
EMAIL: PLOGSK@ARTLINK.NET

DATE: 12/9/23
SCALE: AS SHOWN
PAGE # 1 OF 1



SCALE: 1" = 40'