

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

TOWN OF CARMEL
PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
FEBRUARY 10, 2016 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

- | | | | |
|---|---------------|----------|---------------------|
| 1. Cargain Funeral Home – 418 Route 6 | 75.15-1-6 | 10/12/15 | Amended Site Plan |
| 2. Thomas Fisher, Inc. & Joseph E. Simone -
418 Route 6 & 7 Veshi Lane North | 75.15-1-6 & 8 | 01/04/16 | Lot Line Adjustment |

SITE PLAN

- | | | | |
|---|------------|----------|-------------------------------|
| 3. Thimm, Karl & Janis – 232 East Lake Blvd | 65.17-1-15 | 01/27/16 | Construct Dock &
Bathhouse |
|---|------------|----------|-------------------------------|

MISC.

- | |
|-----------------------|
| 4. Minutes – 01/27/16 |
|-----------------------|



January 28, 2016

Harold Gary, Chairman and Members of the Planning Board
Town of Carmel
60 Mcalpin Avenue
Mahopac, New York 10541

Re: Karl & Janis Thimm
232 East Lake Blvd
Mahopac, NY 10541
TM# 65.17-1-15

Dear Mr. Gary and Members of the Board,

Since this application was last before the Board, please note the following:

1. The necessary variances were granted by the Zoning Board of Appeals on September 24, 2015.
2. The Environmental Conservation Board granted the Wetland Permit on January 21, 2016.
3. I have met with Mary Galasso from the NYCDEP to review the project. The SWPPP has been submitted and I expect to hear from Ms. Galasso shortly.
4. An application has been submitted to the Putnam County Highway Dept. for a driveway permit.
5. Please note the following with regard to the memo from Rich Franzetti PE, Town Engineer.
 - a. A sequence of construction has been added to the Site Plan.
 - b. The material used for the driveway and parking area has been noted on the plan.
 - c. The area of disturbance has been noted on the plan.
 - d. The driveway is not included in the impervious area calculations because the driveway will consist of pervious pavers.
 - e. The Site Plan shows the location of the erosion and sediment control measures.
 - f. The 100 ft buffer zone is delineated on the Site Plan.
 - g. All plantings will be verified by the Town of Carmel Wetlands Inspector, and is so noted on the Site Plan.
 - h. All plantings will be installed as per section 142 of the Carmel Town Code, and is so noted on the Site Plan.
 - i. The rain garden details and calculations are shown on the Site Plan.

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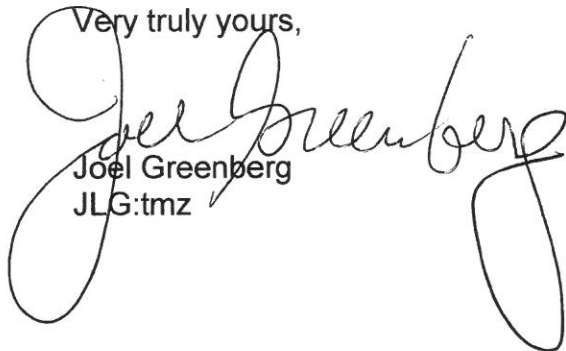


- j. The rain garden was designed in conformance with NYSDEC standards, and was approved by Mr. Franzetti.
- k. A variance was granted for the frontage on Lake Mahopac.
- l. The high water mark is shown on the Site Plan.
- m. All of the conditions listed in section 156-27 of the Town of Carmel Zoning Code are either in conformance or the necessary variances have been granted.

I look forward to discussing this project with you at the Planning Board meeting of Wednesday February 10, 2016, with the goal of scheduling a public hearing on Wednesday February 24, 2016.

Thank you for your interest and cooperation in this matter.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read "Joel Greenberg". The signature is fluid and cursive, with a large loop at the end.

Joel Greenberg
JLG:tmz

DRAWING LEGEND	
---	EXISTING CHAIN LINK FENCE
□	PROPOSED BATHHOUSE
—	SILT FENCE
—	LIMIT OF DISTURBANCE
□	STRAW BALE
○	NEW RAIN GARDEN
△	NEW FLOOD LIGHTS

1 SITE PLAN WITH SITE IMPROVEMENTS
1"=50'

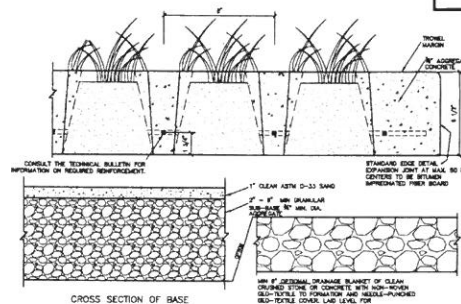
BASED ON SURVEY BY: LINK LINE SURVEYORS P.C.
SURVEYED: AUGUST 2, 2012

LAKE MAHOPAC

PROPERTY LOCATION

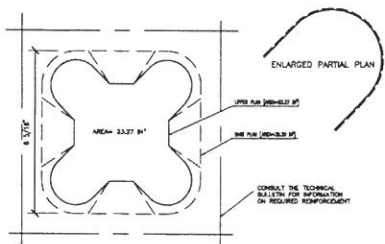


2 LOCATION MAP
NOT TO SCALE



CROSS SECTION OF BASE

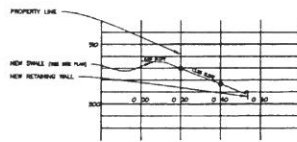
GRASSCRETE DETAIL
NOT TO SCALE



GRASSCRETE SIMPLIFIED PLAN - SINGLE FORMER TOP
NOT TO SCALE

- SEQUENCE OF CONSTRUCTION**
- 1) INITIAL SILT FENCING AS SHOWN ON SITE PLAN. NOTIFY WETLAND INSPECTOR UPON INSTALLATION COMPLETION.
 - 2) CLEAR AREA INSIDE AND OUTSIDE OF CONSTRUCTION IS PROPOSED.
 - 3) EXCAVATE FOR FLOOD AND DOCK, BATHHOUSE, RAIN GARDEN, RETAINING WALL, CATCH BASIN, ETC.
 - 4) INSTALL PATIO AND CONSTRUCT DOCK.
 - 5) CONSTRUCT BATHHOUSE AND RETAINING WALL.
 - 6) FINISH ROUGH GRADING FOR SITE IMPROVEMENTS.
 - 7) INSTALL CATCH BASIN AND RAIN GARDEN PLANTING.
 - 8) CONNECT ROOF DRAIN TO CATCH BASIN.
 - 9) FINISH GRADING, INSTALL DRIVEWAY "GRASSCRETE" DECK, LAWN AREA AND INSTALL PLANTINGS AS INDICATED ON SITE PLAN.

NOTE: WETLAND INSPECTOR TO BE NOTIFIED UPON COMPLETION OF RAIN GARDEN, SILT FENCE AND TEMPORARY CURTAIN INSTALLATION, IN ORDER TO PERFORM INSPECTION.



DRIVEWAY PROFILE

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

RAIN GARDEN CALCULATIONS

- DRAINAGE AREA: 500 SQFT
- DISTANCE TO GARDEN: LESS THAN 30 FT
- SOIL TYPE: PAXTON COMPLEX PHB
- GARDEN DEPTH: 6 IN.
- CALCULATION:

$$P = 3.16 \text{ [RAINFALL @ 60\"/>$$

$$RV = 0.05 + 0.009(100) = 0.95$$

$$A = 500 \text{ SQFT [AREA OF DRAINAGE]}$$

$$WQV = \text{WATER QUALITY VOLUME}$$

$$WQV = \frac{P(A)(RV)}{12} = \frac{(3.16)(95)(500)}{12} = 122.71 \text{ FT}^3$$

$$ARG = 144 \text{ SQFT [RAIN GARDEN AREA]}$$

$$DSM = 1 \text{ FT [SOIL MEDIA DEPTH]}$$

$$PSM = 0.30 \text{ [SOIL MEDIA POROSITY]}$$

$$VSM = \text{SOIL MEDIA VOLUME}$$

$$VSM = \frac{ARG(DSM)(PSM)}{12} = \frac{(144)(1)(0.30)}{12} = 29 \text{ FT}^3$$

$$DOL = 0.5 \text{ FT [DRAINAGE LAYER DEPTH]}$$

$$POL = 0.40 \text{ [DRAINAGE LAYER POROSITY]}$$

$$VOL = \text{DRAINAGE LAYER VOLUME}$$

$$VOL = \frac{ARG(DOL)(POL)}{12} = \frac{(144)(0.5)(0.40)}{12} = 29 \text{ FT}^3$$

$$PD = 0.5 \text{ FT [PONDING DEPTH]}$$

$$WQV \leq VSM + VOL + (PDARG) = 122.71 \text{ FT}^3 \leq 29 \text{ FT}^3 + 29 \text{ FT}^3 + (0.5 \text{ FT} \times 144 \text{ SQFT})$$

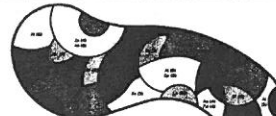
$$122.71 \text{ FT}^3 \leq 129.00 \text{ FT}^3$$

THE RAIN GARDEN AREA OF 144.00 SQFT IS SUFFICIENT.

ONE SETTLING BASIN, CATCH BASIN, WILL BE PROVIDED BEFORE THE RAIN GARDEN. ALL UNDERGROUND PIPING WILL BE 6" PVC.

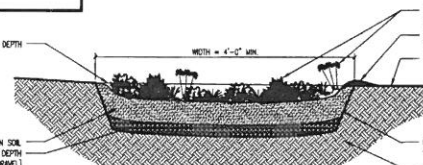
THE DRIVEWAY AREA WILL BE PERVIOUS "GRASSCRETE" PAVERS WHICH DO NOT REQUIRE TREATMENT.

full to partial shade with silty & sandy soils

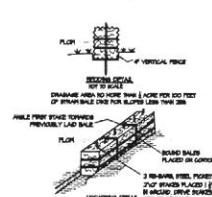


RAIN GARDEN DETAIL AND LAYOUT
NOT TO SCALE

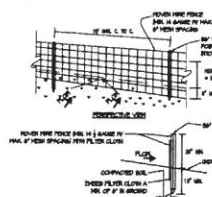
Number	Species Name	Common Name	No. of Plants
A1	Andropogon scoparius	Blackfoot aster	1
A2	Andropogon scoparius	Blackfoot aster	1
A3	Andropogon scoparius	Blackfoot aster	1
A4	Andropogon scoparius	Blackfoot aster	1
A5	Andropogon scoparius	Blackfoot aster	1
A6	Andropogon scoparius	Blackfoot aster	1
A7	Andropogon scoparius	Blackfoot aster	1
A8	Andropogon scoparius	Blackfoot aster	1
A9	Andropogon scoparius	Blackfoot aster	1
A10	Andropogon scoparius	Blackfoot aster	1
A11	Andropogon scoparius	Blackfoot aster	1
A12	Andropogon scoparius	Blackfoot aster	1
A13	Andropogon scoparius	Blackfoot aster	1
A14	Andropogon scoparius	Blackfoot aster	1
A15	Andropogon scoparius	Blackfoot aster	1
A16	Andropogon scoparius	Blackfoot aster	1
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A22	Andropogon scoparius	Blackfoot aster	1
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A99	Andropogon scoparius	Blackfoot aster	1
A100	Andropogon scoparius	Blackfoot aster	1



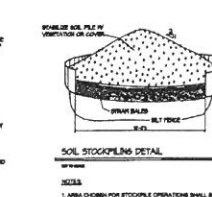
RAIN GARDEN PROFILE
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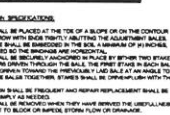
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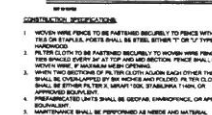
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GRASSCRETE DETAIL
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GRASSCRETE DETAIL
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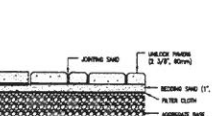
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GRASSCRETE DETAIL
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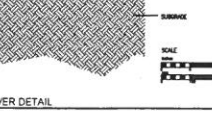
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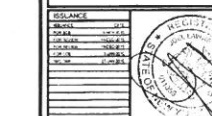
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GRASSCRETE DETAIL
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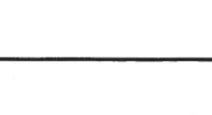
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GRASSCRETE DETAIL
NOT TO SCALE

ARCHITECTURAL VISIONS
A GREENBERG DESIGN GROUP

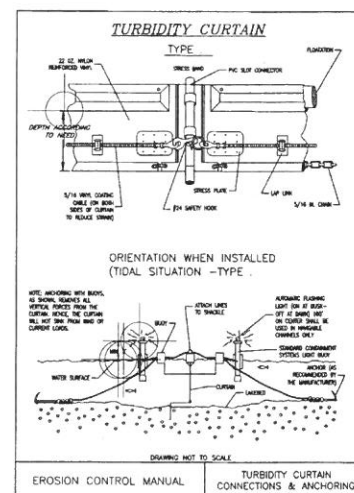
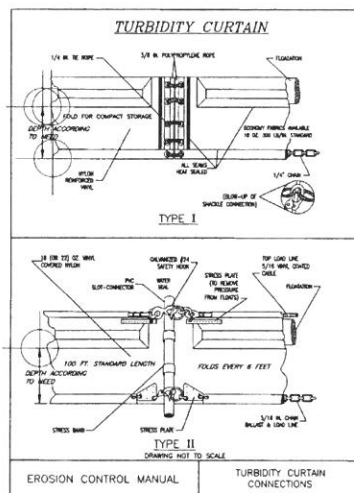
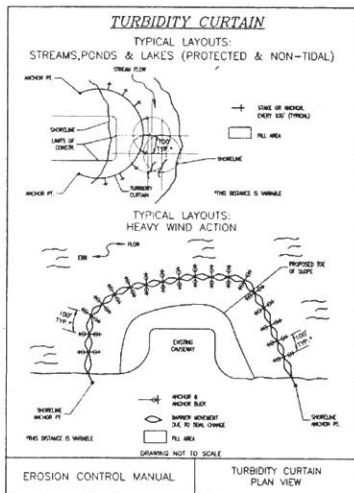
2 MUSCOT ROAD NORTH P. 845-623-0613
MAHOPAC NY 10541
WWW.ARTISTARCHITECTURE.COM P. 845-623-2807

PROJECT:
KARL & JANIS THIMM
PROJECT ADDRESS: 232 EAST LAKE BLVD. MAHOPAC, NY 10541
18 ELEANOR DRIVE
MAHOPAC, NY 10541
YOUR MAP NO. 88.17.15

SITE DETAILS

SCALE: AS NOTED
DRAWN BY: J. J. J. J.
PROJECT NO. 22-19-010

AS-102



ARCHITECTURAL VISIONS
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH P: 845-628-6613
MAHOPAC, NY 10541 F: 845-628-2907
FAX: 845-628-6613

PROJECT:
KARL & JANIS THIMM

PROJECT ADDRESS: 232 EAST LANE B, 2ND FLOOR, MAHOPAC, NY 10541
MAILING ADDRESS: 10 ELEANOR DRIVE, MAHOPAC, NY 10541

TAX MAP NO. 48 (7-1-15)

SITE DETAILS [CONT.]

DESIGNED BY	DATE
CHECKED BY	DATE
IN CHARGE	DATE

SCALE: AS NOTED
DRAWN BY: CHD
TAX MAP NO. 48 (7-1-15)

AS-103