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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 24, 2016 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|---|------------|----------|----------|----------------------------|
| 1. Thimm, Karl & Janis – 232 East Lake Blvd | 65.17-1-15 | 02/24/16 | 01/27/16 | Construct Dock & Bathhouse |
|---|------------|----------|----------|----------------------------|

SITE PLAN

- | | | | | |
|--|------------|--|---------|-----------------------|
| 2. Frenkel, Robert – 43 Tamarack Road | 75.8-2-20 | | 2/04/16 | Boathouse Renovations |
| 3. Meadowland Extension – 1979 Route 6 | 55.15-1-20 | | 2/17/16 | Site Plan |

SUBDIVISION

- | | | | | |
|---|---------|--|--------|-------------|
| 4. Lexington Development Corp – Wixon Pond Rd | 65.-1-2 | | 2/8/16 | Sketch Plan |
|---|---------|--|--------|-------------|

MISC.

- | | | | | |
|--|----------------|--|---------|---|
| 5. Baldwin Subdivision – 150 Route 6 | 86.11-1-1 | | 7/24/15 | 1 st Extension of Final Subdivision Approval |
| 6. MK Realty – Route 6 & Old Route 6 | 55.6-1-44 & 45 | | 1/9/07 | Extension of Final Site Plan Approval |
| 7. Random Ridge – Kennicut Hill Road | 76.10-1-23 | | 5/04/15 | 1 st Extension of Final Subdivision Approval |
| 8. Charry Subdivision – 85 Washington Road | 54.19-1-1 | | 10/2014 | 1 st Extension of Final Subdivision Approval |
| 9. Minutes – 02/10/16 | | | | |

Site Design Consultants

Civil Engineers • Land Planners

February 5, 2016

Attention: Rose Trombetta

Mr. Richard Franzetti, P.E., LEED
Engineering Department
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: Robert Frenkel Boathouse
43 Tamarack Road - Mahopac, NY

Dear Mr. Franzetti:

On behalf of our Client, and per your review and our subsequent email correspondence, we are requesting your continued review and approval of the above referenced project for the purpose of replacing and expanding an existing boathouse on Lake Mahopac, Putnam County, NY. We have prepared and are forwarding you enclosed the following documents for review.

- 11 copies of the revised Site Plan Application Form which includes revisions as discussed, signed and notarized;
- 11 copies of the Site Plan Completeness Form;
- 11 copies of the revised SEQR Environmental Assessment Short Form with FEMA map attached for the Floodplain as requested in your email of February 1;
- With regard to the Site Plan Application page 2, the site is considered to have "no impact on archaeological and/or historic resources listed in or eligible for the NYS and National Registers of Historic Places," see attached letter of August 6, 2015 from NYS OPRHP;
- A list of the adjoining property owners within 500' of the project site as kindly provided by Rose Trombetta;
- Five prints of the Site Plan titled "Boathouse and Lake Wall Restoration Site Plan Prepared for Robert Frenkel - 500' Adjoining Properties," prepared by Site Design Consultants, Sheet 1 of 1, dated 2/4/16;
- Five sets of the revised Site Plans titled "Boathouse and Lake Wall Restoration Site Plan Prepared for Robert Frenkel," prepared by Site Design Consultants, Sheets 1-5 of 5, dated 7/20/15, last revised 2/4/16;

The open items on the "Site Plan Completeness Certification Form" have now been provided. Please place this project on the Planning Board's agenda for February 24, 2016, or contact us sooner if any item requires further discussion. Thank you.

Sincerely,


Joseph C. Riina, P.E.

Cc: R. Frenkel

JCR/cm/Enc./sdc 15-09

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386





TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

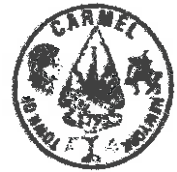
- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Yarmbatta 2/10/16
Planning Board Secretary; Date

[Signature] 2/10/16
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: Robert Frenkel		Application # 16-0002	Date Submitted: 2/9/2016
Site Address: No. 43 Street: Tamarack Road Hamlet: Mahopac			
Property Location: (Identify landmarks, distance from intersections, etc.) 1400 ft from the southerly intersection of Tamarack Road and ridge lane			
Town of Carmel Tax Map Designation: Section 75.8 Block 2 Lot(s) 20		Zoning Designation of Site: Residential	
Property Deed Recorded in County Clerk's Office Date 8/15/95 Liber 1301 Page 242		Liens, Mortgages or other Encumbrances Yes No <input checked="" type="checkbox"/> X	
Existing Easements Relating to the Site No Yes <input checked="" type="checkbox"/> X Describe and attach copies: Drainage Access		Are Easements Proposed? No <input checked="" type="checkbox"/> X Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes No Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: Robert Frenkel		Phone #: 01	Email: jriina@sitedesignconsultants.com
Owners Address: No. 43 Street: Tamarack Road Town: Carmel State NY Zip: 10512			
Applicant (If different than owner): Joseph C. Riina, P.E.		Phone #: 914-962-4488	Email: jriina@sitedesignconsultants.com
Applicant Address (If different than owner): No. 251 Street: Underhill Avenue Town: Yorktown State NY Zip: 10598			
Individual/ Firm Responsible for Preparing Site Plan: Site Design Consultants, Joseph C. Riina, P.E.		Phone #: 914-962-4488	Email: jriina@sitedesignconsultants.com
Address: No. 251 Street: Underhill Avenue Town: Yorktown State: NY Zip: 10598			
Other Representatives:		Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: See attached narrative			

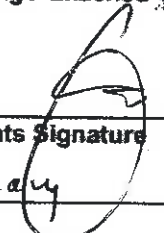

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: 0.28 Square Feet: 10,170		Square footage of all existing structures (by floor):	
# of existing parking spaces: 2		# of proposed parking spaces: N/A	
# of existing dwelling units: One		# of proposed dwelling units: N/A	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>No</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ➢ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ➢ Is this an in-district connection? <u>Out-of district connection?</u> ➢ What is the total sewer capacity at time of application? _____ ➢ What is your anticipated average and maximum daily flow _____ 			
For Town of Carmel Town Engineer			
➢ What is the sewer capacity <u>N/A</u>			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <li style="margin-left: 40px;">If Yes: ➢ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <li style="margin-left: 40px;"> ➢ What is the total water capacity at time of application? _____ <li style="margin-left: 40px;"> ➢ What is your anticipated average and maximum daily demand _____ ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Electric Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Telephone/Cable Lines Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows <u>N/A</u>			
Sewer Flows <u>N/A</u>			
Town Engineer, Date			
What is the predominant soil type(s) on the site? <u>CsD Chatfield Charlton</u>		What is the approximate depth to water table? <u>3' Near lake</u>	
Site slope categories:		Estimated quantity of excavation:	
15-25% % 25-35% % >35% %		Cut (C.Y.) <u>6.0</u> Fill (C.Y.) <u>9.5</u>	
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance?		Left <u>N/A</u> Right <u>N/A</u>	
Is the site located within 500' of:			
<ul style="list-style-type: none"> • The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> See attached letter from OPRHP 8/6/15.			
Is the site located in a designated floodplain? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input checked="" type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Fire Chief, Mahopac Fire Dept., P. O. Box 267, Mahopac, NY 10541 1/15/16			
What is the estimated time of construction for the project? <div style="text-align: center;">3 months</div>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	2.75 ac	0.28 ac	
Lot Coverage	15%	24.1%	no change
Lot Width	200'	92'	
Lot Depth	200'	127'	
Front Yard	25'	15.41'	
Side Yard	15'	13.5'	
Rear Yard	20'	52.5'	
Minimum Required Floor Area	N/A	N/A	
Floor Area Ratio	N/A	N/A	
Height		10'	
Off-Street Parking	1	4	
Off-Street Loading	10,	N/A	

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	Micro or Helical piles (6)
Structural System	Boathouse Timber and Steel Framing
Roof	Wood Frame - metal roof
Exterior Walls	Wood Frame - clapboard siding
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Joseph C. Riina, P.E.</u> Applicants Name	 Applicants Signature
Sworn before me this <u>8th</u> day of <u>February</u> 20 <u>16</u>	
 Notary Public	CATHERINE M. MILLS Notary Public, State of New York No. 5002516 Qualified in Westchester County Commission Expires <u>10-5-18</u>



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	N/A <input type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage	N/A <input type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input type="checkbox"/> N/A	<input type="checkbox"/>



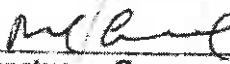
	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input type="checkbox"/> N/A	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input type="checkbox"/>	<input type="checkbox"/>

Applicants Certification (to be completed by the licensed professional preparing the site plan:

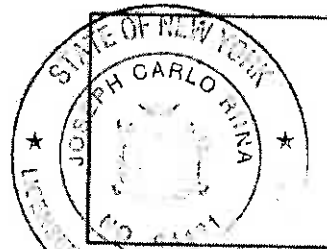
Joseph Rina hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:


 Signature - Applicant

2/9/16
 Date


 Signature - Owner

2/9/16
 Date



Professionals Seal



TOWN OF CARMEL
**SITE PLAN COMPLETENESS
CERTIFICATION FORM**



Town Certification (to be completed by the Town)

I Rose Lombetta
Rich Franzetti hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Lombetta
Signature - Planning Board Secretary

2/10/16
Date

[Signature]
Signature - Town Engineer

2/10/16
Date

Project Narrative Prepared for
Robert Frenkel Waterfront Improvements
43 Tamarack Road, Town of Carmel
Putnam County, NY

The application as proposed is for improvements regarding the repair, rehabilitation, and expansion of an existing waterfront on Lake Mahopac. There are two components to the project. First, it is proposed to replace and expand an existing boathouse. The existing boathouse is an aluminum arch structure which is supported by two steel beams which are cantilevered off an existing concrete dock. The size of the existing boathouse is 13' x 21' = 273 sf +/- . This will be totally removed. The proposed wood frame boathouse will sit over the existing footprint except for the expansion which will extend further to the west and north into the Lake. It will be 15' x 25' = 375 sf in overall footprint. The total increase in area will be approximately 132 sf or 24%. The height of the boathouse over the mean high water will be approximately 13 feet. To support the boathouse and internal mechanized boat lift, a quantity of six (6) 6-5/8" diameter stainless micro-piles will be installed to a depth of approximately 15 to 18 feet. Prior to installing the piles, a turbidity curtain will be installed to minimize the transport of suspended sediment into the Lake beyond the work area. The micro-piles will be installed from a boat or floating dock barge. It is expected that this operation will occur during two days.

The second aspect of this application is the repair and re-facing of 70 lf of the existing concrete seawall including an existing concrete dock from which the boathouse will be attached. The existing concrete structure is in disrepair with cracks, spalling, and voids due to missing concrete. The existing 138 sf concrete dock must be modified to meet the new boathouse size. The side which faces outward to the Lake is not square to the side wall where it meets the boathouse. This requires adding approximately 12" to the northwest side of the current dock. Further, the current width of 13' must be increased to meet the boathouse width of 15'. This work will be done by pouring a new concrete footing below the mudline against the existing wall and building a 12" stone and mortar veneer above it. The stone veneer will be tied to the existing wall with steel dowels. A capstone will be added to cover the existing wall and new veneer. This treatment will run the entire length of the seawall and east and north face of the concrete dock to the boathouse. The amount of excavation expected will be 6 c.y. and the amount of fill below the waterline due to the new wall facing will be 9.5 c.y. The disturbance below the waterline will be less than 0.001 acres. This work will be done between the late Fall and early Spring season when the Lake water level has been lowered and this area will no longer be submerged. To prevent any transport of sediment into the Lake a tight plywood sheeting barrier will be installed to separate the work zone from the Lake. The sheeting will go



below the mudline and will be supported by 2" x 4" wood stakes. All work within this area will be done by hand labor and tools.

Additionally, it is proposed to install a bubbler system to protect the piles from ice damage. The bubbler system will run around the perimeter of the boat house at the mudline. The bubbler will consist of perforated flexible tubing into which a small compressor will pump air that will be dispersed into the water preventing ice to form. The bubbler system will be in place only during the Winter. The proposed construction activity is to take place in 2015-2016 once all approvals are obtained.

Recommended Sequence of Construction

Use of erosion and sediment control devices and practices are important for maintaining site stability under runoff and during daily construction activities. The Construction Sequence should be staged with erosion and sediment controls as follows with all controls in place and implemented prior to respective infrastructure construction. As construction proceeds, the controls should be monitored, maintained and replaced as needed. Additional controls may be required as needed to address unforeseen situations.

Refer to The Construction Drawings for all plans and details which relate to the Construction Sequence. This Sequence should be followed in conjunction with all Plans and Notes. Prior to the commencement of work, the Owner and General Contractor shall read and understand the Sequence for Construction. The Sequence shall be discussed at the time of the Pre-construction Meeting.

During construction of the project, the Contractor is responsible to coordinate all required inspections with various agencies and the Project Engineer.

General Sequence: The general sequence applies to the start of all Phases of the project. The requirements as such shall be applied as appropriate in that phase and shall be assumed in place prior to the start of the work outlined in the sequence for each Phase.

1. Prior to the beginning of any work the pile locations must be field-staked by a licensed surveyor.
2. Prior to the start of the project, an on-site pre-construction meeting will be held. This will be attended by the Project Owner, the Contractor responsible for complying with the approved construction drawings including the Erosion and Sediment Control (E&SC) Plan and Details, the Design Engineer, representatives from the Permitting Agencies.
3. Install all temporary erosion control measures as shown on the Erosion and Sediment Control Plan for the project's disturbance areas. This shall include, but not be limited to the silt fence, turbidity curtain and tight sheeting. This sequence must be followed to insure proper implementation of the Erosion and Sediment Control Plan (E&SC).

4. Upon installation of the E&SC measures, work may commence in any order which weather or environmental conditions permit.

Seawall Repair:

1. The seawall repair shall be done between the late Fall and early Spring when the Lake water level has been lowered below the work zone. The tight sheeting and turbidity curtain shall be in place.
2. Install pump in sump as per detail. Install pump-out pad and discharge line for the pump.
3. Begin removal of broken and deteriorated concrete from the existing wall. Concrete debris will be removed from the work area and placed in the waste container at the front of the site for removal.
4. Begin excavation with hand tools for the proposed footings for the new seawall facing. The excavated material shall be placed in the dewatering area up-grade from the work zone.
5. Place gravel base then pour concrete footing.
6. Upon proper curing of concrete backfill the footing to original mudline levels with native material.
7. Begin installation of stone and mortar facing. First install wall tie dowels by drilling and grouting into the existing wall. Begin building up wall facing. Fill any void between the stone and existing wall with mortar. Upon completion of facing install stone cap.
8. Upon completion and the approval of the Engineer the tight sheeting may be removed.

Boathouse/Pile Installation:

1. Prior to the installation of the piles the turbidity curtain shall be in place. The piles will be installed during mean high water elevations.
2. Piles will be installed from a floating barge or dock to the required depth.
3. Upon completion of the installation the pile cap shall be welded in place.
4. Begin the framing and construction of the boathouse. Install mechanical boatlift.
5. All construction debris shall be removed from the work area and deposited in the trash container at the front of the site.
6. Upon completion of all work and approval by the Engineer the turbidity curtain can be removed.

617.20
Appendix B
Short Environmental Assessment Form

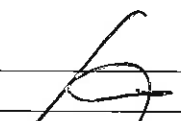
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Robert Frenkel							
Name of Action or Project: Robert Frenkel							
Project Location (describe, and attach a location map): 43 Tamarack Road, Town of Carmel, Putnam County							
Brief Description of Proposed Action: See attached narrative							
Name of Applicant or Sponsor: Joseph C. Rlina, P.E.		Telephone: 914-962-4488					
		E-Mail: jriina@sitedesignconsultants.com					
Address: 251-F Underhill Avenue							
City/PO: Yorktown Heights		State: NY	Zip Code: 10598				
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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDEC Nationwide Permit ACOE			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ 0.28 acres							
b. Total acreage to be physically disturbed? _____ .0029 acres (125 SF)							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.28 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 checked="" 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 type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Private subsurface sewage disposal.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <u>Lake Mahopac - 125 SF of disturbance</u>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 plain?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input 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: _____ <u>Roof runoff direct to lake - no gutters</u>	<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	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Joseph Riina</u>		Date: <u>February 2, 2016</u>
Signature: 		

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

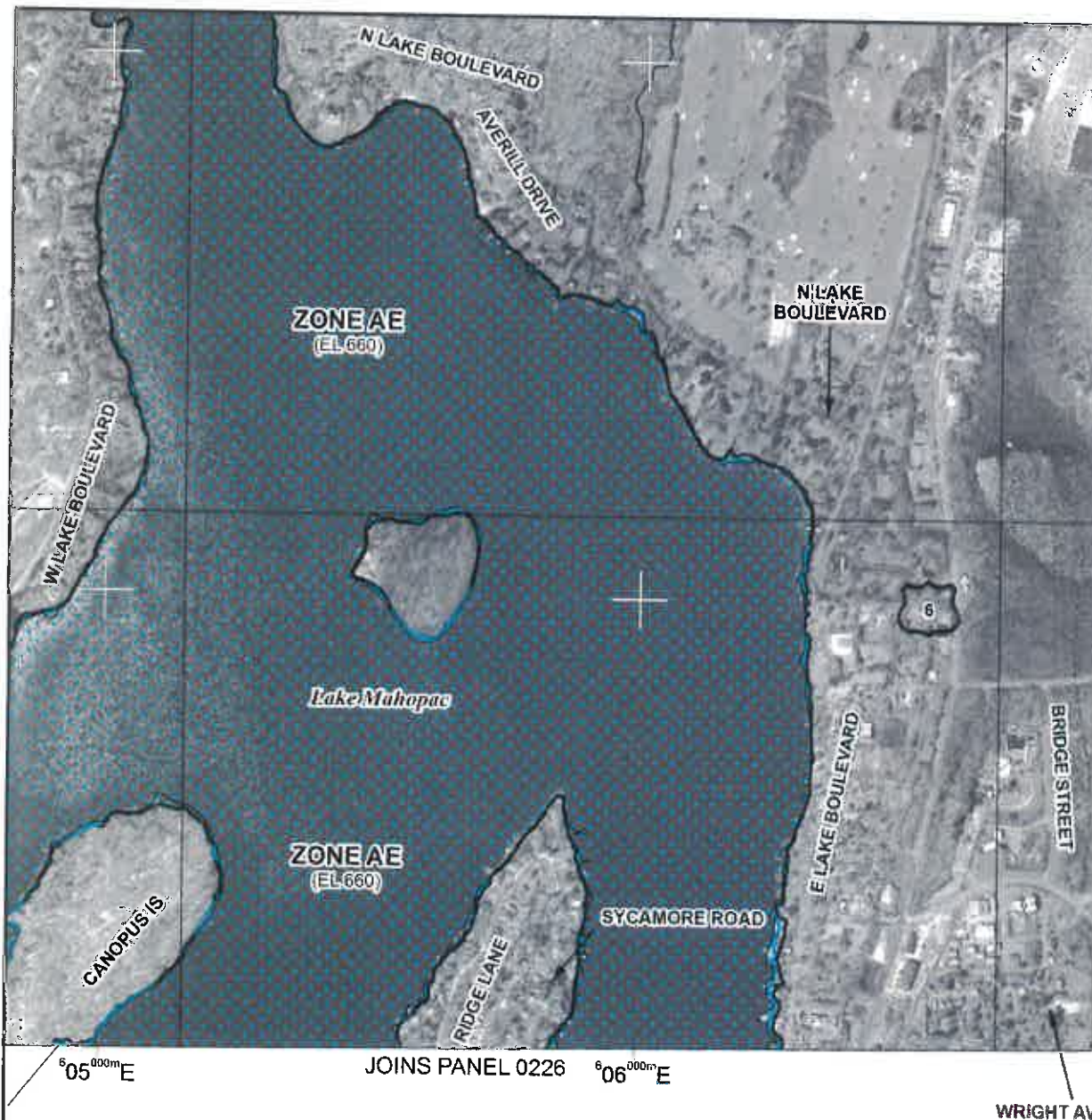
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

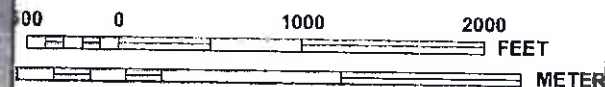
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT



MAP SCALE 1" = 1000'



NFIP

PANEL 0140E

FIRM

FLOOD INSURANCE RATE MAP

PUTNAM COUNTY,
NEW YORK
(ALL JURISDICTIONS)

PANEL 140 OF 256

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
CARMEL, TOWN OF	360069	0140	E
KENT, TOWN OF	360071	0140	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
36079C0140E

EFFECTIVE DATE
MARCH 4, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



LOCATION MAP

NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: ROBERT FRENKEL
43 TAMARACK ROAD
MAHOPAC, N.Y. 10951
PROJECT LOCATION: 43 TAMARACK ROAD
MAHOPAC, N.Y. 10951
EXISTING TOWN ZONING: R-4000 RESIDENTIAL
PROPOSED USE: R-4000 RESIDENTIAL
TOWN TAX MAP DATA: SECTION 75.A, BLOCK 2, LOT 20
SITE AREA: 0.26 ACRES (122,120 SF)
SEWER FACILITIES: PRIVATE SEWERS
WATER FACILITIES: PRIVATE WATER FACILITIES

EXISTING WOOD DOCK TO BE REPAINTED
FEMA FLOODWAY ZONE AREAS PER FEMA
MAP NO. 39073C104E
EXISTING CONCRETE PATIO TO BE
RESTORED
EXISTING SEA WALL TO BE REMOVED,
BROKEN AND LOOSE CONCRETE TO BE
REMOVED AND NEW CONCRETE FOOTING
AND STONE FACADE TO BE ADDED
HIGH WATER LINE AT FACE OF WALL 14"
BELOW TOP OF WALL

PROPOSED 16' x 25' BOAT HOUSE

FOOTING OF EXISTING BOAT
HOUSE TO BE REMOVED

10 TON - 6" DIA. MICRO PILE

PROPOSED AIR BUBBLE CURTAIN

MODIFY EXISTING CONCRETE DOCK AS
REQUIRED THE NEWLY MODIFIED CONCRETE
DOCK SHALL BE FLUSH WITH THE NEW
BOATHOUSE

LAKE MAHOPAC

1 STORY FRAME
RESIDENCE
(43 TAMARACK ROAD)

TAMARACK ROAD

LEGEND

- 30' --- EXISTING GRADING
- 30' --- EXISTING SPOT GRADE
- 30' --- PROPERTY LINE / RIGHT OF WAY
- 30' --- MEAN HIGH WATER LINE
- 30' --- FEMA FLOOD LINE
- 30' --- EXISTING STONE WALL
- 30' --- PROPOSED STONE VENEER
- 30' --- MICRO-PILE
- 30' --- PLYWOOD SHEETING
- 30' --- TURBIDITY CURTAIN
- 30' --- AIR BUBBLER SYSTEM
- 30' --- SLATE PATIO OVERLAY
- 30' --- EXISTING CONCRETE PATIO



SCALE 1"=10'-0"
DATE 7/2013

NOTE:
THIS IS A PRELIMINARY PLAN. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN
OBTAINED FROM AERIAL PHOTOGRAPHY AND FIELD SURVEY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: DRAFTING OF ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2205(1) OF THE NEW YORK STATE E.O. 620200000000



Site Design Consultants
Civil Engineers & Land Planners
251-F Tamarack Road
Mahopac, NY 10951
www.sitedesignconsultants.com



PROJECT NO.	13672
DATE	7/2013
SCALE	1"=10'-0"
BY	RF
CHECKED BY	RF
APPROVED BY	RF

PROJECT NO.	13672
DATE	7/2013
SCALE	1"=10'-0"
BY	RF
CHECKED BY	RF
APPROVED BY	RF

**OVERALL
SITE PLAN**

BOATHOUSE & LAKE WALL RESTORATION SITE PLAN
PREPARED FOR:
ROBERT FRENKEL
43 Tamarack Road
Mahopac, NY, New York
Town of Carmel

Sheet 1 of 5

Disturbance Calculations For Seawall and Piles:

2 piles @ 12" Ø = 4.74 Sq. Ft.
 Stone Veneer and Footing = 120 Sq. Ft.
 Total Permanent Disturbance = 125 Sq. Ft.

Original Disturbance = 940 Sq. Ft.
 Additional Disturbance = 125 Sq. Ft.
 = 1065 Sq. Ft.

Mitigation Calculations:

Required Capacity (Original Design) = 96.7 cf.
 Provided Capacity (Original Design) = 146.5 cf.

Revised Details:
 Proposed Mitigation Rain Garden Calculations:

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

$$WQv = \frac{(1.3)(0.85)(1065)}{12}$$

$$WQv = 110 \text{ cf. RECD}$$

Where:

A = 1065 sf
 P = 1.3
 R = 0.85

Drainage Layer and Soil Media Storage Volume

Ven = Arg x Dam x Pst
 Vst = Arg x Dst x Pst

Where:

Arg = 315 sf
 Dam = 1 ft
 Dst = 0.5 ft
 Pst = 0.20
 Pst = 0.40


$$\text{Ven} = 315 \text{ sf} \times 1 \text{ ft} \times 0.20 = 63 \text{ cf}$$

$$\text{Vst} = 315 \text{ sf} \times 1 \text{ ft} \times 0.20 = 63 \text{ cf}$$

$$\text{Vt} = 63 \text{ cf} + 63 \text{ cf} = (0.25 \text{ ft} \times 315 \text{ sf}) = 204.75 \text{ cf; Provided} > 110 \text{ cf. OK}$$

LEGEND

- SG --- EXISTING GRADING
- X- RGS EXISTING SPOT GRADE
- PROPERTY LINE / RIGHT OF WAY
- MEAN HIGH WATER LINE
- FEMA FLOOD LINE
- EXISTING STONE WALL
- PROPOSED STONE VENEER
- MICRO-PILE
- PLYWOOD SHEETING
- TURBIDITY CURTAIN
- AIR BUBBLER SYSTEM
- SLATE PATIO OVERLAY
- EXISTING CONCRETE PATIO
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SOIL STOCKPILE
- PROPOSED DEBRIS STOCKPILE
- TEMPORARY STONE SUMP
- TEMPORARY RIPRAP STONE PUMP DISCHARGE PAD

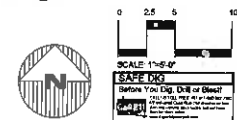
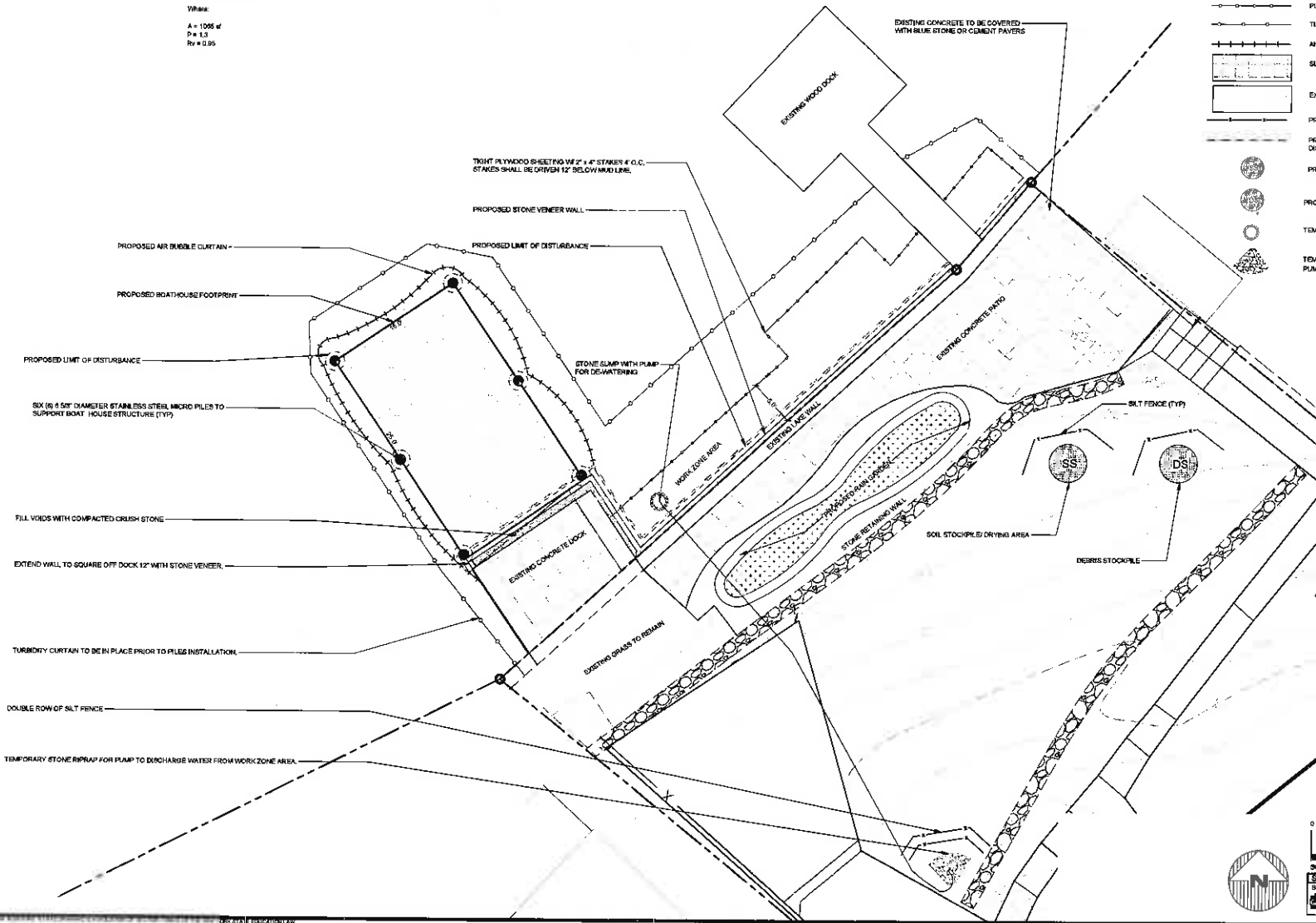


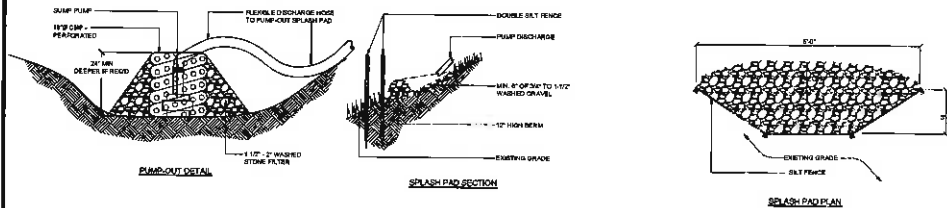
Site Design Consultants
 Civil Engineers & Land Planners
 251-F Tuckahoe Road, Tuckahoe, NY 10588
 (914) 945-4388 - Fax: (914) 945-7330
 www.sitedesignconsultants.com

NEW YORK STATE
 ENGINEER
 NO. 10000
 EXPIRATION DATE 12/31/2018
 PROJECT NO. 18-001
 SHEET NO. 3 OF 5

IMPROVEMENT PLAN

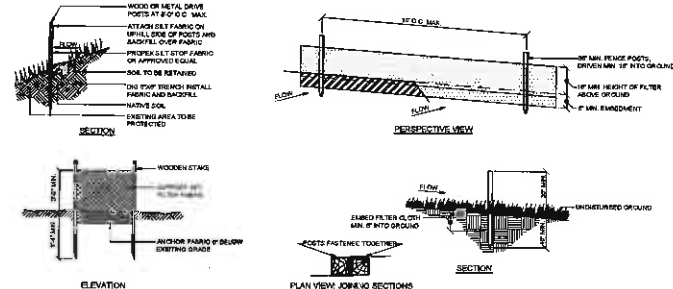
ROBERT FRENKEL
 PREPARED FOR
 BOATHOUSE & LAKE WALL RESTORATION SITE PLAN
 43 Taittrack Road
 Putnam Co., New York
 Town of Canaan





NOTE:
Pump-out station and detail shall be sized to handle loading for 1000 vehicles and starting on per booth standing place. The owner may opt to have the CMP pump-out station size to plans for use in future maintenance operations. However, the detail and shall be revised.

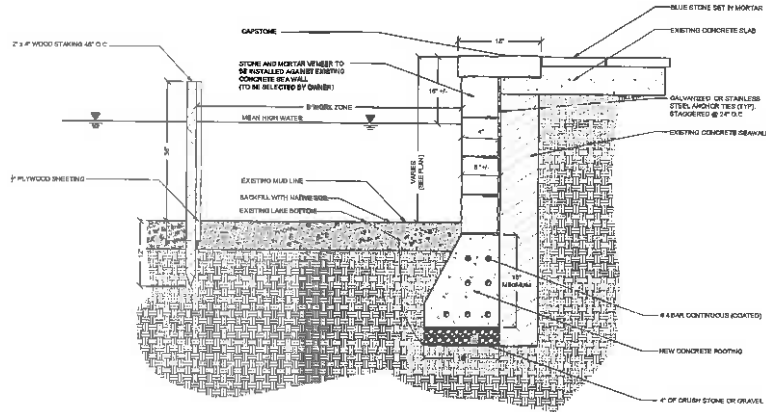
SYMBOL



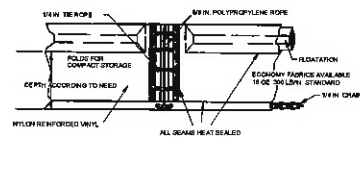
- NOTES:**
1. Fence shall be installed securely to upgrade side of road. Steel posts (either 7" or 10" Type) or 2" threaded rods at 8' max and steel caps.
 2. When two sections of fence meet, each section shall be connected to a common end. When chain and sectional 100' chainlink 1740s or approved equal.
 3. Sectional fence shall be installed in regular and complete manner when "folded" design in the silo fence or the capacity reaches 100'.
 4. Examine the fence along the full length and vary the length.
 5. Lay the fence in a line and parallel to the post against the back (downstream) side of the fence.
 6. Check the post into the ground and the setting is approximately 2 inches from the back of the fence.
 7. Lay the back line of fence into the unexcavated bottom of the trench, backfill the trench and keep the soil 2 inches above the bottom of the trench.
 8. Lay the fence in a line and parallel to the post against the back (downstream) side of the fence.

E-1 PUMP-OUT & SPLASH PAD DETAIL
NOT TO SCALE

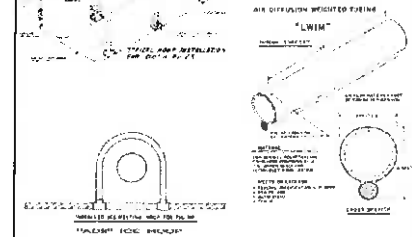
E-2 SILT FENCE DETAIL
NOT TO SCALE



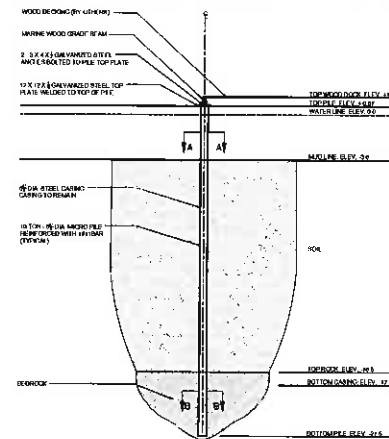
ST-1 REINFORCED CONCRETE RETAINING WALL
NOT TO SCALE



E-3 TYPE 1 TURBIDITY BARRIER DETAIL
NOT TO SCALE



E-3 AIR BUBBLE CURTAIN DETAIL
NOT TO SCALE



ST-2 MICRO PILE DETAIL
NOT TO SCALE



Ste Design Consultants
Civil Engineers • Land Planners
251-F Tappan Avenue, Tappan, New York 10959
(914) 962-4488 • Fax: (914) 962-7366
www.stedesignconsultants.com



NO.	DATE	DESCRIPTION
1	10/1/15	ISSUED FOR PERMIT
2	10/1/15	REVISED FOR PERMIT
3	10/1/15	REVISED FOR PERMIT
4	10/1/15	REVISED FOR PERMIT
5	10/1/15	REVISED FOR PERMIT
6	10/1/15	REVISED FOR PERMIT
7	10/1/15	REVISED FOR PERMIT
8	10/1/15	REVISED FOR PERMIT
9	10/1/15	REVISED FOR PERMIT
10	10/1/15	REVISED FOR PERMIT



DATE	10/1/15
BY	EL
CHECKED	RF
DATE	10/1/15

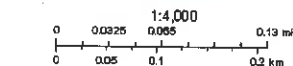
DETAILS

BOATHOUSE & LAKE WALL RESTORATION SITE PLAN
PREPARED FOR
ROBERT FRENKEL
43 Tappan Road
Tappan, NY 10959
Punam Co., New York

Sheet
5 of 5



 Parcels
 121; 123



Pratt County, MO
501 East 8th, HEPF, DeLoma, USCA, Johnson, Johnson & Co.

FIGURE 1 CONCEPTUAL MODEL

73-A-2-21 Robert Minges 83 Ridge Rd Mahopac, NY 10541	73-B-2-48 Joan Demarco 123 Ridge Rd Mahopac, NY 10541	73-A-2-21 Julie Rose Stuart 203 New C apt 14 New York, NY 10029
73-A-2-25 Michael Sato 14 Ridge Rd Mahopac, NY 10541	73-A-2-46 Loretta Pratt 80 Ridge Rd Mahopac, NY 10541	73-A-2-31 Vivian Kewell 17 Ridge Rd Mahopac, NY 10541
73-B-2-27 Mahopac Police Chron: Appt 10 Ridge Rd Mahopac, NY 10541	73-B-2-48 Sewer Contract 20 Ridge Rd Mahopac, NY 10541	73-B-2-41 C/o McGowan 23 Ridge Rd Mahopac, NY 10541
73-A-2-17 David Neelander 23 Ridge Rd Mahopac, NY 10541	73-A-2-52 Donald MacFar 27 Synanon Rd Mahopac, NY 10541	73-A-2-53 Anne Wynn 27 Synanon Rd Mahopac, NY 10541
73-A-2-14 Robert J. Glat 4718 R 18th St Apt D-3 Wethers, NY 11229	73-B-2-52 Thomas Weber 17 Synanon Rd Mahopac, NY 10541	73-A-2-53 Robert J. Glat 31 Synanon Rd Mahopac, NY 10541
73-B-2-14 MOTHS c/o Mahopac 100 Ridge Rd Mahopac, NY 10541	73-B-2-54 Park's Wedding International Trust 32 Synanon Rd Mahopac, NY 10541	73-A-2-6 John Williams 32 Synanon Rd Mahopac, NY 10541
73-B-2-27 NPT 13-A 13-A c/o Orlowburg - Mahopac 120 York Ave N.Y. New York, NY 10049	73-A-2-32 Edward Bessert 34 Synanon Rd Mahopac, NY 10541	73-A-2-1 Richard E. Engman 15 Synanon Rd Mahopac, NY 10541
73-A-2-16 Michael Bessert 47 Ridge Rd Canaan, NY 10812	73-A-2-51 Fiona Kessner 36 Synanon Rd Mahopac, NY 10541	73-B-2-17 Amanda Collins 31 Synanon Rd Mahopac, NY 10541
73-A-2-18 Patricia Callahan 33 Synanon Rd Mahopac, NY 10541	73-B-2-13 Ruth Waldman 410 Elm Street Dr Glens, OR 97027	73-B-2-18 Pat Waldman 173 Riverside Dr Apt 1 New York, NY 10002
73-B-2-31 Eric Williams 40 Thompson Rd Mahopac, NY 10541	73-A-2-14 Clark's Laundry 41 Synanon Rd Mahopac, NY 10541	73-A-2-29 William Twissie 41 Synanon Rd Mahopac, NY 10541
73-A-2-20 C/o Sherry 73-123 Harvey Rd Oakland Heights, NY 11064	73-A-2-18 Joseph Mahopac 42 Synanon Rd Mahopac, NY 10541	73-A-2-13 Robert Freckel 43 Synanon Rd Mahopac, NY 10541
73-B-2-29 Gloria Kay Lynch Frant 10 Synanon Rd Jamaica, NY 10226	73-B-2-29 Arlene Taylor 44 Synanon Rd Mahopac, NY 10541	73-A-2-13 Michael Kaminski 41 Synanon Rd Mahopac, NY 10541
73-B-2-21 John Mahopac 43 Synanon Rd Mahopac, NY 10541	73-A-2-26 Stephen Lewis 45 Synanon Rd Mahopac, NY 10541	73-A-2-11 Andrew Maci Gabbler 47 Synanon Rd Mahopac, NY 10541
73-B-2-24 Michael Pratt 50 Thompson Rd Mahopac, NY 10541	73-B-2-27 Robert Pratt 49 Thompson Rd Mahopac, NY 10541	73-A-2-12 Randi Smith-John PO BOX 153 Mahopac, NY 10541
73-A-2-14 Joan Pratt 39 Thompson Rd Mahopac, NY 10541	73-B-2-26 Thompson Flender PO BOX 479 Mahopac Park, NY 10542	73-B-2-26 Larry Raine 131 Route 4 Spartanburg, SC 29582
73-A-2-13 David Bessert 16 Thompson Rd Mahopac, NY 10541	73-A-2-14 New Corbin 41 Thompson Rd Mahopac, NY 10541	73-B-2-30 Robert Gifford 18 Pine Circle Delmar, DE 19731
73-B-2-21 Michael Bessert 14 Ridge Rd Mahopac, NY 10541	68-B-2-19 Dean of New York 101 Columbia Ave Carmel, NY 10512	73-A-2-27 Michael Kaminski 40 Synanon Rd Mahopac, NY 10541
73-B-2-29 David Nicholas 27 Ridge Rd Mahopac, NY 10541	73-B-2-22 Mahopac Food Contract Assoc. PO BOX 411 Mahopac, NY 10541	73-A-2-23 David Bessert 56 Thompson Rd Mahopac, NY 10541



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1515-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 • Fax: (914) 962-7386

[illegible]

SCALE NTS	SYSTEM EL	DATE 23/04/16
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500 FT
ADJOINING
PROPERTIES

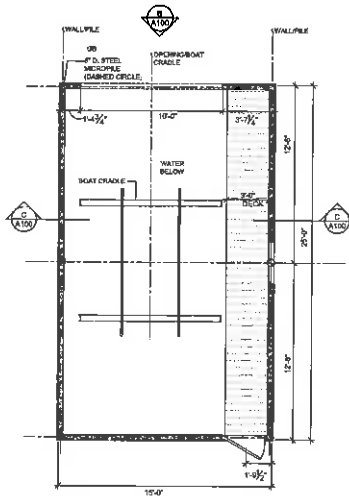
THROUSE & LAKE WALL RESTORATION SITE PLAN
PREPARED FOR
ROBERT FRENKEL
43 Tamarack Road
Putnam Co., New York
O'Carmel

Sheet
of
1

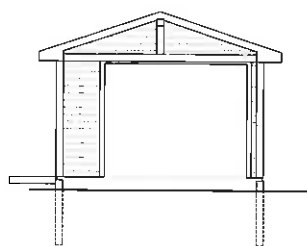


Michael Piccirillo Architecture

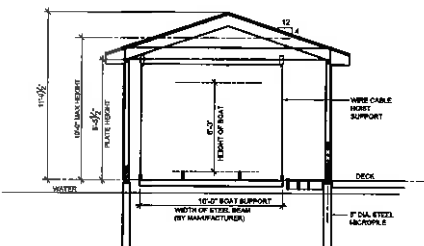
NOTE:
DO NOT SCALE DIMENSIONS. REFER TO DIMENSION MEASUREMENTS
FOR DIMENSIONS. DO NOT SCALE DIMENSIONS. DIMENSIONS ARE NOT TO SCALE.
UNANNOTATED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS
A VIOLATION OF NEW YORK STATE EXERCISE LAW.
© Copyright 2015 MICHAEL PICCIRILLO ARCHITECTURE



A FLOOR PLAN
SCALE: 1/8" = 1'-0"



B ELEVATION
SCALE: 1/8" = 1'-0"



C SECTION
SCALE: 1/8" = 1'-0"

NO.	DATE	BY	CHKD
1	12-15-15	MAJ	MAJ
2	12-15-15	MAJ	MAJ

PROJECT NAME:
FRENCH RESIDENCE
BOATHOUSE

PROJECT ADDRESS:

MICHAEL A. PICCIRILLO, AIA
345 KEAR STREET
YORKTOWN HEIGHTS NEW YORK 10598
TELEPHONE: 914-368-0838
FACSIMILE: 914-368-0839
m.piccirillo@macmillan.com
www.micpillorichitecture.com

ELEVATION
FLOOR PLAN
SECTION

NO.	DATE	BY	CHKD
1	12-15-15	MAJ	MAJ
2	12-15-15	MAJ	MAJ

A-100



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
ROBERT FRENKEL
38 TURNER DR
CHAPPAQUA, NY 10514
(914) 522-7748

Facility:
FRENKEL BOATHOUSE
43 TAMARACK RD
CARMEL, NY

Facility Location: in CARMEL in PUTNAM COUNTY

Facility Principal Reference Point: NYTM-E: 605.686 NYTM-N: 4581.342
Latitude: 41°22'36.0" Longitude: 73°44'10.1"

Authorized Activity: This permit authorizes placement of fill in Lake Mahopac [H-31-P44-14-P53, Class A], namely installing six 6 5/8 inch piles to rehabilitate & expand an existing boathouse; and adding 9.5 cubic yards of fill to repair 70 linear feet of an existing concrete seawall.

Permit Authorizations

Excavation & Fill in Navigable Waters - Under Article 15, Title 5

Permit ID 3-3720-00439/00001

New Permit

Effective Date: 9/22/2015

Expiration Date: 12/31/2018

Water Quality Certification - Under Section 401 - Clean Water Act

Permit ID 3-3720-00439/00002

New Permit

Effective Date: 9/22/2015

Expiration Date: 12/31/2018

NYSDEC Approval

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

Permit Administrator: REBECCA S CRIST, Deputy Regional Permit Administrator
Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature: _____

Date 09/22/2015



Distribution List

Joseph C. Riina PE, Site Design Consultants
Brian Drumm, NYSDEC Region 3 Bureau of Habitat
Ralph Hill, NYSOGS
NY District, US ACOE

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

WATER QUALITY CERTIFICATION SPECIFIC CONDITION

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Permit Sign

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: EXCAVATION & FILL IN NAVIGABLE WATERS; WATER QUALITY CERTIFICATION

- 1. Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
- 2. No Interference With Navigation** There shall be no unreasonable interference with navigation by the work herein authorized.
- 3. Notice of Intent to Commence Work** The Permittee shall notify the Department 3 to 5 days prior to the commencement of work on the project by emailing Brian Drumm at brian.drumm@dec.ny.gov. The email needs to include the permit number, permittee name and the project start date.
- 4. Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.



5. Conformance With Plans All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Site Design Consultants, Sheets 1-5, dated 7/20/2015.

6. Install Erosion Controls Before any soil is disturbed on the subject site, the permittee shall install erosion and sedimentation controls which are adequate to prevent erosion and sedimentation off-site. Such controls shall be maintained until the unpaved portions of subject site, if any, are stabilized by a self-sustaining cover of vegetation that is adequate to prevent erosion and sedimentation on and off such site. Before such controls are removed, the permittee shall remove all sediment that has accumulated at such controls.

7. Turbidity Barrier In accordance with the approved plans, a turbidity curtain shall be installed prior to commencement of the project and shall be maintained for the duration.

8. Bulkhead Replacement The replacement wall shall follow the contours of the existing wall as closely as possible. The new wall shall not extend out into the waters of Lake Mahopac farther than 18 inches from the existing wall, in accordance with the approved plan.

9. Concrete Area Restriction In accordance with "Seawall Repair" note 1 on Plan Sheet 4 of 5 of the approved plans, all pouring of concrete shall be done when the lake level is lowered such that the work area is in the dry.

10. Concrete Leachate During construction, no wet or fresh concrete or leachate shall be allowed to escape into any wetlands or waters of New York State, nor shall washings from ready-mixed concrete trucks, mixers, or other devices be allowed to enter any wetland or waters. Only watertight or waterproof forms shall be used. Wet concrete shall not be poured to displace water within the forms.

11. Seed, Mulch Disturbed Soils All areas of soil disturbance resulting from this project (above the mean high water line) shall be seeded with an appropriate perennial grass seed and mulched with straw within one week of final grading.

12. Temporary Mulch, Final Seeding If seeding is impracticable due to the time of year, a temporary mulch shall be applied and final seeding shall be performed at the earliest opportunity when weather conditions favor germination and growth but not more than six months after project completion.

13. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.



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

15. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

WATER QUALITY CERTIFICATION SPECIFIC CONDITIONS

1. Water Quality Certification The NYS Department of Environmental Conservation hereby certifies that the subject project will not contravene effluent limitations or other limitations or standards under Sections 301, 302, 303, 306 and 307 of the Clean Water Act of 1977 (PL 95-217) provided that all of the conditions listed herein are met.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

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

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

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

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



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

Regional Permit Administrator
NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Excavation & Fill in Navigable Waters, Water Quality Certification.

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

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

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

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

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



intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

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

Item C: Permittee Responsible for Obtaining Other Required Permits

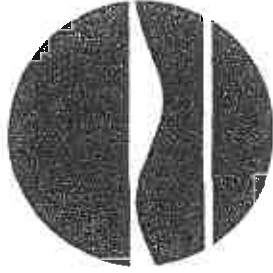
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

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

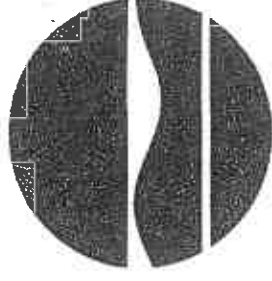
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a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

Item E: SEQR Type II Action Under the State Environmental Quality Review Act (SEQR), this project has been determined to be a Type II Action and therefore is not subject to further procedures under this law.

New York State
Department of Environmental Conservation



NOTICE



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

Permittee: ROBERT FRENKEL Permit No. 3-3720-00439/00001

Effective Date: 09/22/2015 Expiration date: 12/31/2018

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

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

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, NY 12561-1620

P: (845) 256-3054 | F: (845) 255-4659

www.dec.ny.gov

IMPORTANT NOTICE TO ALL PERMITTEES

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


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

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

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

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

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


Division of Environmental Permits, Region 3
Telephone (845) 256- 3765

- ☐ Applicable only if checked. Please note all work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.
- ☐ Applicable only if checked for STORMWATER SPDES INFORMATION: We have determined that your project requires coverage under the General Stormwater SPDES Permit. You must file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at: <http://www.dec.ny.gov/chemical/43133.html>
- ☐ Applicable only if checked - MS4 Areas: This site is within an MS4 area (Municipal Separate Storm Sewer System), therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 Acceptance Form must be submitted in addition to the Notice of Intent.

Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, New York 12233-3505; in addition, DEC requests that you provide one electronic copy of the approved SWPPP directly to NYS DEC, 100 Hillside Avenue - Suite 1W, White Plains, NY 10603-2860.



Department of
Environmental
Conservation



DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

DEC 18 2015

Regulatory Branch

SUBJECT: Permit Application Number NAN-2015-00949-WOM
by Frenkel, Robert

Robert Frenkel
38 Turner Drive
Chappaqua, New York 10514

Dear Mr. Frenkel:

On August 5, 2015, the New York District of the U.S. Army Corps of Engineers received a request for Department of the Army authorization for work within Lake Mahopac for the repair and improvement of a boathouse, concrete platform and seawall. The site is located in the Town of Carmel, Putnam County, New York.

A submittal entitled "Robert Frenkel Waterfront Improvements," prepared by Site Design Consultants, dated July 30, 2015, and a supplemental information submittal, dated October 28, 2015, indicate that the proposed work would consist of rehabilitation of an existing seawall and rehabilitation and expansion of an existing concrete platform, as well as the replacement and expansion of a boathouse structure connected to the platform and repairs to an existing floating platform. Expansion of the existing concrete platform would include placement of approximately 1.8 cubic yards of crushed stone in an approximately 20 square foot area on the northern edge of the existing platform. This stone would be topped by a layer of concrete. In addition, approximately 70 linear feet of the seawall and concrete platform would be repaired through placement of a stone and mortar veneer wall around the existing structures. The wall would extend into the water approximately 12 inches. In total, the footing and veneer would require the placement of approximately 6.5 cubic yards of material within the water. Prior to the veneer installation, approximately six (6) cubic yards of material would be excavated and an 18-inch wide concrete footwall would be placed on top of crushed stone along the seawall and platform, to support the stone veneer. Approximately 3.6 cubic yards of the excavated material would be used as backfill after the placement of the footing to return the surrounding area to existing mudline levels. After installation, the veneer wall would be topped with a capstone. Permanent impacts associated with the rehabilitation of the seawall and platform would total approximately 105 square feet and the permanent impacts associated with the expansion of the concrete platform would be 20 square feet. This work would be done between the late fall and early spring when lake water level is low. Approximately 260 square feet in front of the wall would be temporarily dewatered and would be enclosed by a tight plywood sheeting barrier which would be installed by hand. The temporary barrier would be removed at the completion of the work. Also, an approximately 140 linear foot turbidity curtain would be placed around the entire work area for the duration of the work and removed at the conclusion of all work.

DEC 18 2015

It should be noted that the following additional project work would occur, though it would not require authorization from the Department of Army prior to commencement in Lake Mahopac: First, replacement of the existing boathouse with a larger structure would occur. The proposed wooden frame of the boathouse would be expanded from 13 feet wide by 21 feet long (272 square feet) to 15 feet wide by 25 feet long (375 square feet). The boathouse and internal mechanized boat lift would be supported by six (6) 6-5/8" diameter stainless micro-piles installed using a vibratory method from a boat or floating dock barge. A bubbler system would also be installed to protect the piles from ice damage. The system would run around the perimeter of the boathouse at the mudline and consist of perforated flexible tubing attached to a small air compressor. Also, restoration of an existing 260 square foot wooden platform would occur, that would include replacing any rotting or damaged lumber and repainting the structure.

Based on the information submitted to this office, our review of the project indicates that an individual permit is not required. It appears that the activities within the jurisdiction of this office could be accomplished under Department of the Army Nationwide General Permit Numbers 3 and 18. The nationwide permits are prescribed as a Reissuance of Nationwide Permits in the Federal Register dated February 21, 2012 (77 FR 10184). The work may be performed without further authorization from this office provided the activity complies with the permit conditions listed in Section B, Nos. 3 and 18, Section C, any applicable New York District regional conditions, the following special conditions, and any applicable regional conditions added by the State of New York, copies enclosed.

Special Conditions

- (A) The permittee shall undertake the authorized filling activities in a manner aimed at reducing impacts upon the general environment. In addition, the permittee shall not stockpile fill or other materials in a manner conducive to erosion, or in areas likely to cause high turbidity runoff during storm events. All exposed soils shall be re-vegetated in a timely manner to further reduce potential effects. The permittee shall also fence off all wetlands and other sensitive ecological areas during construction periods to prevent equipment and personnel from entering those areas.**
- (B) At the completion of the work, the permittee shall remove all temporary construction barriers, including but not limited to the plywood sheets and turbidity curtains, associated with the bulk head repairs.**

This determination covers only the work described in the submitted material. Any major changes in the project may require additional authorizations from the New York District.

Care should be taken so that construction materials, including debris, do not enter any waterway to become drift or pollution hazards. You are to contact the appropriate state

DEC 18 2015

and local government officials to ensure that the subject work is performed in compliance with their requirements.

Please note that this nationwide permit (NWP) verification is based on a preliminary jurisdictional determination (JD). A preliminary JD is not appealable. If you wish, prior to commencement of the authorized work you may request an approved JD, which may be appealed, by contacting the New York District, U.S. Army Corps of Engineers for further instruction. To assist you in this decision and address any questions you may have on the differences between preliminary and approved jurisdictional determinations, please review U.S. Army Corps of Engineers Regulatory Guidance Letter No. 08-02, which can be found at: <http://www.usace.army.mil/Portals/2/docs/civilworks/RGLS/rgl08-02.pdf>

This verification is valid until March 18, 2017, unless the nationwide permit is modified, reissued, or revoked. This verification will remain valid until March 18, 2017, if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by this permit, you are to sign and submit the attached compliance certification form to this office.

In order for us to better serve you, please complete our Customer Service Survey located at <http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx>.

If any questions should arise concerning this matter, please contact Melanie O'Meara, of my staff, at (917) 790-8417.

Sincerely,


Rosita Miranda
Chief, Western Section

Enclosures

cc: NYSDEC - Region 3
Town of Carmel
Joseph C. Riina, P.E., Site Design Consultants

NEW YORK Office of
General Services

ANDREW M. CUOMO
Governor

ROANN M. DESTITO
Commissioner

November 5, 2015

Site Design Consultants
Attn: Joseph C. Riina, P.E.
251 F Underhill Avenue
Yorktown Heights, NY 10598

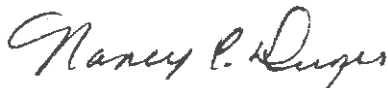
Dear Mr. Riina:

Re: Joint Application Form - OGS # I-2174
Applicant: Robert Frenkel
43 Tamarack Road, Mahopac
Town of Carmel, Putnam County
Water Body: Lake Mahopac

Enclosed please find the Joint Application Form (JAF) with the Office of General Services' Determination of "No Permit Required" with the attached conditions for the project to replace and expand the boat house and repair and re-face the seawall per the attached "Project Narrative" dated July 29, 2015.

Should you have any questions, please do not hesitate to contact this office at (518) 474-2195.

Sincerely,



Nancy C. Dwyer
Real Estate Specialist
Bureau of Land Management

Enclosure

ecc: US ACE NY District
NYS DOS
NYS DEC Region 3



ANDREW M. CUOMO
Governor

ROANN M. DESTITO
Commissioner

November 5, 2015

Site Design Consultants
Attn: Joseph C. Riina, P.E.
251 F Underhill Avenue
Yorktown Heights, NY 10598

Dear Mr. Riina:

Re: Joint Application Form - OGS # I-2174
Applicant: Robert Frenkel
43 Tamarack Road, Mahopac
Town of Carmel, Putnam County
Water Body: Lake Mahopac

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Should you have any questions, please do not hesitate to contact this office at (518) 474-2195.

Sincerely,

A handwritten signature in blue ink that reads "Nancy C. Dwyer".

Nancy C. Dwyer
Real Estate Specialist
Bureau of Land Management

Enclosure

ecc: US ACE NY District
NYS DOS
NYS DEC Region 3



February 10, 2016

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

RE: Meadowland Extension Site Plan
1979 US Route 6
Tax Map No. 55.15-1-20

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Two (2) sheet Site Plan Set, dated February 10, 2016. (5 copies)
- Site Plan Application, February 10, 2016. (11 copies)
- Site Plan Completeness Certification Form, February 10, 2016. (11 copies).
- Disclosure Addendum Statement, February 10, 2016. (2 copies)
- SEQR Short EAF, dated February 10, 2016. (11 copies)
- Three (3) sheet Building floor plan, prepared by Nehring + Associates Architecture, LLC. (5 copies)
- NYSDEC Wetland Validation Map, dated December 11, 2015. (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- A \$3,800.00 check for the Site Plan Application Fee (\$2,000.00 fee plus \$100.00/parking space for 18 required parking spaces)

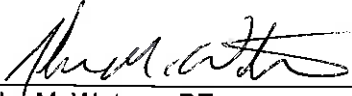
The applicant seeks site plan approval for a new 7,475 s.f. commercial automotive service building with outdoor vehicle storage areas.

We trust the enclosed information will be found adequate. Please place the project on the agenda for the February 24, 2016 Planning Board meeting for a discussion of the project with the Board.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By: 
John M. Watson, PE
Principal Engineer

JMW/dlm

Enclosures

cc: Kenn Volz, w/enclosures

Insite File No. 15244.100



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☐ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Ron Lombetta 2/18/16
Planning Board Secretary; Date

[Signature] 2/15/16
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: <u>Meadowland Extension</u>		Application #: <u>16-0004</u>	Date Submitted: <u>2-10-2016</u>
Site Address: No. <u>1979</u> Street: <u>U.S. Rte 6</u> Hamlet: <u>CARMEL</u>			
Property Location: (Identify landmarks, distance from intersections, etc.) <u>1979 Route 6</u>			
Town of Carmel Tax Map Designation: Section <u>55.15</u> Block <u>1</u> Lot(s) <u>21</u>		Zoning Designation of Site: <u>C/BP COMMERCIAL/BUSINESS PARK</u>	
Property Deed Recorded in County Clerk's Office Date _____ Liber _____ Page _____		Liens, Mortgages or other Encumbrances Yes _____ No _____	
Existing Easements Relating to the Site No _____ Yes _____ Describe and attach copies: _____		Are Easements Proposed? <u>No</u> Yes _____ Describe and attach copies: _____	
Have Property Owners within a 500' Radius of the Site Been Identified? <u>Yes</u> No _____ Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: <u>1976 Route 6 LLC</u>		Phone #: <u>845-225-</u> Fax#: <u>8468</u>	Email: <u>Kenmax</u> <u>1225@aol.com</u>
Owners Address: <u>10 Volz Automotive</u> No. <u>1952</u> Street: <u>Route 6</u>		Town: <u>Carmel</u> State: <u>NY</u> Zip: <u>10512</u>	
Applicant (if different than owner): <u>same</u>		Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Individual/ Firm Responsible for Preparing Site Plan: <u>JOHN M. WATSON, P.E.</u> <u>INSITE ENGINEERING SURVEYING +</u>		Phone #: <u>845-225-9696</u> Fax#: <u>845-225-9717</u>	Email: <u>JWATSON@</u> <u>INSITE-ENG.COM</u>
Address: <u>LANDSCAPE ARCHITECTURE PC</u> No. <u>3</u> Street: <u>GARRETT PLACE</u>		Town: <u>CARMEL</u> State: <u>NY</u> Zip: <u>10512</u>	
Other Representatives:		Phone #: Fax#:	Email:
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: <u>NEW 7,475 s.f. COMMERCIAL AUTOMOTIVE SERVICE BUILDING</u> <u>AND OUTDOOR VEHICLE STORAGE AREA</u>			

TOWN OF CARMEL SITE PLAN APPLICATION

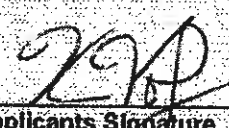
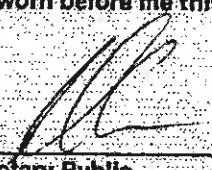

PROJECT INFORMATION			
Lot size: Acres: <u>12.99 ±</u> Square Feet:		Square footage of all existing structures (by floor): <u>NONE</u>	
# of existing parking spaces: <u>0</u>		# of proposed parking spaces: <u>18 spaces</u>	
# of existing dwelling units: <u>0</u>		# of proposed dwelling units: <u>0</u>	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>sewer district</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ Is this an in-district connection? <u>yes</u> Out-of district connection? ▶ What is the total sewer capacity at time of application? <u>to be determined</u> ▶ What is your anticipated average and maximum daily flow <u>AVG. 100 gpd</u> <u>Max. 300 gpd</u> 			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? ▶ What is your anticipated average and maximum daily demand <u>AVG. 100 gpd</u> <u>max. 300 gpd</u> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows _____			
Sewer Flows _____			
Town Engineer, Date _____			
What is the predominant soil type(s) on the site? <u>Ce, LeB, PnC, WdB</u>		What is the approximate depth to water table? <u>Ranges - 0 to 6" in wetlands,</u> <u>18" to 36" in development areas per</u> <u>NRCS Web Soil Survey</u>	
Site slope categories:	15-25% <u>16</u> %	25-35% <u>7</u> %	>35% <u>2</u> %
Estimated quantity of excavation:	Cut (C.Y.) _____	Fill (C.Y.)	<u>TO BE DETERMINED</u>
Is Blasting Proposed	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	What is the sight distance? <u>to be determined</u> Left _____ Right _____	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 5,000 sq ft	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Jurisdiction: NYSDEC: <input checked="" type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/>	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>	
Has this application been referred to the Fire Department? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? FALL 2016 (with Approval)	

ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area		12.99AC	12.99AC
Lot Coverage Building Coverage (max)	40%	—	1.1% ±
Lot Width	200'	600' ±	600'
Lot Depth	200'	1,227' ±	1,227' ±
Front Yard	50'	n/a	913' ±
Side Yard	40'	n/a	65' ±
Rear Yard	40'	n/a	181' ±
Minimum Required Floor Area	5,000sf.	—	7,475sf.
Floor Area Ratio	N/A	N/A	—
Height	40' max.	—	less than 40'
Off-Street Parking	18 spaces	—	18 spaces
Off-Street Loading	1 space	—	1 space

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances:
Foundation	TBD
Structural System	TBD
Roof	TBD
Exterior Walls	TBD
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Kenneth Volz</u> Applicants Name	 Applicants Signature
Sworn before me this <u>10</u> day of <u>FEBRUARY</u> 20 <u>16</u>	
 Notary Public	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">  <div style="text-align: left;"> ROBERT S. TOMASCAK Notary Public of Connecticut My Commission Expires 6/30/2016 <i>Robert S. Tomascak</i> </div> </div>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, <u>sanitary and storm sewers</u>	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input type="checkbox"/> n/a	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> bldg Elevations to be provided ✓	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/> as applicable ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions <u>7' x 10' ✓</u>	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	<input type="checkbox"/> none	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



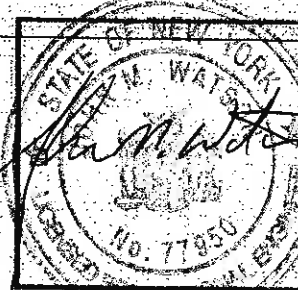
Requirement	Date	By Whom	By Whom
16 The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance		<input type="checkbox"/>	<input type="checkbox"/>
17 The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law		<input checked="" type="checkbox"/>	<input type="checkbox"/>
18 The location of public and private utilities, maintenance responsibilities, trash and garbage areas		<input checked="" type="checkbox"/>	<input type="checkbox"/>
19 A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary		<input checked="" type="checkbox"/>	<input type="checkbox"/>
20 Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter		<input type="checkbox"/>	<input type="checkbox"/>

N/A ✓

to be determined

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I, John M. Watson, PE, hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



[Signature]

Signature - Applicant / owner

2-10-10

Date

Professionals Seal

Signature - Owner

Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I Rose Lombetti hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Lombetti
Signature - Planning Board Secretary

2/12/16
Date

[Signature]
Signature - Town Engineer

2/12/16
Date

Short Environmental Assessment Form

Part 1 - Project Information

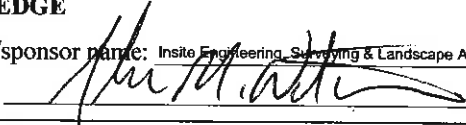
Instructions for Completing

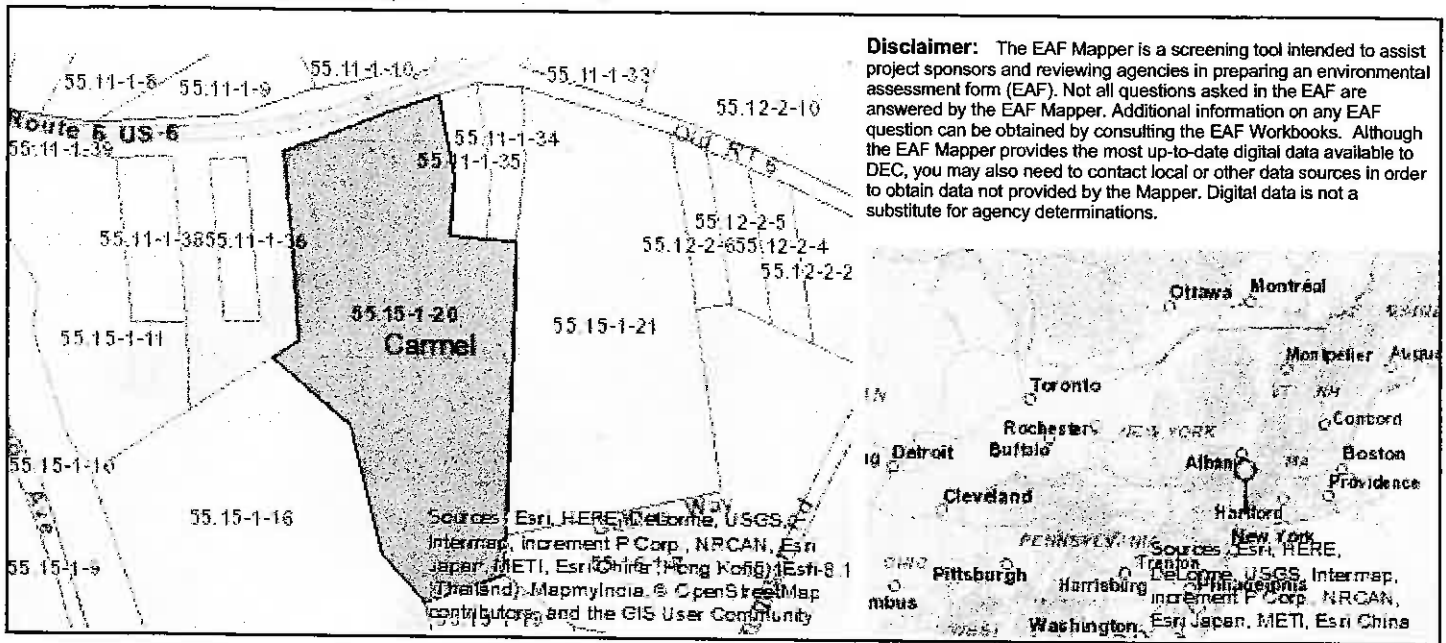
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Meadowland Extension Site Plan							
Project Location (describe, and attach a location map): 1979 Route 6, Town of Carmel							
Brief Description of Proposed Action: Construction of a new 7,475 sf commercial automotive service building with paved outdoor vehicle storage areas. Project includes onsite stormwater management and public water and sewer connections.							
Name of Applicant or Sponsor: 1976 Route 6 LLC		Telephone: 845-225-8468 E-Mail: kenmax1225@aol.com					
Address: c/o Volz Automotive, 1952 Route 6							
City/PO: Carmel		State: New York	Zip Code: 10512				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" 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? 12.99 acres b. Total acreage to be physically disturbed? 5.5± acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12.99 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Wetland <input type="checkbox"/> Parkland							

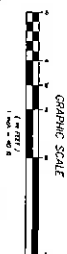
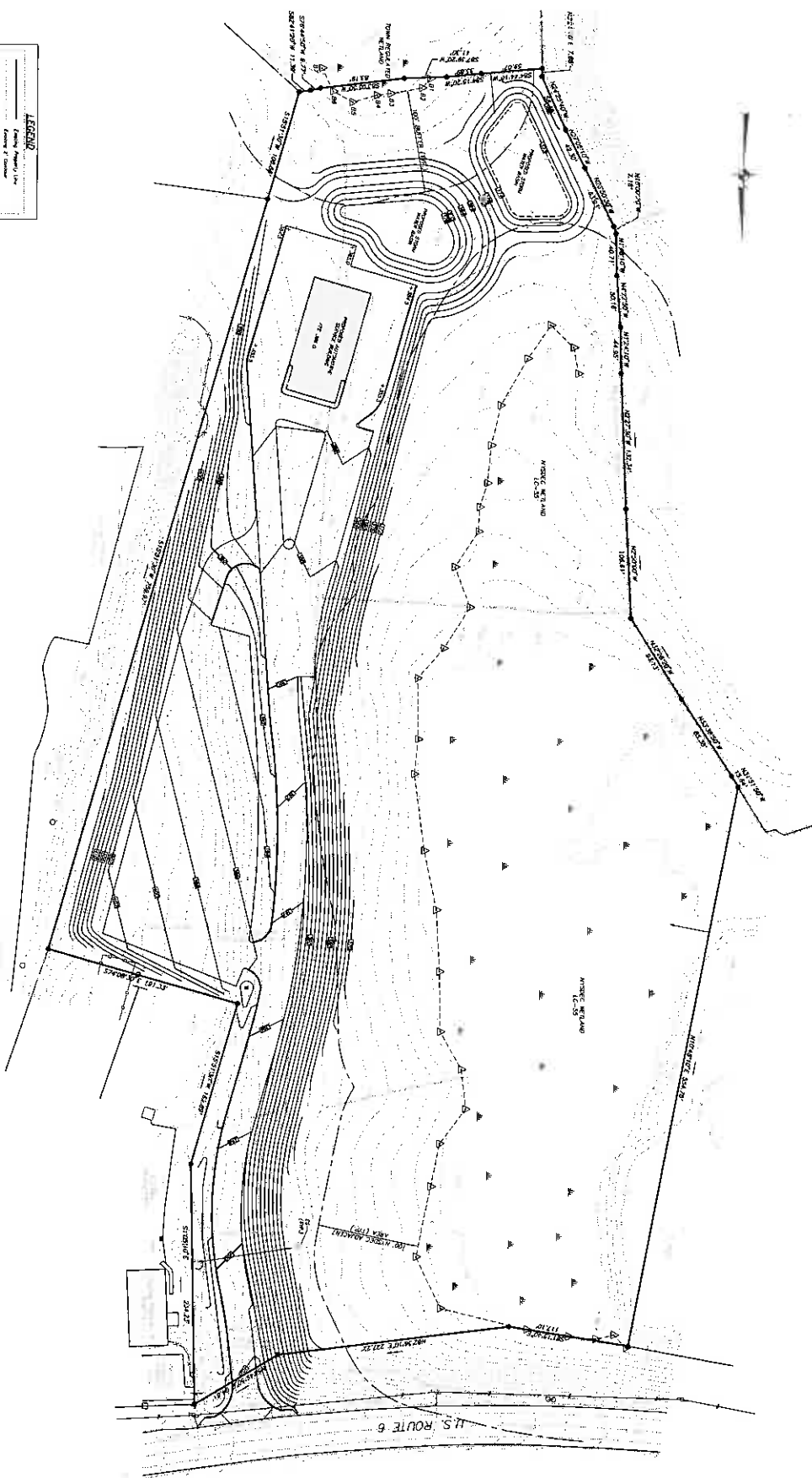
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Per EAF Mapper, portions of project area have been previously disturbed.			
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"/>	
No wetland disturbance is proposed. 0.46+ acre of disturbance is proposed in the NYSDEC Wetland LC-55 100' adjacent area. 0.25+ acre of disturbance is proposed in the Town Regulated Wetland 100' buffer.			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? The NYSDEC online environmental resource mapper shows potential rare plant and/or animals in the area but does not provide a list.	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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES A new onsite stormwater management system will be provided. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Temporary impoundment of stormwater runoff will be provided in stormwater management basins.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Insite Engineering, Surveying & Landscape Architecture, P.C., John M. Watson, P.E.</u> Date: <u>February 10, 2016</u> Signature: <u></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]	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 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





DATE	TIME	REPORT	1. General Notes: 2. See also 3. See also 4. See also
<h1 style="text-align: center;">ONSITE</h1> <p style="text-align: center;">ENGINEERING SERVICES LANDSCAPE ARCHITECTURE</p>			
<p>PROJECT: HEADQUARTER EXTENSION</p> <p style="text-align: center;">HEADQUARTER EXTENSION</p>			
<p>600 N. 10th St., Suite 200, Chicago, Illinois 60610</p> <p>LOCATION: CHICAGO, ILL.</p>			
PROJECT NUMBER	127447-001	DATE	
OWNER	UNIVERSITY	DESIGNER	
DATE	3-16-88	CLIENT	
TIME	1:00 PM	PROJECT	
BY	ELB	REVISION NO.	
SP-2		DATE	
2			

**Nehring + Associates
Architecture, LLC**
152 Deer Hill Avenue
Suite 304
Danbury, CT
06811

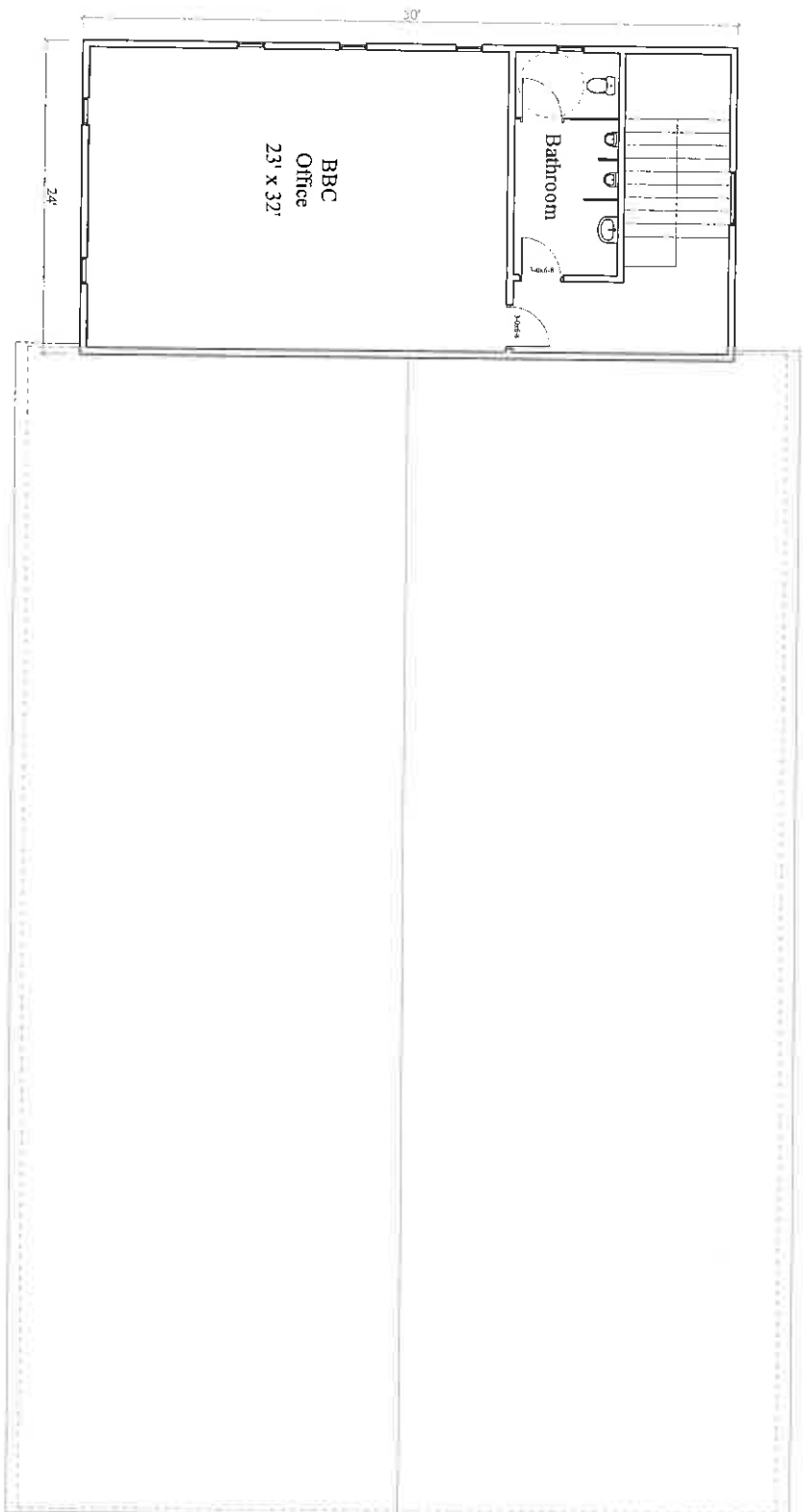
Proposed 1st Floor of Service Facility
6,300 *SF* Footprint

Nehring + Associates Architecture, LLC

A-1

Project
Meadowlands
Service facility
Route 6
Carmel, New York

Architect
Neuhing + Associates
Architecture, LLC
527 Fox Hill Avenue
Suite 104
Danbury, CT
06810



Proposed 2nd Floor of Service Facility
1,175 SF Footprint

Project
Meadowlands
Service facility
Route 6
Carmel, New York

Proposed 2nd
Floor Plan

A-2

Neuhing + Associates Architecture, LLC

Exhibit
Meadowlands
Service facility
Route 6
Carmel, New York

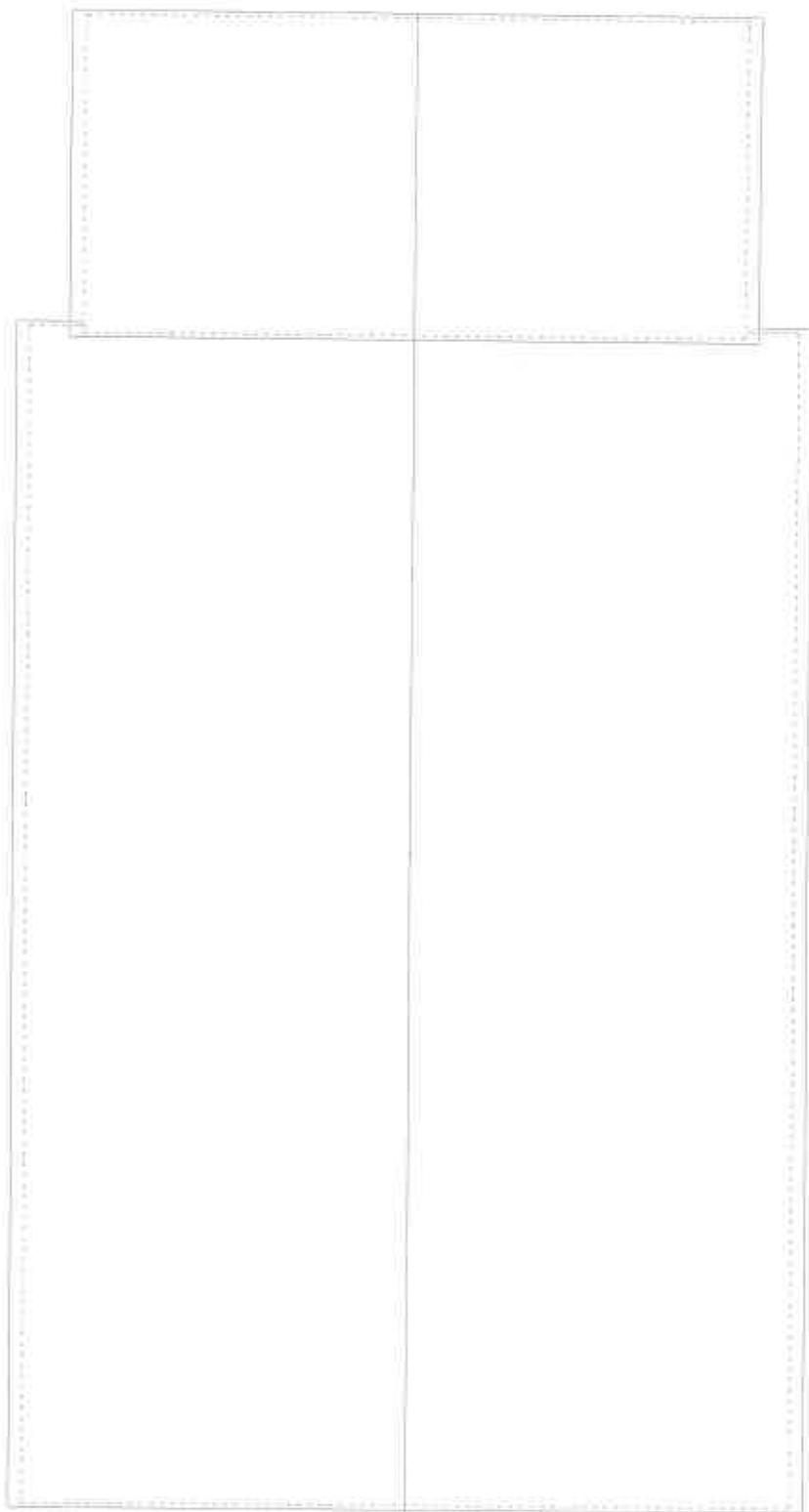
Neiring + Associates
Architecture, LLC
132 Rock Hill Avenue
Danbury, CT
06810

Preliminary Drawing
Exhibit
Meadowlands
Service facility
Route 6
Carmel, New York
Scale
Proposed
Roof Plan

REVISIONS		DATE	BY	DESCRIPTION
1				
A-3				

Neiring + Associates Architecture, LLC

Proposed Roof Plan of Service Facility



[illegible][illegible][illegible][illegible]

1876 Route 5 LLC
c/o West Auto Group
1820 Route 5
Carmel, New York 12012

Zone: COMMERCIAL
Total Acreage 12.99 AC
Tax Map No.: 05.15-1-20

1876 Route 5 LLC
c/o West Auto Group
1820 Route 5
Carmel, New York 12012

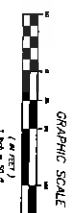
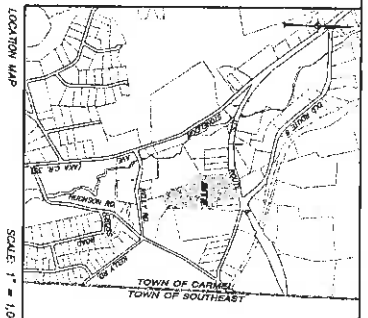
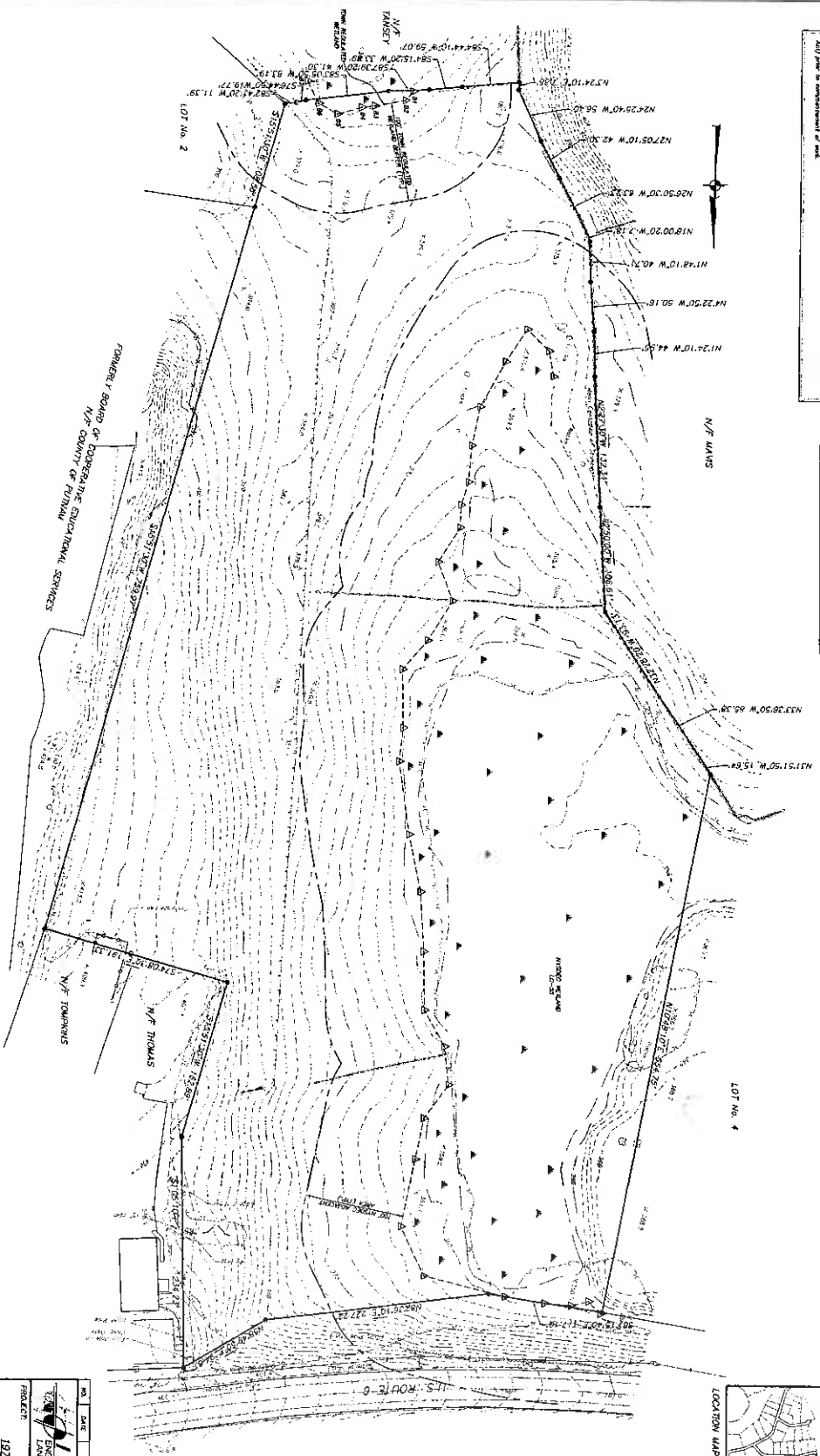
Zone: COMMERCIAL
Total Acreage 12.99 AC
Tax Map No.: 05.15-1-20

1. Property use and occupancy are shown herein based on "Survey of Property" prepared by SAH, Inc. prepared by Army Department Corps, dated August 2004, last revised February 15, 2005.
2. The subject property was shown herein as taken from a "Wildlife Sanctuary Agreement" for Mule & LLC, prepared by Army Department Corps, dated October 18, 2010 and amended based on additional land parcels of Ten Thousand Animals, completed 1 December 2010.

Compiled and digitized materials were extracted by the Office of Ecological Analysis
Spring and Winter 2012

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Compiled and digitized materials were extracted by the Office of Ecological Analysis
Spring and Winter 2012

[illegible]



February 10, 2016

Harold Gary, Chairman
Town of Carmel Planning Board
Town Hall
60 McAlpin Avenue
Mahopac, NY 10541

*Re: Sketch Subdivision Plan for Lexington Development Corp.
Wixon Pond Road*

Dear Chairman Gary and Members of the Board:

Enclosed find following materials in support of the sketch subdivision application for Lexington Development Corp.:

Five copies of plans for the project known as "Subdivision and Site Development for Lexington Development Corp., sheet S-1.1, Sketch Subdivision Plan, sheet S-1.2, Sketch Grading and Utility Plan, sheet S-1.4, Existing Conditions Plan and sheet RP-2.1, Profiles and Details. These plans have been prepared by this office and are dated as revised through February 8, 2016.

The above referenced project was last before your Board in January of 2013. As you and some of the Board members may recall, the proposed subdivision for Lexington Development Corp. will consist of four new single family residences on separate parcels to be subdivided from a single 29.6 acre lot. A right of way through the existing parcel is currently being used to access seven other residential parcels via a 650 foot long gravel access driveway that varies in width from +/- 10.5' for a substantial portion to a maximum of +/- 19' at a one location where vehicles can pass.

The proposed subdivision will include the construction of a 24' wide road which will replace the access for the existing residences and provide ingress and egress for the proposed residences. This will allow for a relatively low intensity use of the existing parcel (4 new residences served with individual wells and septic systems) while vastly improving the entry for the seven existing residences by providing a suitable road with Town compliant geometry to greatly improve service and emergency access to these existing residences.

Since our last presentation before your Board, we have presented our plans to the ECB, had the wetlands re-flagged and re-surveyed and have performed soil testing with the DEP for stormwater management purposes. The stormwater basins shown on the plans are representative of the size of the facilities required, however, due to favorable soil tests, the first two facilities on the left side of the proposed road may be redesigned as infiltration basins versus the pocket wetland and sand filter designs shown, simplifying construction and maintenance of these facilities.

At this point, we are looking for input from your Board prior to advancing the stormwater design of the project to discuss the road surface to be used for the project. Stormwater will be a substantial component for this project, as it is for many projects in the Town, and we are requesting permission to use a gravel surfaced roadway to replace the existing length of gravel

driveway on the site for its stormwater benefits. It is our understanding that the Board has approved other projects with gravel roads and we are asking for the same consideration.

Providing a gravel entrance to the subdivision as proposed will provide the benefit of a substantially improved condition over the existing access with a widened road to allow vehicles to pass throughout the site and a much safer access for services such as oil delivery and emergency vehicles such as fire trucks and ambulances. Along with the existing narrow driveway widths described above, the existing drive is bordered by pillars in one location spaced approximately 10.5' apart which will be removed as part of the subdivision road construction.

Additional benefits of the gravel road include greater infiltration into the roadway subsurface resulting in a reduction of stormwater runoff from the site. The proposed gravel surface will provide a more durable finish compared to the existing condition and the increase in traffic on the access will not be substantial (11 residential properties proposed versus 7 existing). As part of the construction, we are also offering to provide an 8,300 square foot wetland mitigation area above what is required to mitigate the minor wetland disturbances proposed for the project. The additional constructed wetlands will provide further stormwater benefits in addition to the gravel road surface.

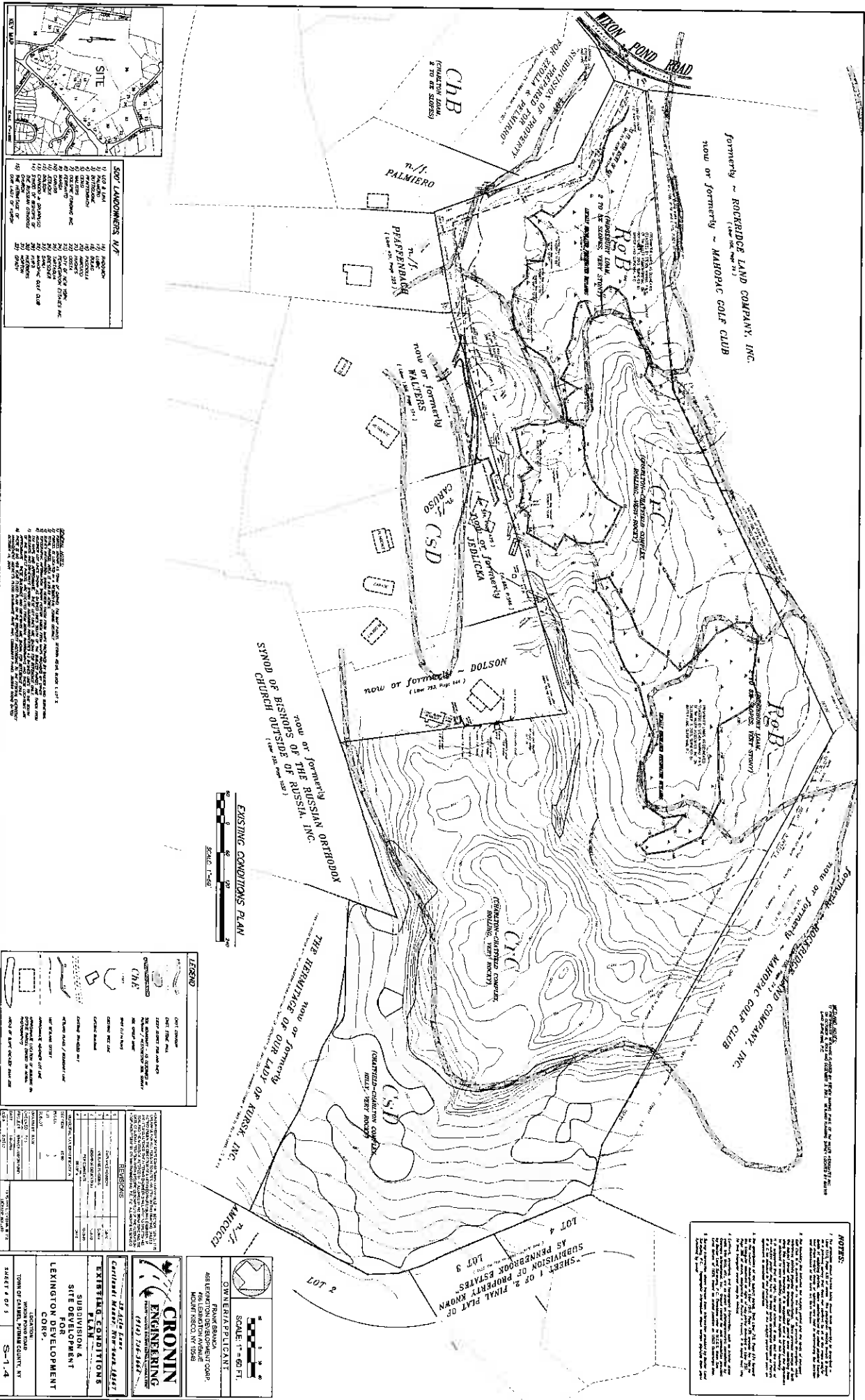
Please place this item on the agenda of the next available Planning Board meeting. If you have any questions or require additional information, please contact me at the above number.

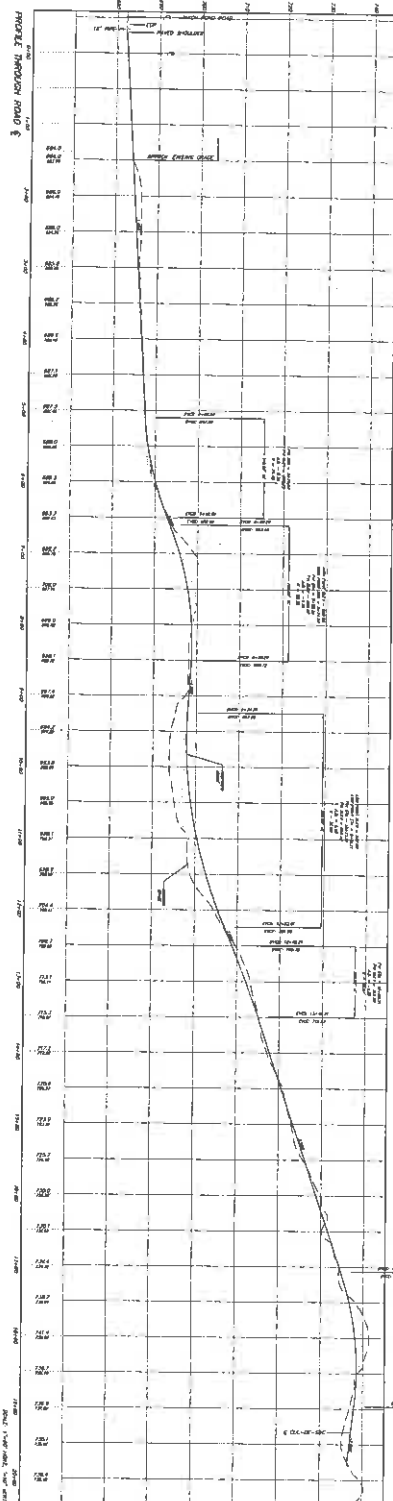
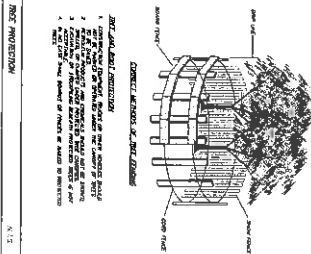
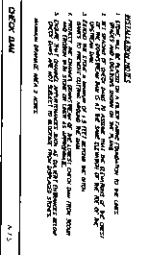
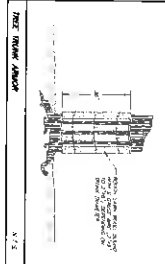
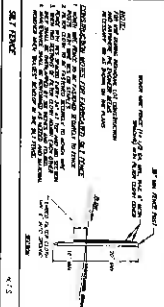
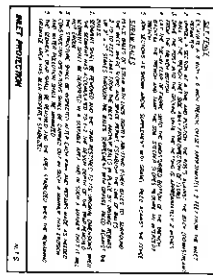
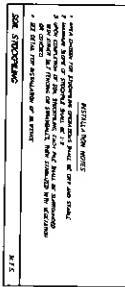
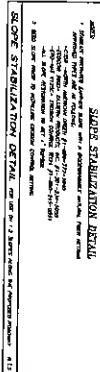
Respectfully submitted,



Ronald Wegner,
Project Engineer

cc: Frank Branca via e-mail





DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/01	OPENING BALANCE	100.00	100.00
2/1/01	PAYROLL	10.00	90.00
3/1/01	RENT	20.00	70.00
4/1/01	UTILITIES	5.00	65.00
5/1/01	SALES TAX	15.00	50.00
6/1/01	INVENTORY	30.00	20.00
7/1/01	CLOSING BALANCE	20.00	20.00

CRONIN
ENGINEERING

INCORPORATED
(914) 726-3444

PROFILES AND DETAILS

SUBDIVISION AND
SITE DEVELOPMENT
FOR
LEXINGTON DEVELOPMENT
CORP.

LOCALITIES
WILSON ROAD RD
THOMAS CORP., WYOMING COUNTY, NY

Sheet 1 of 6 **RF-2.1**



February 10, 2016

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

RE: Baldwin Subdivision
Route 6
Tax Map No. 86.11-1-1

Dear Chairman Gary and Members of the Board:

As the Board is aware, the subject project received a Conditional Final Subdivision Approval on August 26, 2015. Since that time, the applicants for the individual lot site plans have been working on fulfilling the conditions of the site plan approval, which was granted on January 27, 2016. Outside agency approvals and final sign off of the site plans are still pending.

At this time, the applicant requests a 180-day extension of the Conditional Final Subdivision Approval. Please place this item on the Board's upcoming February 24th, 2016 agenda for consideration of an extension of approval.

Check for \$1,000.00 fee for extension will be provided under separate cover.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:


Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosures

cc: Robert Farrier, w/enclosures
Fred Koelsch, w/enclosures

Insite File No. 15130.100

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

021016cpb-subdivision.doc



February 2, 2016

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

Via Email: Rose Trombetta - rtrombetta@ci.carmel.ny.us

RE: MK Realty Site Plan
U.S. Route 6 and Old Route 6
Tax Map No. 55.06-1-44 & 45

Dear Chairman Gary and Members of the Board:


The above referenced Site Plan was granted a Re-Grant of Site Plan Approval on March 11, 2015. It is respectfully requested that this project be placed on the Planning Board's next available agenda for consideration given to granting a 1-year Site Plan approval extension. The \$1,000.00 approval extension fee will be forwarded under separate cover.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

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

By:

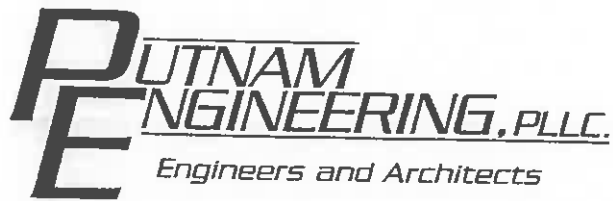

Jeffrey J. Contelmo, P.E.
Senior Principal Engineer

JJC/zmp

Enclosure(s)

cc: Kevin Dwyer, Via Email: kevinbdwyer@msn.com

Insite File No. 04235.100



February 10, 2016

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

Re: Random Ridge Cluster Subdivision
Tax Map 76.10-1-23
Resolution #15-19

Dear Chairman Gary and Members of the Board:

The Random Ridge clustered subdivision received Final Subdivision Approval on August 26, 2015. At this time we ask that the project be placed on the next available agenda so that a six (6) month extension be granted.

The status of outside agency reviews are as follows:

1. Putnam County Health Department

We are finalizing the notes that will be part of the PCHD approval.

2. N.Y.C.D.E.P. – SWPPP

We are making minor revisions to the SWPPP and anticipate approval within the next month.

3. Town of Carmel ECB

The ECB has accepted the project and is awaiting N.Y.C.D.E.P. approval of the SWPPP before acting on our permit application.

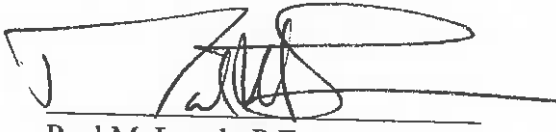
(L01611)

4. Town of Carmel MS-4, N.O.I.

We are awaiting SWPPP approval from the N.Y.C.D.E.P. before submitting these documents to the Town Engineer.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', is written over a horizontal line.

Paul M. Lynch, P.E.
PML/tal
