

ROBERT LAGA  
*Chairman*

NICHOLAS FANNIN  
*Vice Chairman*

RICHARD FRANZETTI, P.E.  
*Wetland Inspector*

ROSE TROMBETTA  
*Secretary*

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



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

**BOARD MEMBERS**

Edward Barnett  
Vincent Turano  
Anthony Federice

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**SEPTEMBER 17, 2020 – 7:30 P.M.**

**ELIGIBLE FOR A PERMIT**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Panny, Michael (SMP Homes)	10 Lower Lake Road	43.17-1-47	Construction of a Single Family House
2. Osmanaj, Fatmir	15 Adam Wagner Ln	42.-1-6	Construction of a Single Family House

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

3. White Sail Condominiums c/o Lions Gate Property Mgmt	4 Marina Drive	76.5-1-52	Replace Existing Retaining Wall
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**MISCELLANEOUS**

4. Minutes – 08/06/20



**REVANS DESIGN, PE PC**  
**60 SOMERSTON RD**  
**YORKTOWN HEIGHTS, NY 10598**  
[rdpepc@gmail.com](mailto:rdpepc@gmail.com)

**TOWN OF CARMEL**  
**ENVIRONMENTAL CONSERVATION BOARD**  
**60 MCALPIN AVE**  
**MAHOPAC, NY 10541**

**RE: SEQUENCE OF CONSTRUCTION**

**TAX MAP # 76.5-1-52**

**LOC: 4 MARINA DRIVE**

**MAHOPAC, NY**

**SCOPE OF WORK: REPLACE NEW RETAINING WALL ALONG SWAN COVE AND PART OF LAKE MAHOPAC**

Sequence of Construction:

1. Place floating boom in water connected to both ends of work site
2. Place spill kit, silt fencing, construction fence and 6 mil plastic where equipment will be placed
3. Notify town wetlands inspector and wait for inspection before commencing work
4. Remove existing vinyl fencing and store in a safe location.
5. Use excavator with claw to remove sections of existing wall
6. Debris to be placed on 6 mil plastic until carted away.
7. Trench and install new base material for new wall and utilize vibrating tamp.
8. Lay new blocks with geo textile and install new perforated pipe and weep holes (qty 2 as shown on plans).
9. Install new drain stone and backfill.
10. Re-install fencing.
11. Remove debris from site (fill may remain as agreed upon by town).
12. Provide the following to town inspector:
  - a. certificate of clean fill for soils and drain stone
  - b. SDS (formerly MSDS) for
    - i. Manufactured stones
    - ii. Fabrics
    - iii. Any epoxies/construction adhesives used during construction
13. Grade planted area and seed
14. Notify town wetlands inspector and wait for inspection
15. After inspection, remove floating boom, spill kit, silt fencing and construction fencing.

If you have any further questions or comments, please feel free to contact us. Thank you.

Respectfully submitted,



Paul Revans, PE

KENNETH SCHMITT  
Town Supervisor

SUZANNE MC DONOUGH  
Town Councilwoman  
Deputy Supervisor

MICHAEL A. BARILE  
Town Councilman  
FRANK D. LOMBARDI  
Town Councilman  
ROBERT F. SCHANIL, JR.  
Town Councilman

**TOWN OF CARMEL**  
TOWN HALL



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 • Fax (845) 628-6836  
[www.carmelny.org](http://www.carmelny.org)

ANN SPOFFORD  
Town Clerk

KATHLEEN KRAUS  
Receiver of Taxes

MICHAEL SIMONE  
Superintendent of Highways  
Tel. (845) 628-7474

September 10, 2020

Justine Broderick  
Manager  
White Sail Condominiums  
Lions Gate Property Management  
37 Fair Street  
Carmel, New York 10512

**RE: Construction Access on Town of Carmel Properties**

Dear Justine:

The Town of Carmel was recently contacted by your Design Engineer Paul Revans, P.E, regarding the proposed reconstruction of the retaining wall adjacent to the westerly property line of the White Sail property (easterly property line of the Town of Carmel). Based upon email correspondence and conversations with Mr. Revans, I understand that the ability to utilize the Town of Carmel property would greatly improve the efficiency of the new wall construction and as such will likely result in a reduced cost to the property owner at White Sail. As a good neighbor, we are willing to help and provide you with the access requested.

Please allow this to serve as a letter of permission to utilize a portion of the Town of Carmel's property to the east of the White Sail property, subject to the following:

1. Property occupancy shall not exceed 2 months from mobilization to completion. In any case this letter of permission shall expire on March 1, 2021.

2. A copy of this letter of permission shall be kept on site at all times and must be produced upon the request of any person.
3. The area of occupation shall be limited to an area fifty feet to the west of the new retaining wall construction.
4. This letter DOES NOT constitute a permit to perform the contemplated work. You must secure all required permits from regulatory agencies
5. A silt fence **AND** orange construction safety fence shall be installed on the Property around the entire area of construction and shall be maintained throughout the project.
6. All Town of Carmel shall be restored to pre occupancy condition. White Sail shall document the pre-existing and post construction photographs.
7. Operations of the Mahopac Bank shall not be interfered with.
8. All occupancy shall be subject to inspection by the Town of Carmel and all contractors shall immediately comply with a directive by the Town of Carmel Engineering Department made in compliance with these conditions.
9. White Sail shall produce a list to the Town of Carmel Engineering Department of all contractors authorized to work on the project
10. Prior to access or occupancy, each contractor shall produce insurance for approval by the Town Attorney in conformance with Schedule "A" (attached).
11. White Sail shall notify the Town of Carmel Engineering Department at least 3 calendar days before access or occupancy.

By countersigning below, you accept the conditions listed above.

Should you have any questions, please contact the Town of Carmel Engineering Department.

Sincerely,



Kenneth Schmitt  
Supervisor

I agree to the conditions set forth above.

\_\_\_\_\_  
Justine Broderick  
Manager

\_\_\_\_\_  
Date

## **SCHEDULE A**

### **Town of Carmel, Putnam County, NY**

#### **Insurance Requirements – Contractors**

- I. Notwithstanding any terms, conditions or provisions in any other writing between the parties, the contractor hereby agrees to effectuate the naming of the municipality as an unrestricted additional insured on the contractor's insurance policies, with the exception of workers' compensation. Before any of the work is started under this contract, the contractor shall file with the municipality a certificate(s).
- II. The policy naming the municipality as an additional insured shall:
  - Be an insurance policy from an A.M. Best rated "secured" or better, New York State admitted insurer.
  - Provide for 30 days' notice of cancellation.
  - State that the contractors' coverage shall be primary coverage for the municipality, its Board, employees and volunteers.
  - The municipality shall be listed as an additional insured by using endorsement CG 2026 or broader. The certificate must state that this endorsement is being used. If another endorsement is used, a copy shall be included with the certificate of insurance.
- III. The contractor agrees to indemnify the municipality for any applicable deductibles.
- IV. Required Insurance:
  - Commercial General Liability Insurance  
\$1,000,000 per occurrence/\$2,000,000 general and products/completed operations aggregates. The general aggregate shall apply on a per-project basis.
  - Automobile Liability  
\$1,000,000 combined single limit for owned, hired and borrowed and non-owned motor vehicles. \$1,000,000 contracts above \$100,000.
  - Workers' Compensation  
Statutory Workers' Compensation and Employers' Liability Insurance for all employees.
  - Owners/Contractors Protective Insurance

(Required for construction projects in excess of \$500,000). \$1,000,000 per occurrence/\$2,000,000 aggregate, with the municipality as the named insured.

- Excess Insurance

Limits depending on the size of the project: \$1,000,000 limit for contracts above \$100,000, \$3,000,000 limit for contracts above \$250,000, and \$5,000,000 limit for contracts above \$500,000.

- Bid, Performance and Labor & Material Bonds

If required in the specifications, these bonds shall be provided by a New York State admitted Surety Company, in good standing.

- If any work is to be subcontracted, the proposed subcontractor must be reviewed with the municipality prior to acceptance.
- Professional Errors & Omission Insurance

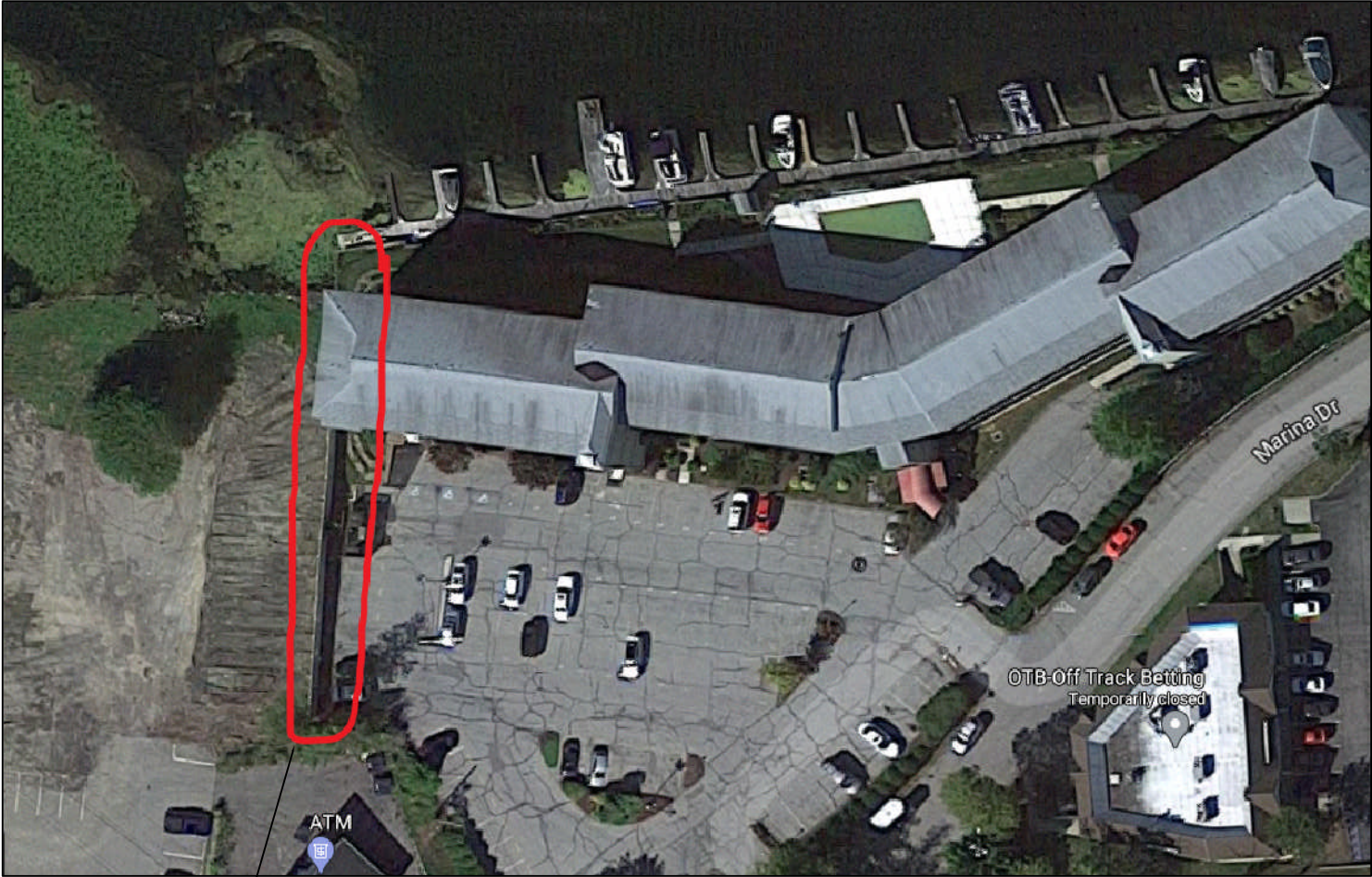
All professional consultants such as Engineers, Architects, Surveyors, Contractor Construction Managers, Environmental, Attorneys and Accountants.

\$1,000,000 per occurrence/\$2,000,000 Aggregate for negligent professional acts of the consultant.

- V. Contractor acknowledges that failure to obtain such insurance on behalf of the municipality constitutes a material breach of contract and subjects it to liability for damages, indemnification and all other legal remedies available to the municipality. The contractor is to provide the municipality with a certificate of insurance, evidencing the above requirements have been met, prior to the commencement of work or use of facilities.



"WHITE SAIL CONDOMINIUMS RETAINING WALL RESTORATION PROJECT"



AREA OF WORK

SATELLITE IMAGE  
NOT TO SCALE

SECTION : 76.5  
BLOCK : 1  
LOT : 52

PLAN NOTE  
THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

TENANT PROTECTION PLAN

- 1> EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- 2> FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- 3> HEALTH REQUIREMENTS. SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED. 3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
- 4> COMPLIANCE WITH HOUSING STANDARDS. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED
- 5> STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- 6> NOISE RESTRICTIONS. WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE AGENCY HAVING JURISDICTION NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.
- 7> MAINTAINING ESSENTIAL SERVICES. DESCRIBE THE MEANS AND METHODS TO BE USED FOR MAINTAINING HEAT, HOT WATER, COLD WATER, GAS, ELECTRICITY, OR OTHER UTILITY SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE HOUSING MAINTENANCE CODE. SPECIFY IF A DISRUPTION OF ANY SUCH SERVICE IS ANTICIPATED DURING THE WORK, INCLUDING ANTICIPATED DURATION OF SUCH DISRUPTION AND THE MEANS AND METHODS TO BE EMPLOYED TO MINIMIZE SUCH DISRUPTION, INCLUDING THE PROVISION OF SUFFICIENT ALTERNATIVES FOR SUCH SERVICE DURING SUCH DISRUPTION.

WARNING - IT IS A VIOLATION OF STATE EDUCATION LAW FOR ANY REASON, UNLESS HE IS ACTING UNDER THE DIRECTION OF LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM IN ANY WAY ON THESE PLANS.

REVANS DESIGN PE PC  
400 SOMERSON RD  
YORKTOWN HEIGHTS, NY 10598

DESCRIPTION:  
DEMOLISH EXISTING TIMBER RETAINING WALL AND REPLACE WITH PRE-CAST CONCRETE BLOCK RETAINING WALL IN SAME PLACE AS PREVIOUSLY EXISTING

CONTRACTOR: TBD

OWNER: WHITE SAIL CONDOMINIUMS  
C/O LIONS GATE PROPERTY MANAGEMENT  
37 FAIR STREET  
CARMEL, NY 10598

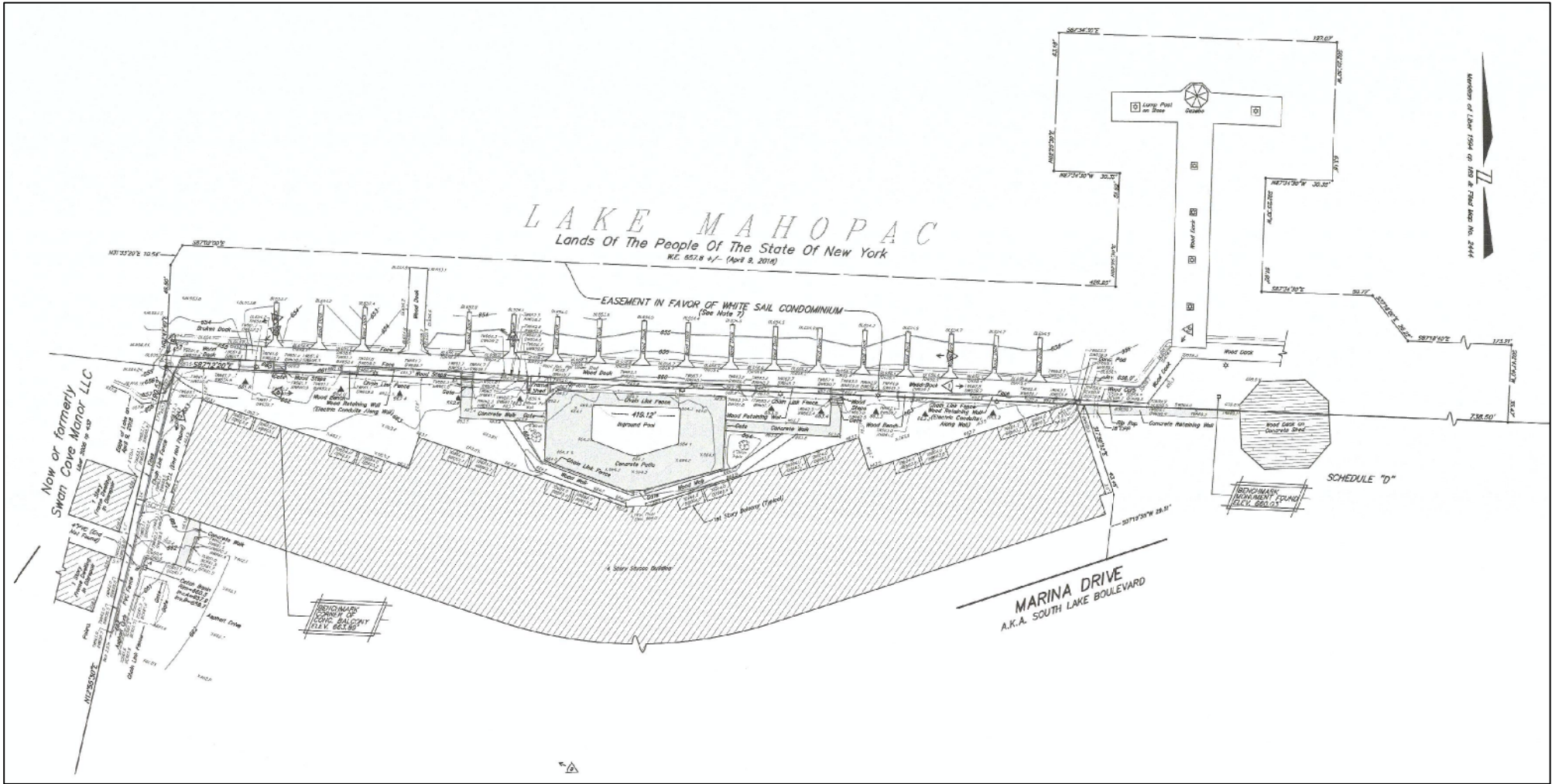
PROJECT LOCATION:  
4 MARINA DRIVE  
MAHOPAC, NY 10541

NOTES/SATELLITE VIEW

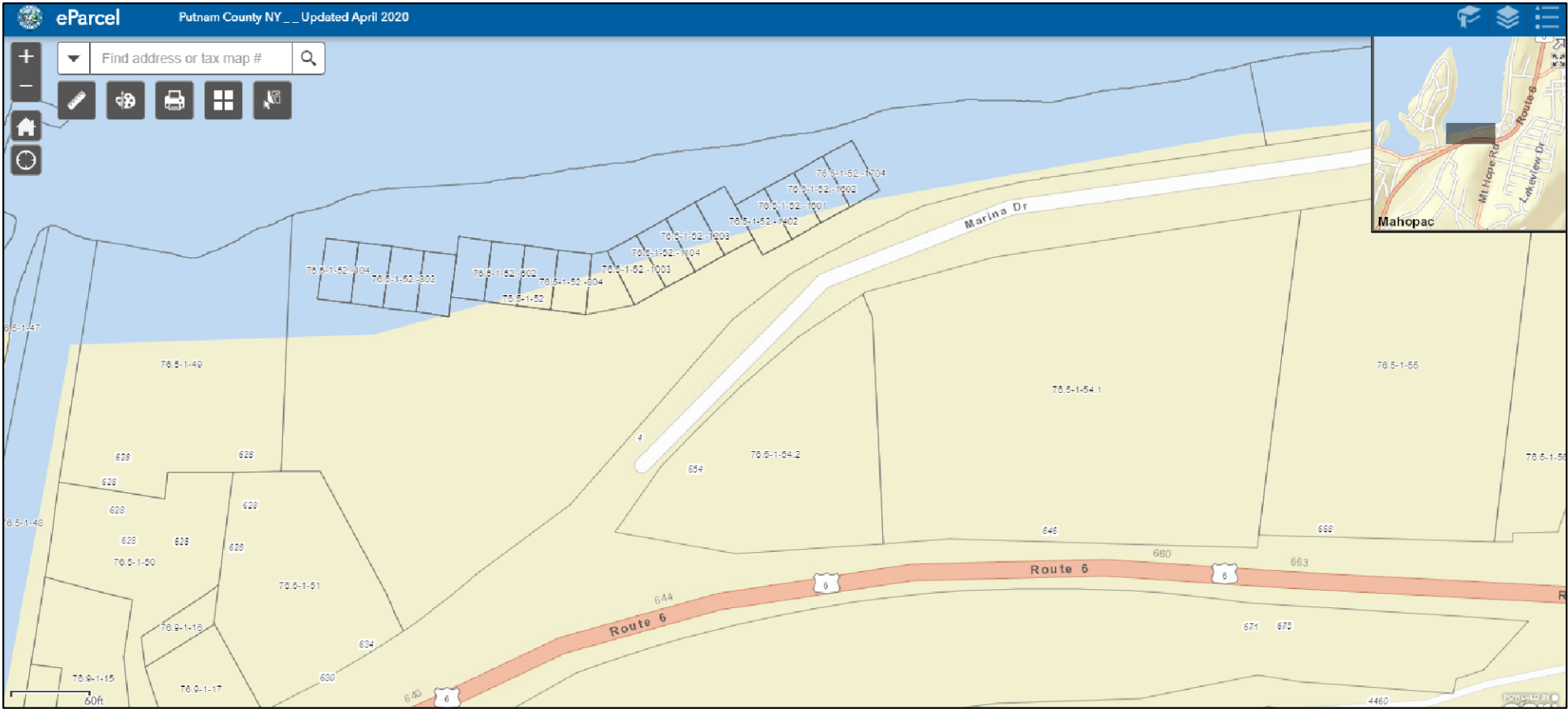
DATE :	6/12/2020
PROJECT REF#	
DRAWN BY:	P.R.
CHECKED BY:	R.C.
N - 001 . 0 0	

SHEET	1 OF 6
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INDEX		
SHEET	NAME	DESCRIPTION
1	N-001.00	NOTES & SATELLITE VIEW
2	N-002.00	TAX MAP & SITE PLAN
3	N-003.00	EROSION CONTROL NOTES
4	DM-001.00	DEMOLITION PLAN
5	S-001.00	NEW WALL PLAN & DETAILS
6	S-002.00	DETAILS



**SITE PLAN/LOT DIAGRAM**  
NOT TO SCALE



**E-PARCEL TAX MAP**  
NOT TO SCALE

**WARNING - IT IS A VIOLATION OF STATE EDUCATION LAW FOR ANY REASON, UNLESS HE IS ACTING UNDER THE DIRECTION OF LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM IN ANY WAY ON THESE PLANS.**

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**CONTRACTOR:** TBD  
**OWNER:** WHITE SAIL CONDOMINIUMS  
C/O LIONS GATE PROPERTY MANAGEMENT  
37 FAIR STREET  
CARMEL, NY 10598

**PROJECT LOCATION:**  
4 MARINA DRIVE  
MAHOPAC, NY 10541

**SITE PLAN/TAX MAP**

DATE:	6/12/2020
PROJECT REF#	
DRAWN BY:	P.R.
CHECKED BY:	R.C.
	N = 002.0 0

EROSION CONTROL NOTES/TOWN WETLANDS NOTES

1. The Applicant must obtain inspection and approval by the Carmel Environmental Control Board at the following points:

1. At the required preconstruction meetings.

2. Following installation of sediment control measures and prior to any other land disturbing activity.

3. Following installation of any booms and/or turbidity curtains.

4. Prior to removal or modification of any sediment control devices.

5. Prior to removal of any booms and/or turbidity curtains

6. Prior to final acceptance.
2. All erosion control measures are to be constructed and maintained in accordance with applicable published standards and specifications and the most current "Standards and Specifications for Soil Erosion and Sediment Control."
3. The Contractor shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by engineer prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices and shall not remove any erosion or sediment control measures without prior permission from Town of Carmel ECB.
4. Any request for changes to the approved sediment control plan or sequence of construction must be submitted to the town Wetlands Inspector and approved before implementing changes. Major changes will require a plan revision.
5. The Contractor shall mark the limits of disturbance on-site with orange construction fence. Silt fence fence must be installed on-contour and shall not be used to delineate the limit of contract or property line.
6. The Contractor shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.
7. The Contractor shall inspect daily and maintain continuously in effective operating condition all erosion and sediment control measures until such time as they are removed with prior permission from the town Wetlands Inspector.
8. Mass clearings and grading must be avoided. Clear and grub only what is necessary for immediate construction activity.
9. Wherever possible/feasible, natural vegetation is to be protected by limiting the clearing and grubbing operation, as well as restricting construction equipment to the work area. large trees to be preserved shall be fenced off such that the root system and overhanging branches are protected from construction equipment.
10. All sediment basins, trap embankments, swales, perimeter dikes and permanent slopes steeper or equal to 3H:1V shall be stabilized with sod, seed and anchored straw mulch or other approved stabilization measures, within seven calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization. Restabilization or overseeding will be required, if necessary.
11. The Contractor shall apply sod, seed and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Other active construction areas that are not being actively graded (i.e. routes for construction vehicles within a site) may be required to be stabilized at the direction of the inspector. Stockpiles, which have not been used for seven (7) calendar days, shall be stabilized through the application of sod, seed, and anchored straw mulch, or other approved stabilization methods.
12. Prior to removal of sediment control measures, the Applicant shall stabilize all contributory disturbed areas using sod or an approved permanent seed mixture with required soil amendments and an approved anchored mulch. Wood fiber mulch may only be used in seeding season to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.
13. Exposed soils anticipated to remain idle for more than fourteen (14) days shall be immediately stabilized with temporary seed and mulch.
14. Off-site runoff should be diverted from highly erodible soils and steep slopes to stable areas with temporary dikes and/or swales.
15. Permanent seeding should optimally be undertaken in the spring from March through Ma, and in late summer and early fall from September to October 15. Permanent seeding may be undertaken during the summer, providing an adequate watering schedule is maintained.
16. During the peak summer months and in the fall after October 15, when seeding is otherwise found to be impracticable, an appropriate temporary mulch shall be applied. Temporary seeding with rye can be utilized through November.
17. Seeding for temporary stabilization or in preparation of winter shutdown shall be applied at the following rate and schedule:

- spring or summer or early fall: use rye grass at 30 lbs per acre

- late fall or early winter: use winter rye at 100 lbs per acre
18. Permanent seeding for final stabilization should be applied either from spring-thaw to mid-May or mid-August to early October with a 65/20/15 mix of Kentucky Bluegrass/perennial rye grass/fine fescue at 160 lbs per acre. If seeding is done between mid-May and mid-August, irrigation may be required to achieve final stabilization.
19. Hay or straw mulch shall be applied to all seeded areas, temporary or permanent, at a rate of 2 tons per acre (or 3 bales per 1,000 sq ft).
20. Areas where permanent vegetation is to be established shall be dressed with a minimum of 4" of top soil. Compacted sub-soils shall be tilled prior to placement of top soil. Surface shall be raked smooth, removing foreign matter and stones over 1" in diameter.
21. Top soil shall have at least 6% by weight of fine textured stable organic material, and no greater than 20%. It shall have not less than 20% of material, passing the #200 sieve, and not more than 15% clay. It shall be relatively free of stones over 1-1/2" in diameter, trash, noxious weeds, and shall have less than 10% gravel.
22. When specified, rolled erosion control blanket shall be straw bio-degradeable double-net blanket and shall be provided on grades steeper than 3H:1V
23. When specified, inlet protection shall be installed concurrently with catch basin installation. In the same manner, rock outlet protection shall be installed concurrently with pipe discharge installation.
24. In areas where soil disturbance activity has temporarily ore permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased.
25. Erosion and sediment control measures within the active work area shall be inspected daily to ensure that they are being maintained in effective operating condition at all times.
26. Maintenance shall be performed as necessary to ensure continued stabilization. Areas outside of the perimeter sediment control system shall not be disturbed.
27. The site work, materials, approved Sediment Control and Stormwater Management Plans, and any required test reports shall be available, at the site for inspection by duly authorized officials of the town of Carmel.
28. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water downslope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.

29. Permanent swales or other points of concentrated water flow shall be stabilized with sod or seed with approved erosion control matting or by other approved stabilization measures.
30. Temporary sediment control devices shall be removed, with permission of town of Carmel, within 30 calendar days following establishment of permanent stabilization in all contributory drainage areas. If establishment is not full and uniform as determined by the town of Carmel Inspector, overseeding will be required. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.
31. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas. A slope gradient of up to 2:1 will be permitted in areas that are not to be maintained provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.
32. The Contractor shall install a splash block at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.
33. All water pumped from an excavation during construction shall be pumped either to sediment tanks and/or sediment traps. No water will be pumped to the storm drain system or swale. De-watering shall be performed in accordance with the most current Standards and Specifications for Soil Erosion and Sediment Control.
34. Stabilized construction entrance(s) shall be maintained so as to prevent the tracking of sediment off-site. Sediment tracked onto paved rights-of-way shall be swept clean at the end of each work day.
35. Sediment shall be removed from silt fence when it becomes 6' deep at the fabric. Silt fence shall be replaced when fabric becomes ripped or frayed.
36. Sediment shall be removed from sediment trapping devices when accumulation reaches 50% of design capacity. Stone shall be cleaned or replaced when sediment pool no longer drains properly.
37. For finished grading, the Contractor shall provide adequate gradients so as to: (1) prevent water from standing on the surface of lawns more than 24 hours after the end of a rainfall, except in designated drainage courses and swale flow areas which may drain as long as 48 hours after the end of a rainfall, and (2) provide positive drainage away from all building foundations or openings.
38. Sediment traps or basins are not permitted within 20-feet of a building, which exists or is under construction. No building may be constructed within 20-feet of a sediment trap or basin.
39. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving to direct runoff to inlets.
40. The town Wetlands Inspector has the option of requiring additional sediment control measures, if deemed necessary.
41. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.
42. Vegetative stabilization shall be performed in accordance with the most current Standards and Specifications for Soil Erosion and Sediment Control.
43. Temporary sediment trap(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to a point one-half the depth between the outlet crest and the bottom of the trap.
44. Sediment removed from traps shall be placed and stabilized in approved areas in such a manner that it does not foul existing or proposed storm drainage systems or areas already stabilized. Sediment shall not be placed within a flood plain or wetland.
45. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42-inches high, have posts spaced no farther apart than eight-feet, have mesh openings no greater than two-inches in width and four-inches in height with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.
46. Off-site spoil or borrow areas must have approved sediment control plans.
47. Protect all trees to be preserved during construction in accordance with the approved Forest Conservation Plan.
48. The Applicant is responsible for all actions of contractor and subcontractors, including repairing damage to sediment control devices and existing infrastructure.



**Simplex™ Boom**

BOM107 For Strong Current, 100' x 18", 12" Draft Dimensions

Marine-grade aluminum connectors and a galvanized steel chain make this 5,000 lb. breaking strength non-absorbent floating boom great for containing oil spills and debris in strong currents.

- Round, closed-cell polyethylene foam flotation cylinders corral liquids and debris up to 6" above water line
- Skirting barrier hangs 12" below the water line to keep pollutants from creeping under; galvanized steel chain runs the length of the boom to add weight and rigidity
- Heavy-duty, 22-ounce vinyl-coated polyester is UV resistant for regular outdoor use; welded, reinforced seams help ensure long life
- Marine-grade aluminum universal slide connectors and attached toggle pins permit linking of multiple units
- Quality construction provides 5,000-lb. actual breaking strength
- Polypropylene handle/anchor point eases handling and securing for easy deployment
- High-visibility yellow for instant recognition in emergencies
- Conforms to OPA-90 specifications
- Cleans easily using detergents, steam or power washing
- Light-weight and easy to move; ideal in marinas, inland waterways or along shorelines
- Add PIG Oil-Only Booms to absorb petroleum-based pollutants
- Need a custom boom? Call 1-800-HOT-HOGS (468-4647)

Specifications	
Style	Non-Absorbent Boom
Color	Yellow
Dimensions	100' L x 18" H
Current Type	Strong Current
Intended Use	On Water
Sold as	1 each
Weight	165 lbs
Composition	Boom - PVC Chain - Galvanized Steel

BOOM DETAIL



**PIG® Oil-Only Spill Kit in 95-Gallon Overpack Salvage Drum**

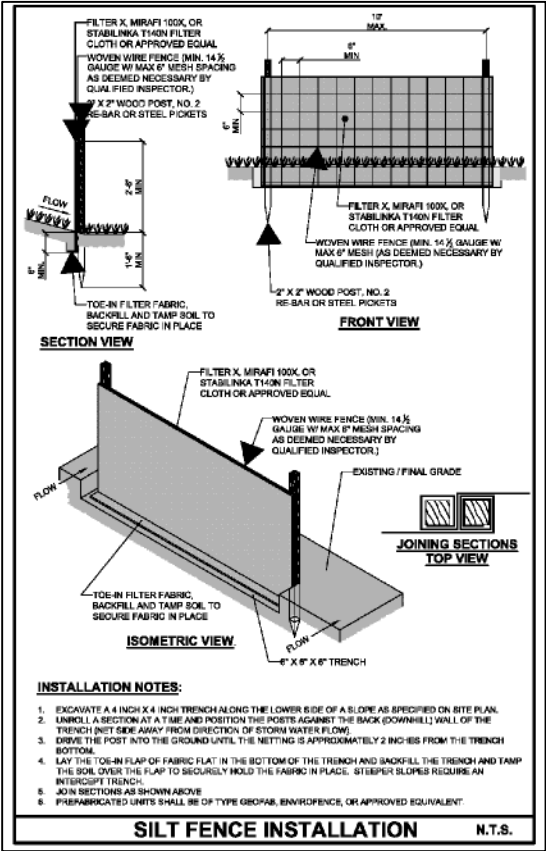
KIT402 Absorbs up to 52 gal., Absorbs Oils, Fuels, Other Oil-Based Liquids Only, UN11H2/K295/S

Strong enough to earn a UN rating for shipping spill cleanup waste.


- Comply with Spill Plan regs, avoid fines and be ready to respond with the #1 kit for oil-based spills
- Overpack drum container is UN Rated for shipping waste after oil spill cleanup
- Lift-out, prepacked baskets speed access and guard contents from UV
- PIG Oil-Only Booms stop spreading spills; PIG Stat-Mat absorbs quickly
- Absorbents meet NFPA 99 standards for static decay to allow use with fuels and flammables
- Overpack is X-rated in Packing Groups I, II and III for shipping spill cleanup waste by land, sea or rail
- Lightweight, polyethylene container resists chemicals and keeps contents clean and dry
- Leakproof, twist-on lid is notched for easy removal or tightening with a 2x4 or pole
- Bold "Spill Kit" lettering for quick identification
- Ledges molded into container make kit easy to move by forklift
- Tamperproof seals help prevent pilfering of spill response supplies
- Note: A PIG Overpack Protection Cover (available separately) is suggested for outdoor storage to protect container from UV degradation and weathering
- Only PIG Spill Kits feature PIG Absorbents - the world's #1 selling brand
- For information on custom spill kits, just call 1-800-HOT-HOGS (468-4647)
- Spill Kit dimensions are approximate

Specifications	
Wheels Included	No
Container Type	Overpack
Fluid Absorbed	Oils, Fuels, Other Oil-Based Liquids Only

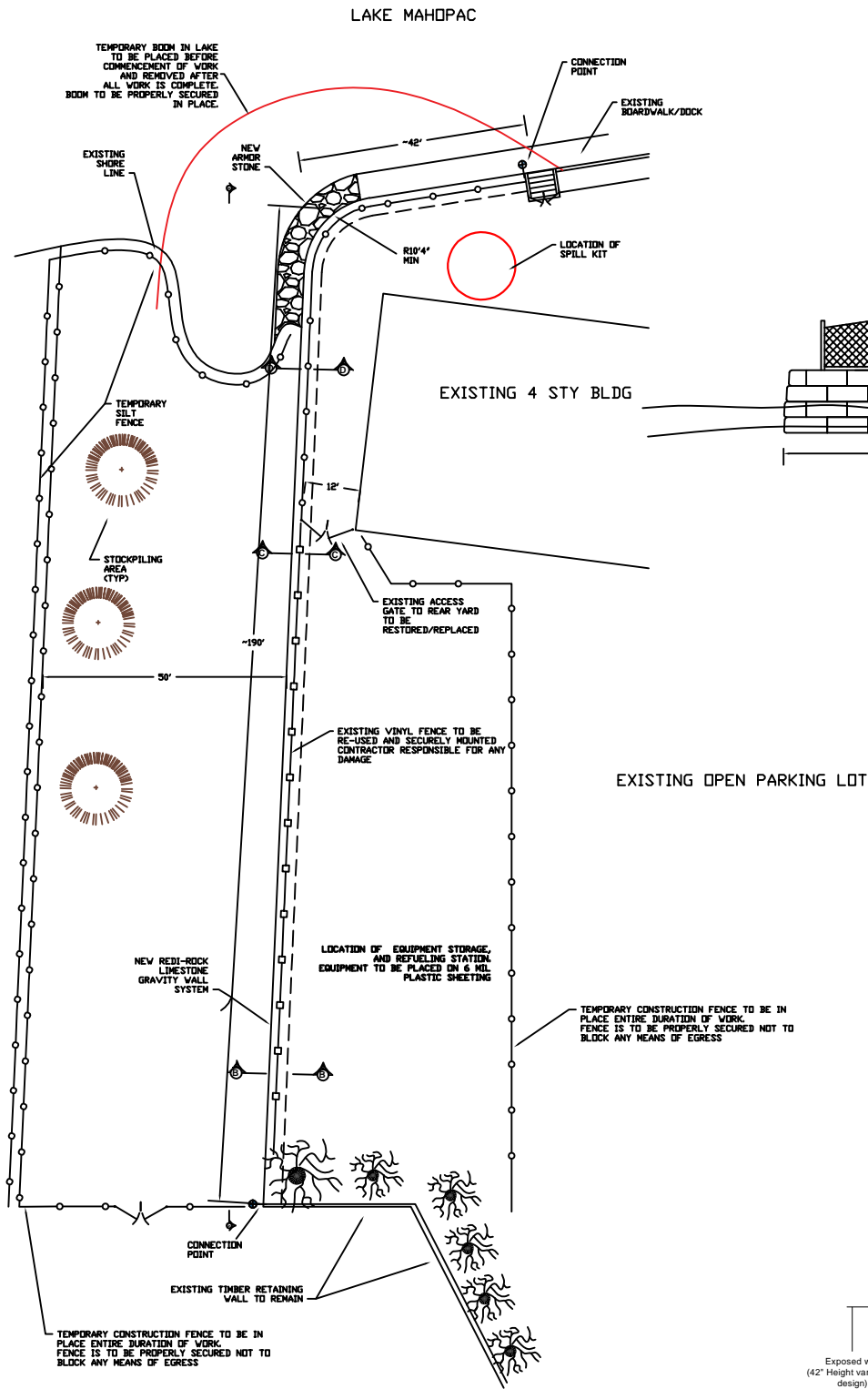
SPILL KIT DETAIL



**WARNING - IT IS A VIOLATION OF STATE EDUCATION LAW FOR ANY REASON, UNLESS HE IS ACTING UNDER THE DIRECTION OF LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM IN ANY WAY ON THESE PLANS.**

<div><div>REVANS DESIGN PE PC 60 CONVENT RD WORMLEIGH, NY 10998</div></div>	
<b>DESCRIPTION</b> DEMOLISH EXISTING TIMBER RETAINING WALL AND REPLACE WITH PRE-CAST CONCRETE BLOCK RETAINING WALL IN SAME PLACE AS PREVIOUSLY EXISTING	
<b>CONTRACTOR:</b>	TBD
<b>OWNER:</b>	WHITE SAIL CONDOMINIUMS C/O LINDS GATE PROPERTY MANAGEMENT 37 FAIR STREET CARMEL, NY 10598
<b>PROJECT LOCATION:</b>	4 MARINA DRIVE MAHOPAC, NY 10541
<b>EROSION CONTROL NOTES</b>	
<div>SHEET 3 OF 6</div>	<b>DATE :</b> 6/12/2020
	<b>PROJECT REF#</b>
	<b>DRAWN BY:</b> P.R.
	<b>CHECKED BY:</b> R.C.
N - 003, 0 0	

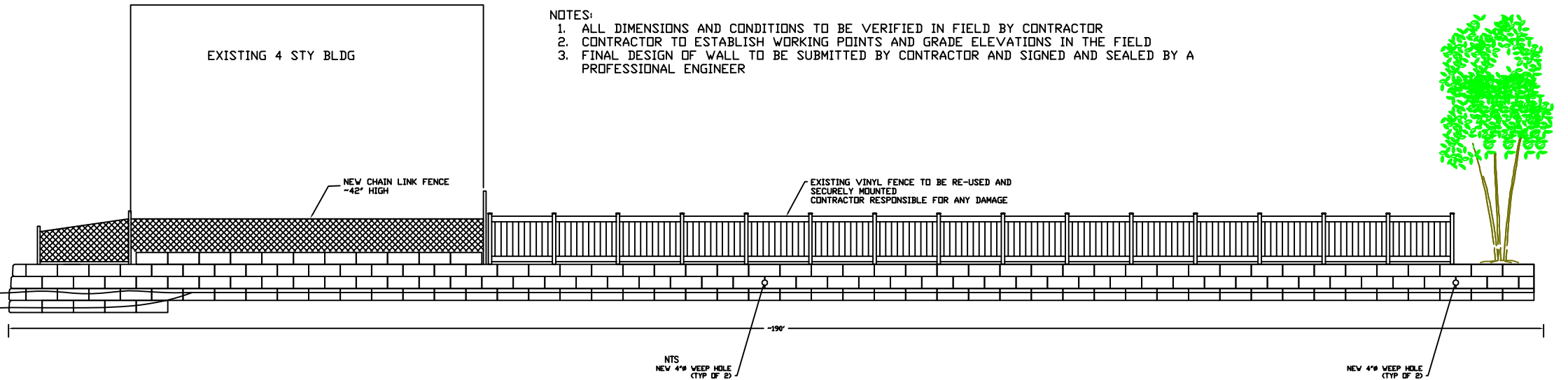




PARTIAL PLAN VIEW OF RETAINING WALL  
NOT TO SCALE

NOTE:

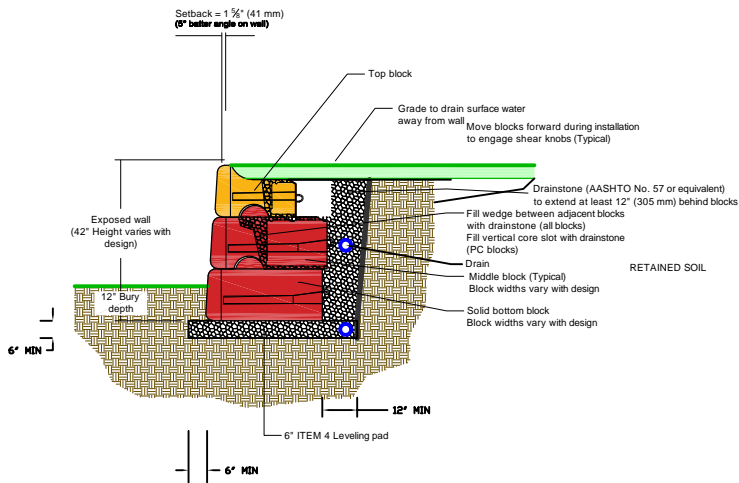
AS PER LETTER FROM TOWN SUPERVISOR AND ENGINEERING DEPARTMENT DATED SEPTEMBER 10, 2020, PERMISSION OF LAND AT SWAN COVE IS PERMITTED UP TO 50' FROM THE RETAINING WALL/AREA OF WORK. COPY OF LETTER IS ATTACHED TO THIS APPLICATION.



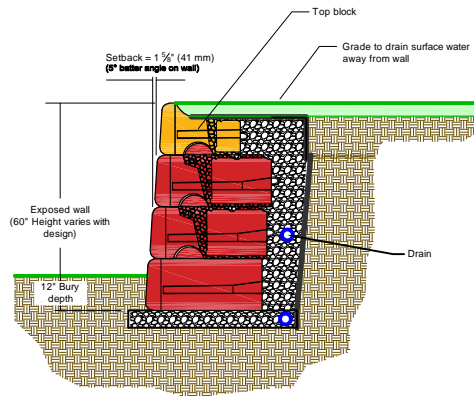
SIDE ELEVATION VIEW (SECTION A-A)

CONTRACTOR TO RESTORE ASPHALT, CURBING, AND PLANTER BOXES DISTURBED DURING EXCAVATION.

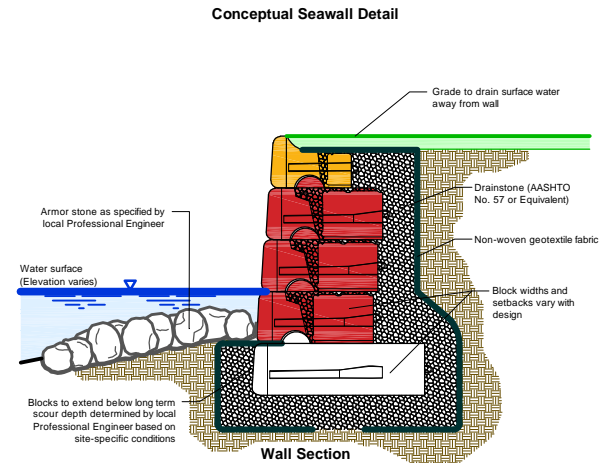
ALL PARKING LOT DRAINS IN THE WORK AREA TO BE PROTECTED.



CROSS-SECTION (SECTION B-B)  
NTS



CROSS-SECTION (SECTION C-C)  
NTS



CROSS-SECTION (SECTION D-D)  
NTS

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REVANS DESIGN PE PC  
60 SHERBORN RD  
YORKTOWN HEIGHTS, NY 10598

DESCRIPTION  
DEMOLISH EXISTING TIMBER RETAINING WALL AND REPLACE WITH PRE-CAST CONCRETE BLOCK RETAINING WALL IN SAME PLACE AS PREVIOUSLY EXISTING

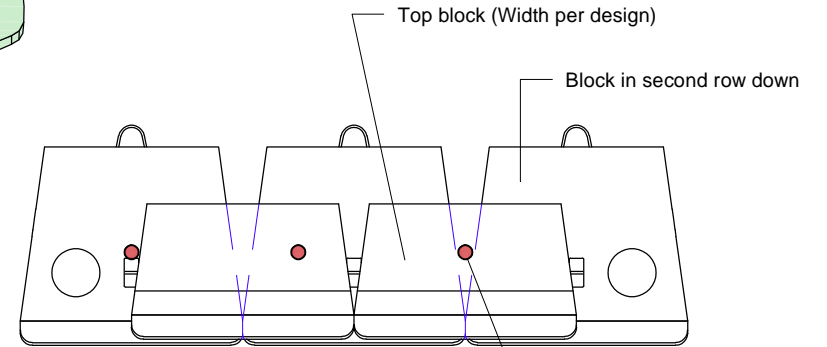
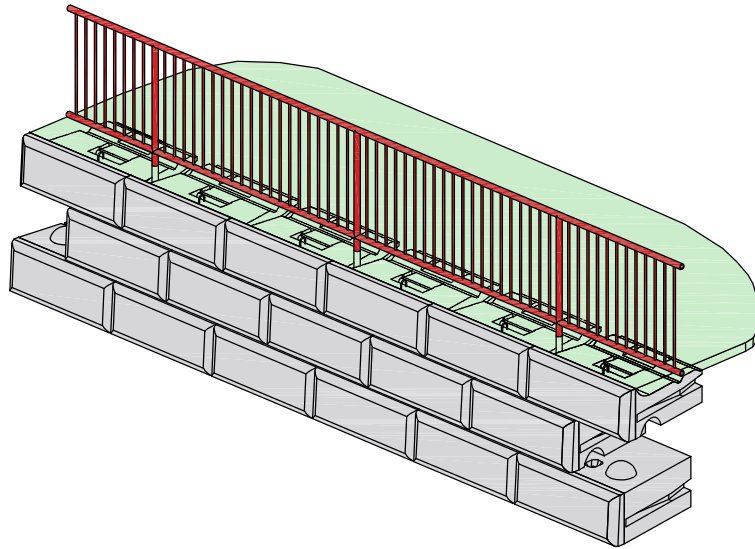
CONTRACTOR: TBD  
OWNER: WHITE SAIL CONDOMINIUMS  
C/O LINDS GATE PROPERTY MANAGEMENT  
37 FAIR STREET  
CARMEL, NY 10598

PROJECT LOCATION:  
4 MARINA DRIVE  
MAHOPAC, NY 10541

NEW WALL DETAILS

	DATE :	6/12/2020
	PROJECT REF#	
	DRAWN BY:	P.R.
	CHECKED BY:	R.C.
S - 001.00		

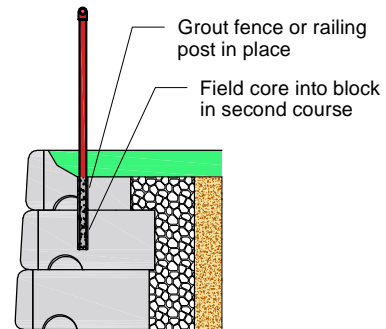
SHEET  
5 OF 6



Top View

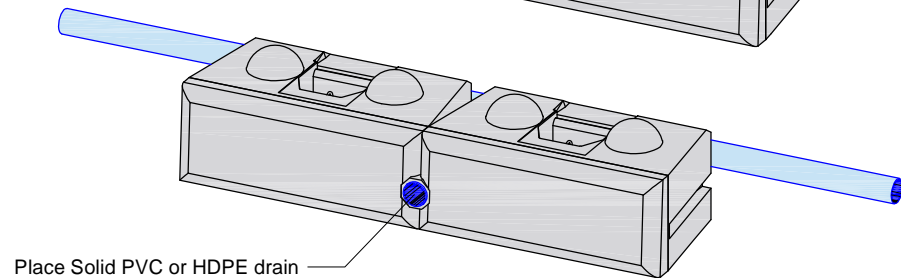
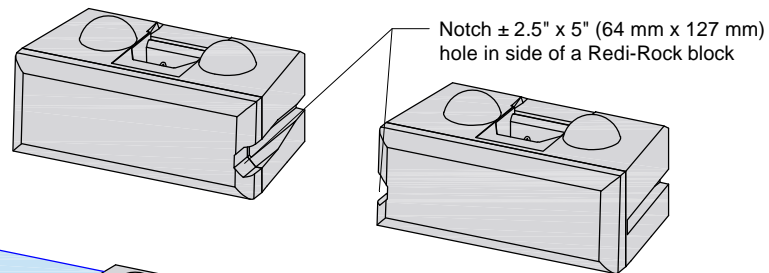
**Connection Option #3**  
Core through top block and grout posts in V-shaped opening between lower blocks

- Spacing in multiples of 46 1/8" (1172 mm)
- Weight of a 2 adjacent blocks on second level down and 3 top row blocks available to resist overturning forces

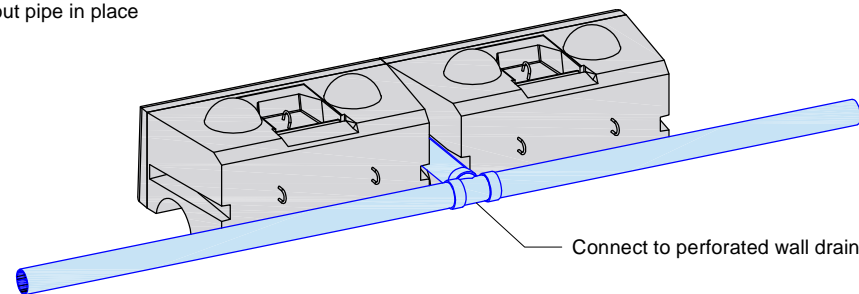


Grouted Connection  
(2 Blocks)

FENCE CONNECTION DETAIL  
NTS



Place Solid PVC or HDPE drain pipe through notched hole and grout pipe in place



Field Installed Pipe

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

WEEP HOLE DETAIL (TYP OF 2)  
NTS

NOTE:

LOCATION OF (2) 4"Ø WEEP HOLES SHOWN ON ELEVATION VIEW ON SHEET S-001. ALL PIPE TO BE 4"Ø PERFORATED, WRAPPED IN DRAIN SLEEVE. CLEANDOUTS TO BE PLACED EVERY 20' AND CAPPED.

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**DESCRIPTION:**  
DEMOLISH EXISTING TIMBER RETAINING WALL AND REPLACE WITH PRE-CAST CONCRETE BLOCK RETAINING WALL IN SAME PLACE AS PREVIOUSLY EXISTING

**CONTRACTOR:** TBD  
**OWNER:** WHITE SAIL CONDOMINIUMS  
C/O LIONS GATE PROPERTY MANAGEMENT  
37 FAIR STREET  
CARMEL, NY 10598

**PROJECT LOCATION:**  
4 MARINA DRIVE  
MAHOPAC, NY 10541

NEW WALL DETAILS

	DATE :	6/12/2020
	PROJECT REF#	
	DRAWN BY:	P.R.
	CHECKED BY:	R.C.
S - 002.0 0		

SHEET  
6 OF 6