

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Anthony Federice

ENVIRONMENTAL CONSERVATION BOARD AGENDA

FEBRUARY 4, 2021 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Mahoven LLC	737 South Lake Blvd	75.42-1-13	Construct Bathhouse, Pergola, Rain Garden and Extend Dock

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

2. Schoenbeck, Uwe	252 West Lake Blvd	64.16-1-31	Addition to Existing House in Buffer
3. Brown, Brett	161 West Lake Blvd	64.19-1-85	Construct Deck

MISCELLANEOUS

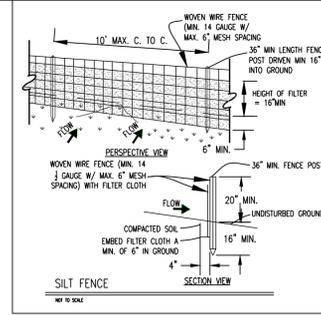
4. Minutes – 11/19/20, 01/07/21 & 01/21/21

General Notes:

Re: 156-27 Private Water Related Facilities

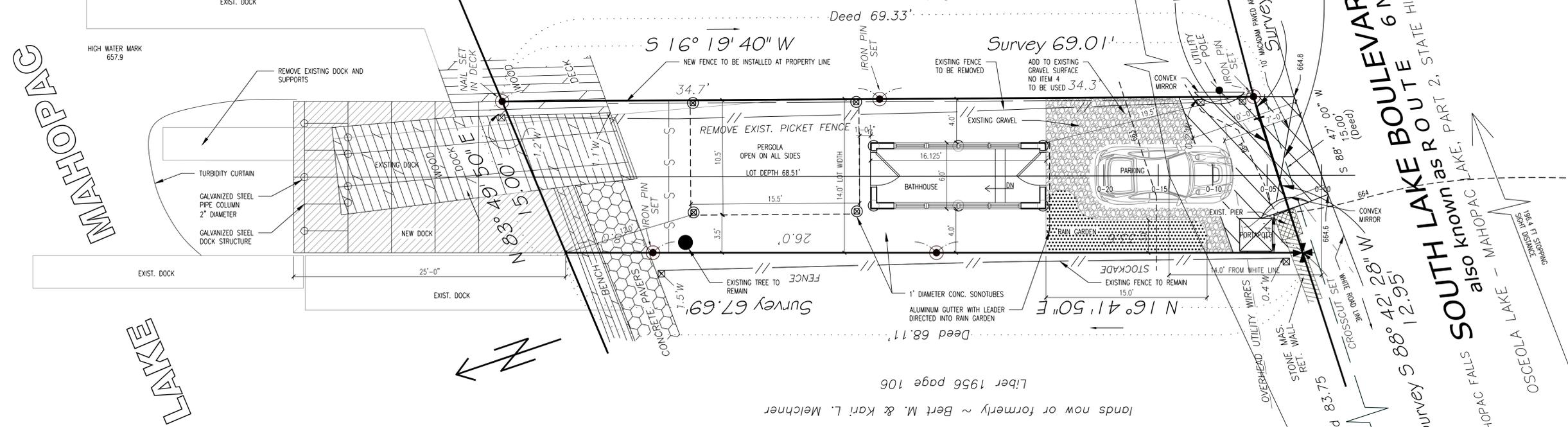
A private beach, wharf, dock, boathouse or bathhouse shall be permitted, provided that:

- The use of the site shall be limited to the owner or lessee and the immediate family or bona fide guests of such owner or lessee of the parcel.
- No boathouse, wharf or dock may extend into or over the surface of any lake for a distance of more than 25 feet from the high-water mark.
- No bathhouse shall be designed and/or used for cooking, sleeping or other functions generally occurring in a dwelling and is erected at least 15 feet from any property line. Such bathhouse shall be no more than 10 feet in height. Pergola setbacks are 20 feet.
- One off street parking space shall be provided for each 750 square feet of lot area or major portion thereof.
- Fencing or screening of any such parcel shall not exceed four feet in height.
- Area of disturbance is 182 square feet.
- No equipment to be used.
- All work done by hand.
- Install turbidity curtain.



- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

lands now or formerly ~ Christopher Steckle
Liber 2081 page 108
Deed 69.33'



Stopping Sight Distance

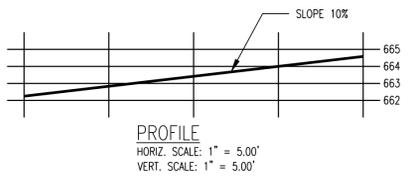
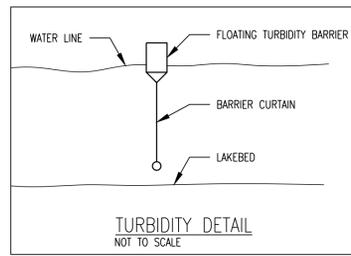
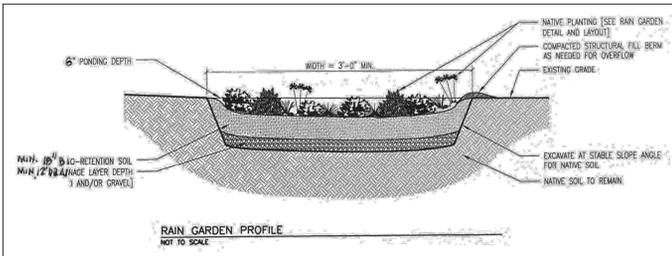
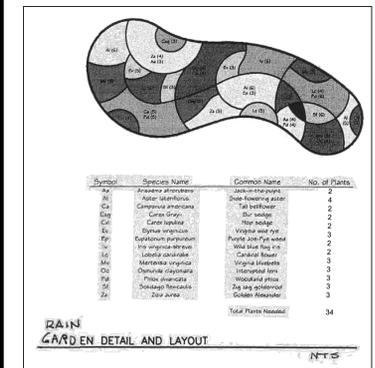
S = Stopping Distance (FT.)
V = Design Speed (MPH)
G = Grade (%)

$$S = 1.47(30)(2.5) + \frac{30^2}{30(0.347826 + \frac{0.03}{100})}$$

$$S = 110.25 + \frac{900}{10.44378}$$

$$S = 110.25 + 86.175695$$

$$S = 196.4 \text{ FT}$$



- SEQUENCE OF CONSTRUCTION**
- INSTALL SILT FENCING & TURBIDITY CURTAIN AS SHOWN ON SITE PLAN. NOTIFY WETLAND INSPECTOR UPON INSTALLATION COMPLETION.
 - CLEAR AREA WHERE CONSTRUCTION IS PROPOSED.
 - CONSTRUCT RAIN GARDEN AND BERM.
 - CONSTRUCT BATHHOUSE, PERGOLA & DOCK.
 - INSTALL RAIN GARDEN PLANTINGS.
 - CONNECT ROOF DRAINS TO RAIN GARDEN.
 - CLEAN SITE OF ALL MATERIALS AND SEED LAWN AS NECESSARY.
 - REMOVE SILT FENCE.
 - REMOVE TURBIDITY CURTAIN.
- NOTES:**
- WETLAND INSPECTOR TO BE NOTIFIED UPON COMPLETION OF RAIN GARDEN AND SILT FENCE INSTALLATION IN ORDER TO PERFORM INSPECTION.
 - THE MAINTENANCE OF STORMWATER FEATURES WILL CONFORM TO THE DEF SIGNED MAINTENANCE AGREEMENT.
 - ALL EQUIPMENT FUELING IS TO BE DONE OFF SITE.

RAIN GARDEN CALCULATIONS

-DRAINAGE AREA: 120 SF
-DISTANCE TO GARDEN: LESS THAN 30 FT
-SOIL TYPE: PAXTON COMPLEX PnB
-GARDEN DEPTH: 6 IN.
-CALCULATION:

$$P = 3.1 \text{ in [RAINFALL @ 90\%]}$$

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

$$A = 120 \text{ SQFT [AREA OF DRAINAGE]}$$

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

$$WQV = \frac{(P)(RV)(A)}{12} = \frac{(3.1)(.95)(120)}{12} = 29.45 \text{ FT}^3$$

ARG = 45 SQFT [RAIN GARDEN AREA]
DSM = 1.5 FT [SOIL MEDIA DEPTH]
FSM = 0.20 [SOIL MEDIA POROSITY]
VSM = SOIL MEDIA VOLUME

$$VSM = (ARG)(DSM)(FSM) = (45 \text{ SQFT})(1.5 \text{ FT})(0.20) = 13.5 \text{ FT}^3$$

DDL = 1.0 FT [DRAINAGE LAYER DEPTH]
PDL = 0.40 [DRAINAGE LAYER POROSITY]
VDL = DRAINAGE LAYER VOLUME

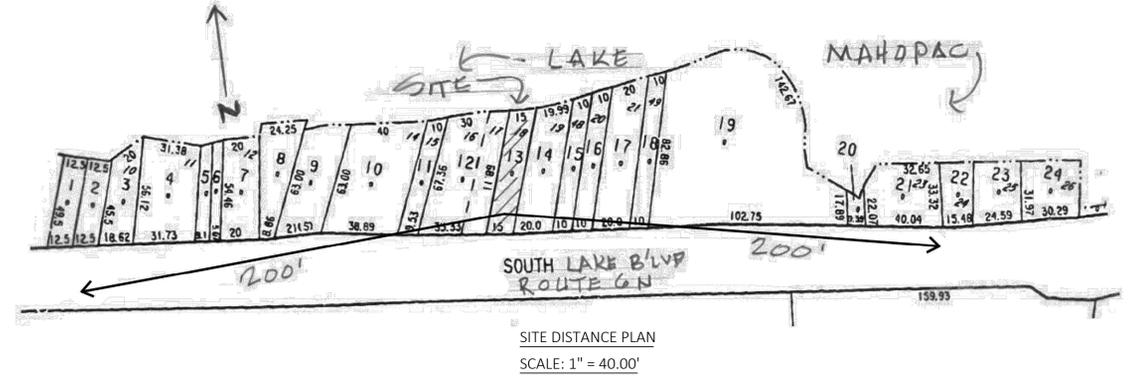
$$VDL = (ARG)(DDL)(PDL) = 45 \text{ (SQFT)}(1.0 \text{ FT})(0.40) = 18.0 \text{ FT}^3$$

PD = 0.5 FT [PONDING DEPTH]

$$WQV < VSM + VDL + (PD \times ARG) = 29.45 \text{ FT}^3 < 13.5 \text{ FT}^3 + 18.0 \text{ FT}^3 + (0.5 \text{ FT} \times 45 \text{ SQFT})$$

$$29.45 \text{ FT}^3 < 54.0 \text{ FT}^3$$

THEREFORE, THE RAIN GARDEN AREA OF 45.0 SQFT IS SUFFICIENT.
ALL UNDERGROUND PIPING WILL BE 6" PVC



Town of Carmel Zoning Requirements

Basic Data: Owner: Mahoven PLLC (Lubomir Kaneti)
Address: 737 South Lake Blvd., Mahopac, N.Y. 10541
T.M. #: 75.42-1-13 Proposed Use: Construct a Bathhouse, Pergola, Rain Garden, & remove portion of extended dock & add to existing dock as shown
Zoning District: R-120

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	3,000 SF	961 SF	2,039 SF
Lake Frontage:	50 LF	15 LF	35 LF
Lot Depth:	30 FT	68.51 FT	NONE
Parking: 1 PS/750 SF	961/750 = 1.3 = 2PS	1 PS	1PS
Front Yard: Bathhouse	15 FT	19.5 FT	NONE
Side Yard: Bathhouse	15 FT	4 FT. East - 4 FT. West	11 FT. East - 11 FT. West
Side Yard: Pergola	20 FT	0 FT. East - 4 FT West	20 FT. East - 18FT West
Rear Yard: Pergola	20 FT	12 FT	8 FT

All Variances Granted by Zoning Board of Appeals on January 28 2021.

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCHVISIONS.COM

P: 845-628-6613
F: 845-628-2807

PROJECT: PERGOLA & BATH HOUSE FOR LUBOMIR KANETI

PROJECT ADDRESS: 737 SOUTH LAKE BLVD MAHOPAC, NY 10541
MAILING ADDRESS: LUBOMIR KANETI 405 GRANT TERRACE MAMARONECK, NY 10543
TAX MAP NO. 75.42-1-13

SITE PLAN

ISSUANCE	DATE
FOR REVIEW	10/20/20
FOR REVIEW	10/20/20
FOR REVIEW	11/03/20
FOR REVIEW	11/03/20
FOR REVIEW	10/20/20
FOR APPROVAL	10/20/20

SCALE AS NOTED
DRAWN BY: CHKD BY: MCK/LLC

PROJECT NO. 05-20-050

S-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS/HER ITEM SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



February 2, 2021

Robert Laga PE, Chairman & members of the ECB,

Please note the following which have added to the drawings:

1. Fueling Plan indicated.
2. Spill kit location has been added.
3. Stock Pile Location & Details had been added.
4. Concrete Wash out Area has been added.
5. 2 Rows of Silt Fence have been added.
6. Turbidity Curtain has been added with details.
7. All work will be by Hand at the rear lakefront.
8. Sequence of work is indicated for pool, deck & stone boulders at lake.
9. There is no Seawall, just large boulders to match existing, photos of existing boulders have been added.
10. Existing Octagon Storage Building near lake to be removed.
11. Existing Stairs and Roof Deck and Railings at Boathouse to be removed.
12. New peaked roof at Boathouse and install new siding at Boathouse.
13. Build new 4'-0" x 11'-9" Storage Shed at back of existing Boathouse, on top of existing concrete platform.
14. Two Rain Gardens are shown along with Calculations and Planting Plan.
15. Storage area/ 6 mil poly storage/ spoils has been located.

Sincerely,

A handwritten signature in black ink that reads 'Joel Greenberg'. The signature is fluid and cursive, with the first and last names clearly legible.

Joel Greenberg, AIA, NCARB



ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Vincent Turano
Anthony Federice

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Brett Brown

Address of Applicant: 161 W Lake Blvd Email: _____

Telephone# 6 _____ Name and Address of Owner if different from Applicant: _____

Property Address: 152 W Lake Blvd Tax Map # 64.19-1-85

Agency Submitting Application if Applicable: _____

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: _____

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

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

Proposed Start Date: 3/1/2021 Anticipated Completion Date: 5/1/2021 Fee Paid \$ 225.00

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

Brett Brown
SIGNATURE

1/25/2021
DATE

Short Environmental Assessment Form

Part 1 - Project Information

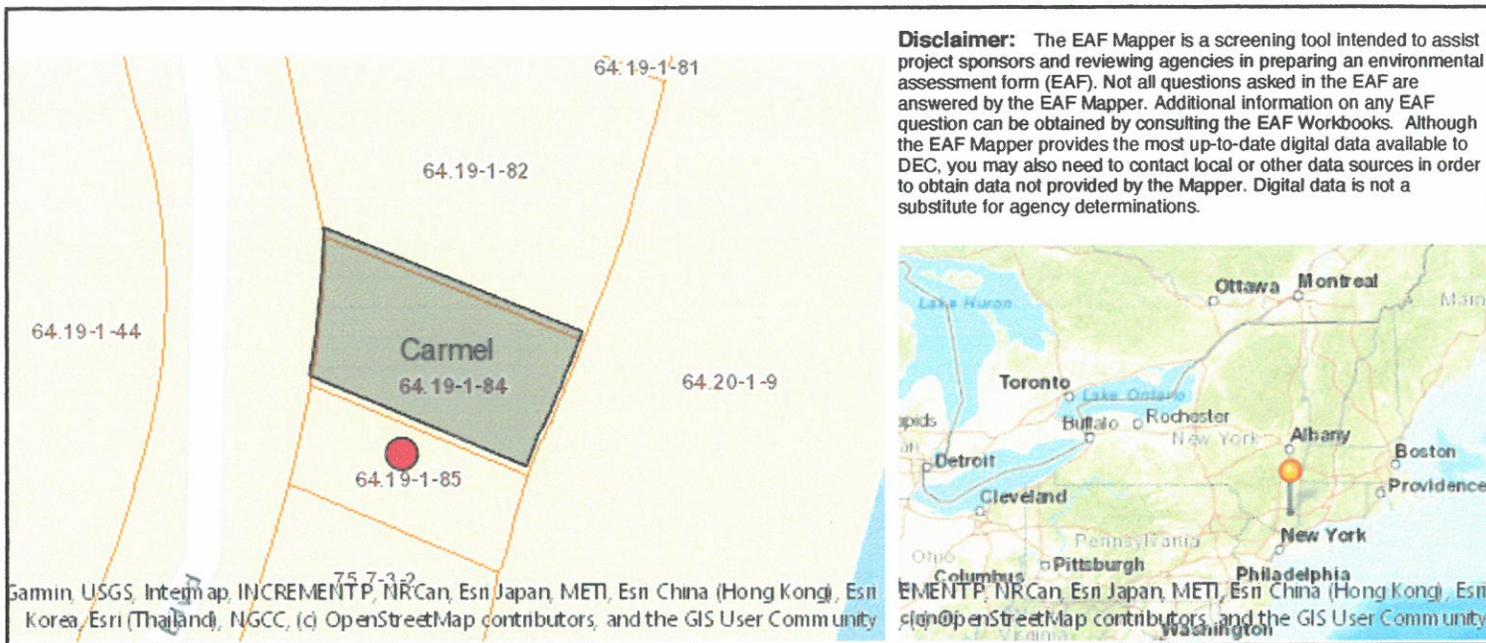
Instructions for Completing

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			
Brett Brown			
Name of Action or Project: Construction of Deck			
Project Location (describe, and attach a location map): 152 West Lake Blvd, Mahopac, NY 10541			
Brief Description of Proposed Action: Construction of Deck on edge of Lake Mahopac.			
Name of Applicant or Sponsor: Brett Brown		Telephone: 626-532-7388 E-Mail: brettbrown@gmail.com	
Address: 161 West Lake Blvd			
City/PO: Mahopac		State: New York	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: zoning board - variance approved		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		986 sq. ft acres	
b. Total acreage to be physically disturbed?		20 sq. ft acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1740 sq. ft acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ The total square footage of the new deck is 986 square feet. The area required for footings is approximately 20 square feet _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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

152 W Lake Blvd

Deck Construction Plan

Phase 1: Remove Existing Trees

- Install silt fence
- Cut down trees (Stumps will remain)
 - Many were damaged in large storm spring 2020
- Heavy equipment will be on roadway
- Spill kit will be available for chainsaws

Phase 2: Build Deck

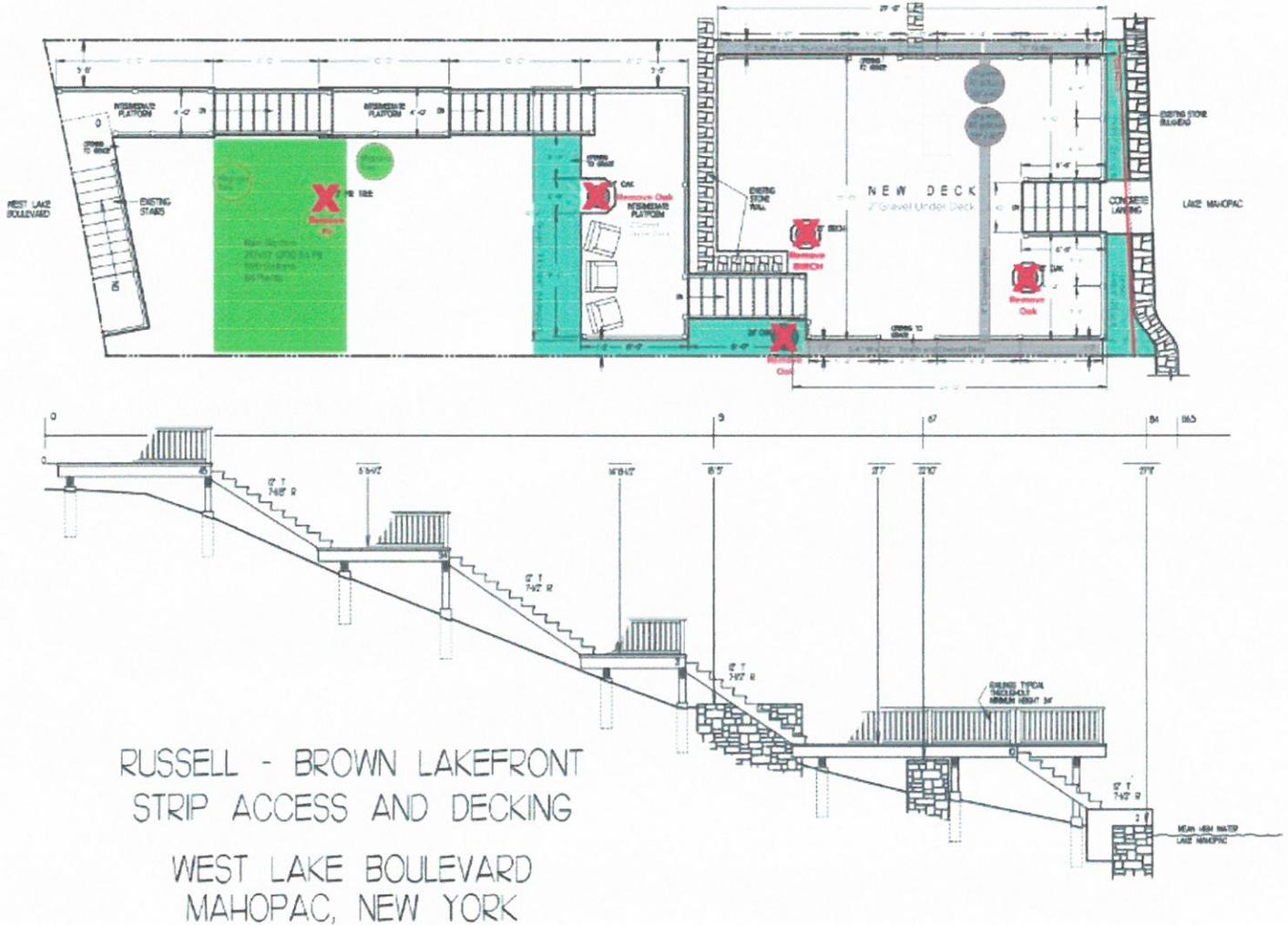
- No heavy equipment will be used
- Deck footings will be dug by hand
- Deck will be built with electric power tools
- Pouring concrete block
 - Concrete will be mixed offsite
- Drywells will be installed with Trench and Channels Drain + Gutters
- Underneath all decks will be covered in gravel
- Deck Materials
 - Composite Decking
 - Footings
 - Pressure treated wood
 - Rebar if hitting bedrock
 - Concrete footings
 - Galvanized nails and hangers for framing
 - Stainless steel screws for decking

Phase 3: Plant Rain Garden, Trees, and Gardens

- Plant rain garden (Details page Appendix A)
- Plant new trees
- Plant flower gardens

Rain Management Approach

Because the deck is near the waterfront, most of the deck's surface area water will be managed by dry well tanks and a small garden. For the stairs which run along the side of the property, instead of collecting all of the water into a dry well tank, we are proposing to create a 20' x 10' rain garden at the top of the hill to collect runoff from the roadway which is likely to contain most of the pollutants.



25-YEAR RAINFALL MAP



Label	Upper Decks Surface Area	Lower Decks Surface Area
Surface Area 1	48	234
Surface Area 2	40	192
Surface Area 3	144	120
Total Surface Area	232	546
Size Rain Garden Needed	87	102

What size garden do I need?

Before using our garden calculator below, read these guidelines to get you started. The size of your garden is determined by a number of variables. Some of these are established by the conditions of your yard (such as soil type and yard slope), while others are determined by you (such as amount of roof top to be addressed or rainfall to prepare for). Enter information for the four items across the top (surface area, downspouts, soil type, and slope) then slide the rain gauge up and down to see how rainfall capacity influences the size and cost of your garden.

The calculator interface features a rainfall gauge on the left with a scale from 0 to 3 inches. The gauge is currently set to 2 inches. To the right of the gauge is a green results box with the following information:

- 102^{sq ft} Garden Size
- 8^{in.} Depth of Garden
- 328^{gal} Rainfall Captured (per event)
- .45 Number of Plants (per square foot)
- \$350 Garden Costs (approximate)

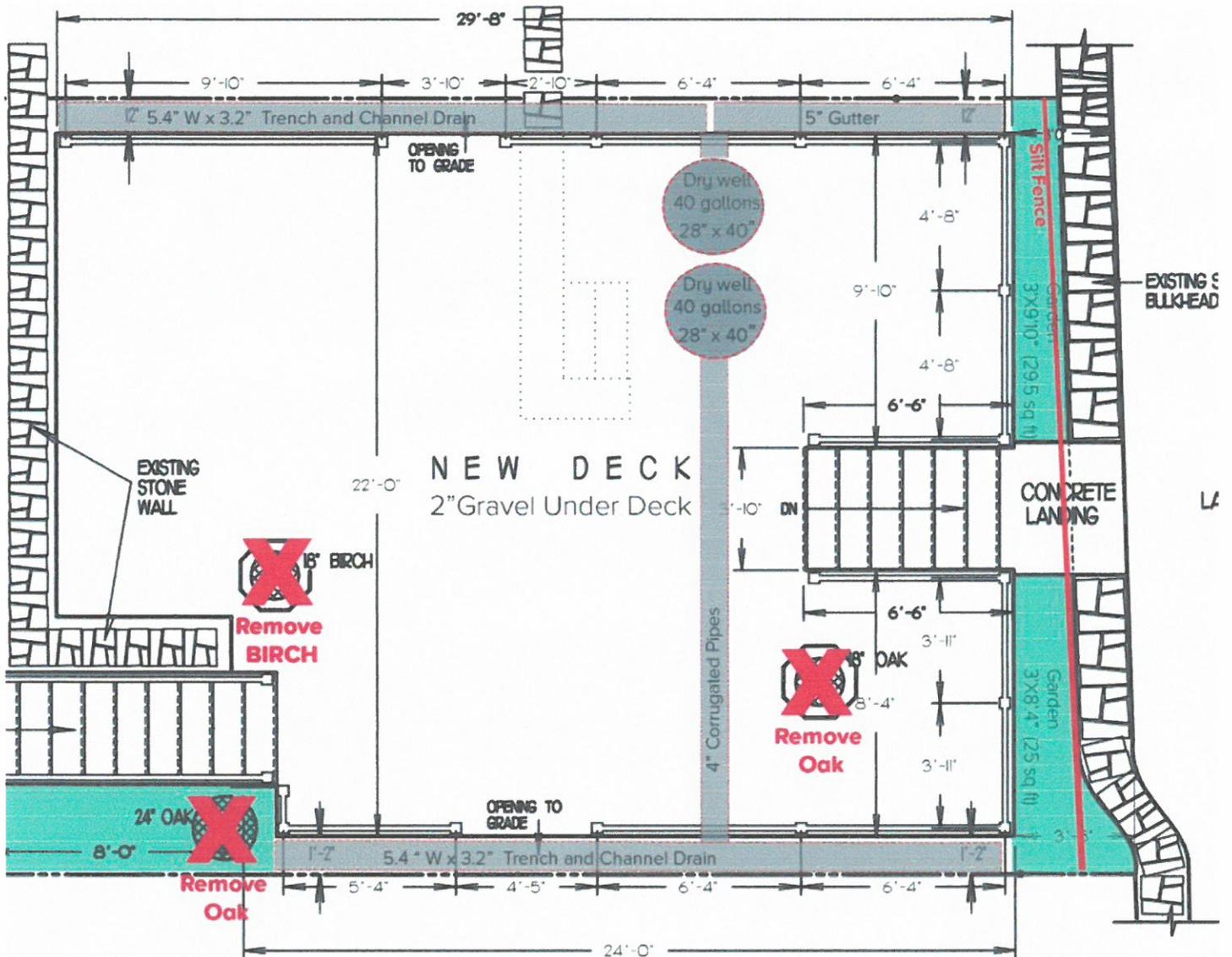
Below the gauge are four input categories:

- Surface area:** Length (ft) and Width (ft) input fields, with a total area of 546 sq ft displayed below.
- Downspouts:** A dropdown menu currently set to 2.
- Soil quality:** Three radio button options: Sandy, Silty, and Clayey. The Clayey option is selected.
- Slope:** Three radio button options: Flat (4 in. deep), Moderate (6 in. deep), and Steep (8 in. deep). The Moderate option is selected.

Lower Decks

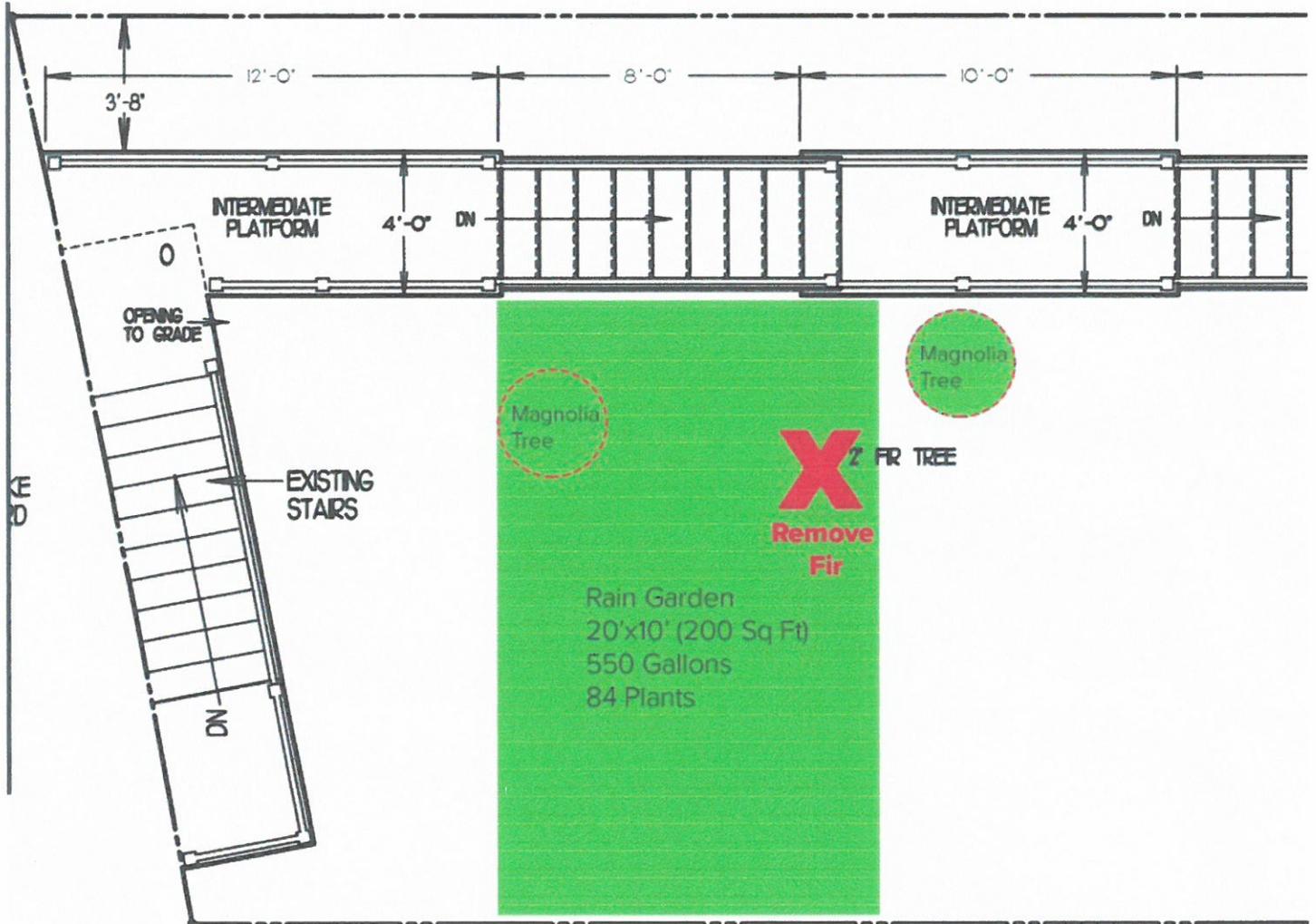
Drywell Calculator	
Inches Rainfall	1.5
Total Drainage	778
Stormwater Volume	97.25

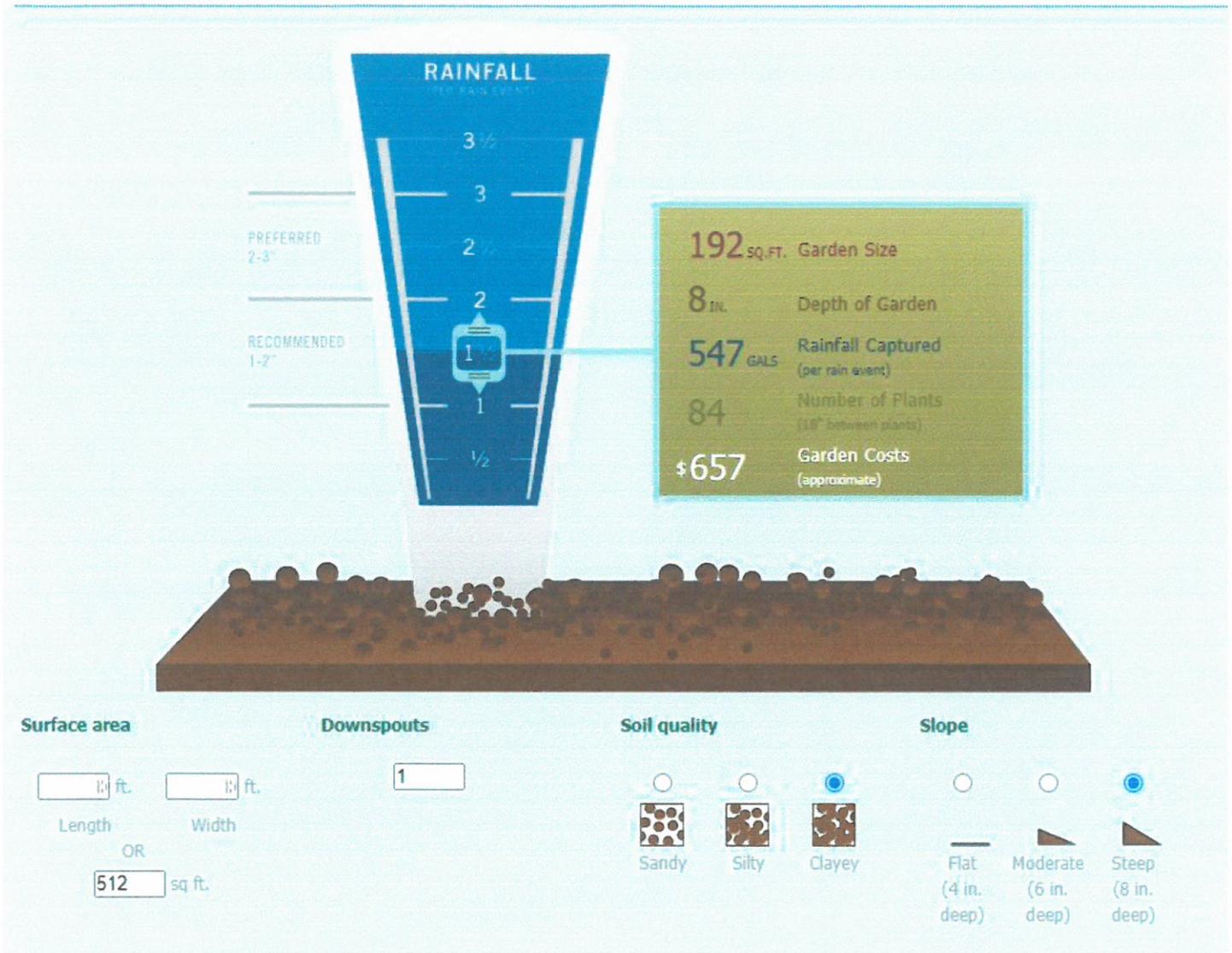
Drywells with Gutters, Trench and Channel Trains. Garden edge to catch remaining 17.25 gallons



Rain Garden

- 20'x10'
- 550 Gallons
- 84 Plants
- 8" deep

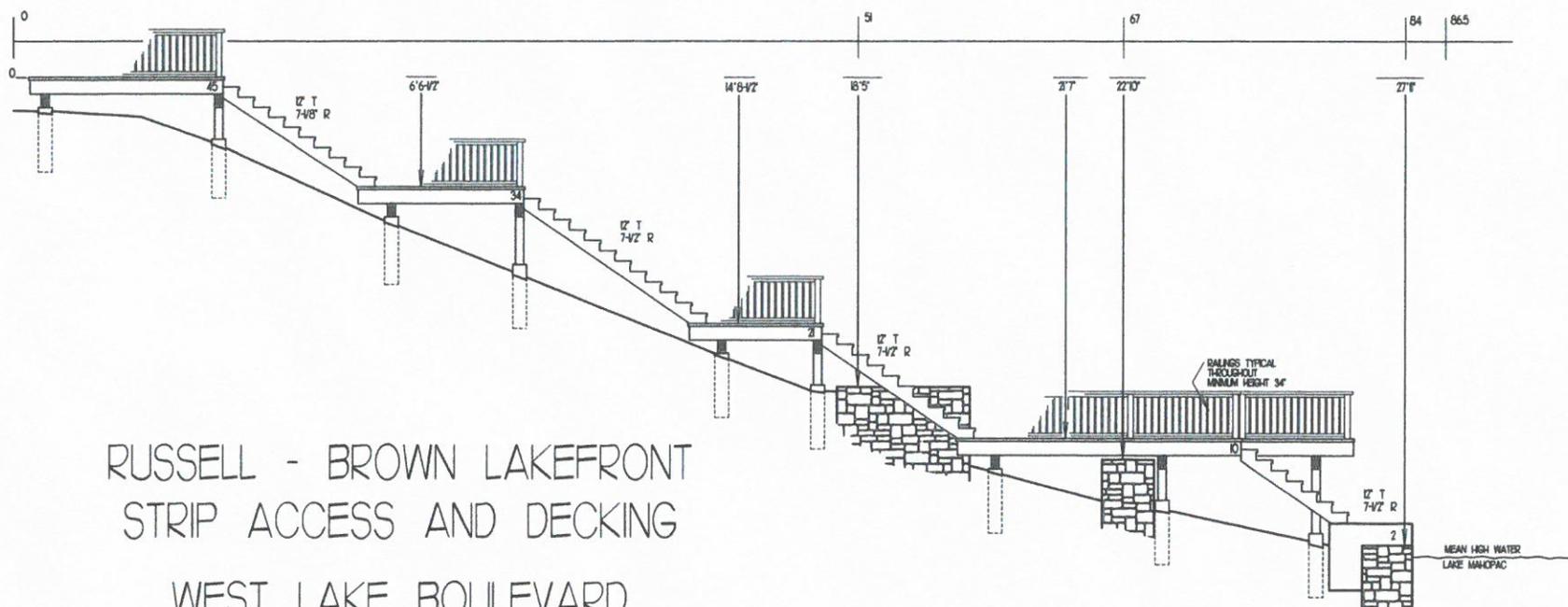
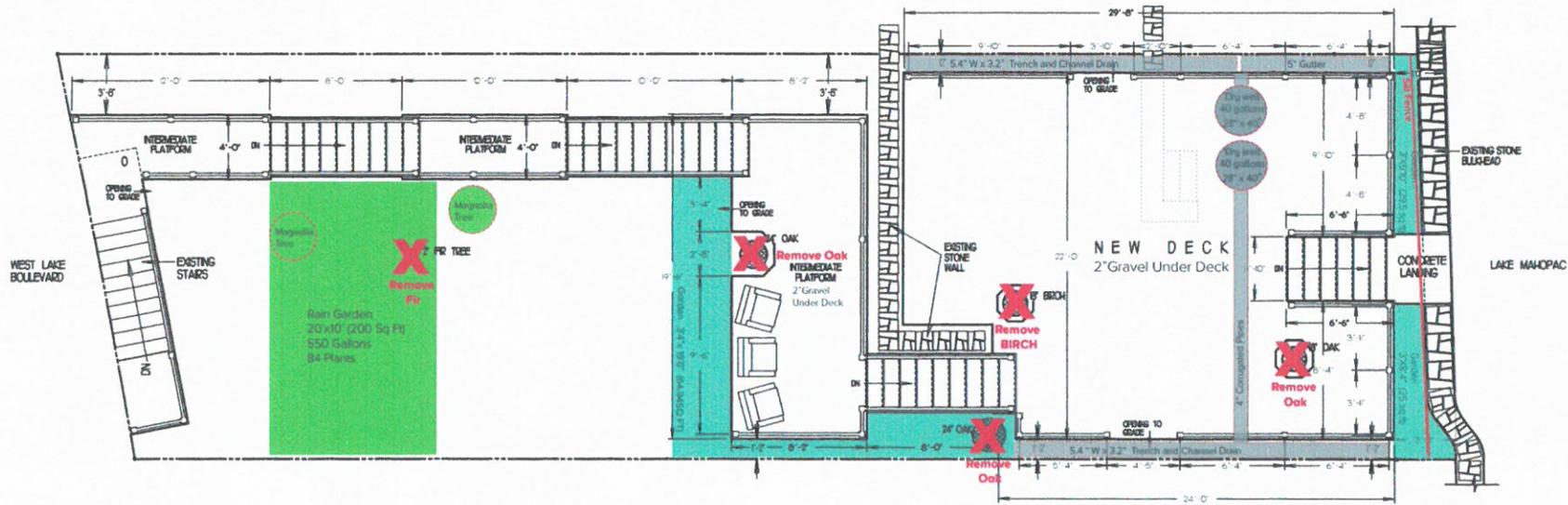




Bill of Materials for Drainage

Item	Cost	Quantity	Total Cost
40-Gallon Flo Well Storm Drainage Dry Well (24" x 28 3/4")	\$75.66	2	\$151.32
Compact Series 5.4 in. W x 3.2 in. D x 39.4 in. L Trench and Channel Drain Kit with Black Grate (3-Pack : 9.8 ft)	\$47.99	3	\$143.97

					W-x-3-2-in-D-x-39-4-in-L-Trench-and-Channel-Drain-Kit-with-Black-Grate-3-Pack-9-8-ft-83500-3/302782641
Compact Series 90° Corner for 3.2 in. D Trench and Channel Drain Systems w/ Black Grate	\$14.25	1	\$14.25	https://www.homedepot.com/p/U-S-TRENCH-DRAIN-Compact-Series-90-Corner-for-3-2-in-D-Trench-and-Channel-Drain-Systems-w-Black-Grate-83600/302782510	
4 in. x 50 ft. Corrugated Pipes Drain Pipe Solid	\$45.08	1	\$45.08	https://www.homedepot.com/p/Advanced-Drainage-Systems-4-in-x-50-ft-Corrugated-Pipes-Drain-Pipe-Solid-04510050/203246774	
5 in. x 10 ft. White Traditional Vinyl Gutter	\$4.62	2	\$9.24	https://www.homedepot.com/p/Amerimax-Home-Products-5-in-x-10-ft-White-Traditional-Vinyl-Gutter-M0573/100079740	



RUSSELL - BROWN LAKEFRONT
 STRIP ACCESS AND DECKING
 WEST LAKE BOULEVARD
 MAHOPAC, NEW YORK

NOTE
 THESE PLANS ARE NOT VALID FOR BUILDING PERMITS OR CONSTRUCTION
 UNLESS STAMPED AND SIGNED BY A STATE LICENSED ARCHITECT OR ENGINEER.

BOB STROHM DESIGN & CONSTRUCTION, INC.
 845-628-1423
 NORTH LAKE BOULEVARD
 MAHOPAC, NEW YORK

LAKEFRONT PARCEL ACCESS
 ELLSIE RUSSELL & BRETT BROWN
 WEST LAKE BOULEVARD
 MAHOPAC, NEW YORK
 SEPT. 26, 2018 JOB NO. 2376

ENGINEER OF RECORD
 JOHN KARELL JR. P.E.
 CUSHMAN ROAD
 PATTERSON, NEW YORK
 (845) 878-7894

FLOOR PLAN
 A1
 SCALE 3/16" = 1'0"

