

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
Nicole Sedran

ENVIRONMENTAL CONSERVATION BOARD AGENDA

MAY 5, 2022 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Girolamo, Mark & Denise	276 West Lake Blvd	64.16-1-26	Construct 2 Car Garage And Breezeway
2. Hansen, John	28 Silver Gate Road	86.12-1-1	Construct Single Family Home & Septic System

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

3. Cioffi, Frank	436 Austin Road	64.5-1-48	Construct Building In Buffer
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MISCELLANEOUS

4. Minutes – 04/21/22

Frank A. Cioffi
436 Austin Rd.
Mahopac, NY 10541

April 26, 2022

Robert Laga, Chairman Environmental Conservation Board and Members

Town of Carmel
60 McAlpin Ave.
Mahopac, NY 1541

Regarding application for Wetlands permit for 436 Austin Rd, Tax map # 64.5-1-48

I am planning to construct a small building on my property that is in the wetlands buffer zone. I will be removing two trees on the south side of the structure that would block sunlight to the greenhouse portion of the building. Also removing one tree on the north side that will be too close to the foundation.

A silt fence will be installed between the excavated area and the stream to the east of the work zone. Excavation and foundation/masonry work will begin followed by wood frame construction. All work zone debris will be contained and cleaned up as required.

Thank you for your consideration.


Frank A. Cioffi

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: FRANK A. CIOFFI

Address of Applicant: 436 AUSTIN RD Email: MURECONS@OPTONLINE.NET

Telephone# 914 490 6821 Name and Address of Owner if different from Applicant:

Property Address: 436 AUSTIN RD MAHOPAC 10541 Tax Map # 64.5-1-48

Agency Submitting Application if Applicable:

Location of Wetland: STREAM AT REAR (EAST) SIDE OF HOUSE

Size of Work Section & Specific Location: REAR OF HOUSE 30' x 16'

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).

WOOD FRAMED BUILDING ON CEMENT BLOCK FOUNDATION, GABLE ROOF

SOUTH FACING END 8'x16' TO HOUSE GREENHOUSE, REMAINING 22'x16' FOR WORKSHOP - PERSONAL USE

Proposed Start Date: JULY 2022 Anticipated Completion Date: OCT 2022 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.

Frank A. Cioffi
SIGNATURE

4-25-2022
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: Workshop and Greenhouse			
Project Location (describe, and attach a location map): 436 Austin Rd. Mahopac NY 10541			
Brief Description of Proposed Action: Wood framed building on a cement block foundation, gable roof. South facing end 8'x16' to house greenhouse for my plant collection. Remaining 22'x16' for woodworking shop, personal use.			
Name of Applicant or Sponsor: Frank A. Cioffi		Telephone: 9144906821	
		E-Mail: murecons@optonline.net	
Address: 436 Austin Rd.			
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			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: Town of Carmel Building Dept			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.6 acres	
b. Total acreage to be physically disturbed?		_____ .11 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.6 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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 type="checkbox"/>	<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: _____ Water for plants via hose connected to existing house bib. _____	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: _____ There is no waste water _____	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 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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

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

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

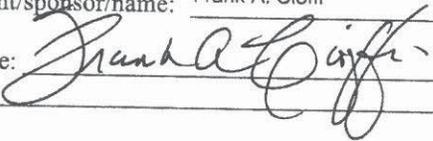
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	<input type="checkbox"/>	<input type="checkbox"/>

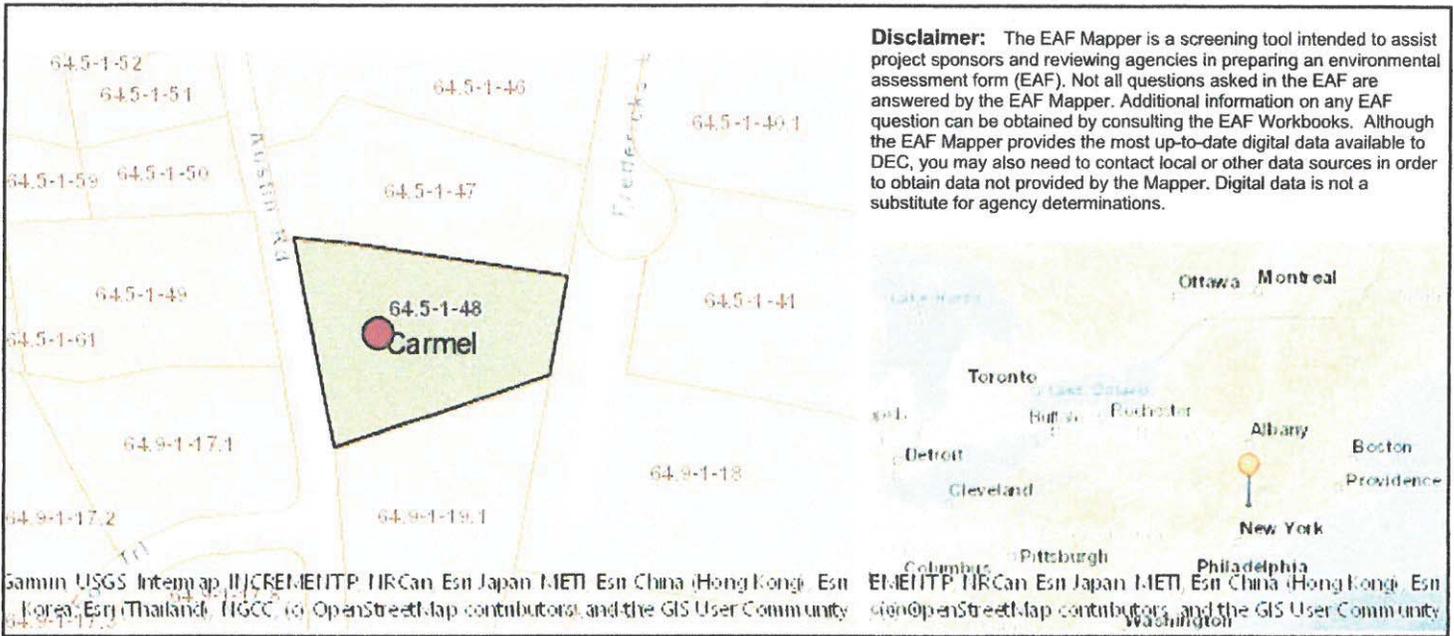
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Frank A. Cioffi Date: 4-25-2022

Signature:  Title: Homeowner



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]	No
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, Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

LOT 1 90,143 SF

EXISTING STREAM

SILT FENCE

PROPERTY LINE

2 TREES TO BE REMOVED

PROPOSED ADDITION

480 SF

WORKSHOP

EXISTING TREE TO BE REMOVED

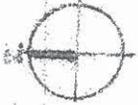
EXISTING TREE TO BE REMOVED

EXISTING DECK

BALCONY AREA

EXISTING 1 STORY FRAME BUILDING
16,996 SF

EXISTING PAVED DRIVEWAY



PLAN NORTH

1" = 20'

PROPOSED PART SITE PLAN

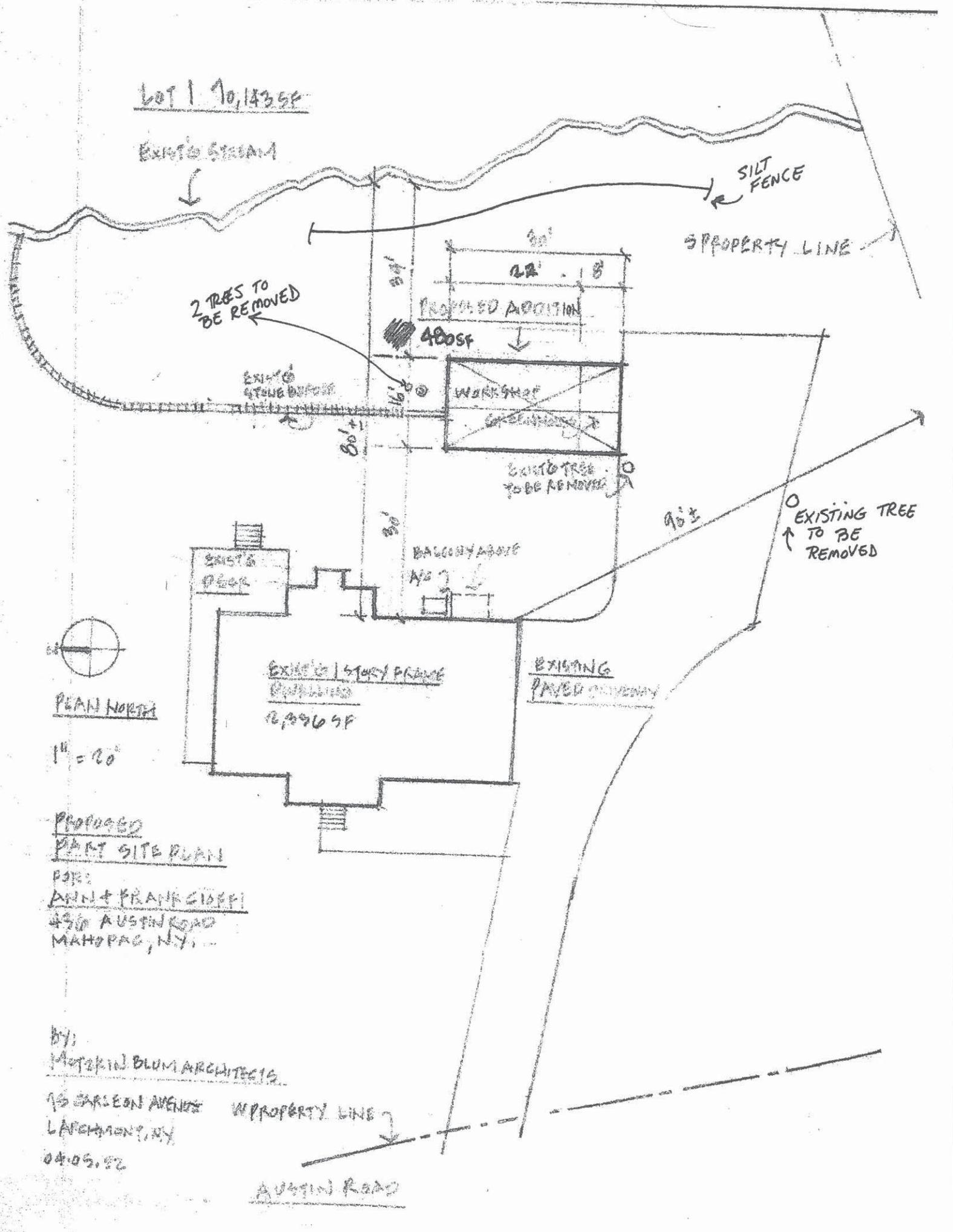
FOR:
ANN + FRANK GIOFFI
450 AUSTIN ROAD
MAHOPAC, N.Y.

BY:
MARTIN BLUM ARCHITECTS

13 CARLEON AVENUE
LAURENS, N.Y.

04.05.92

AUSTIN ROAD



LOT 1 70,143 SF

EXISTING STREAM

CULVERT PIPE
EMPTIES INTO STREAM
HERE

FLOW

PROPOSED
AREA RAIN
GARDEN

PROPERTY LINE

22' 8"

PROPOSED ADDITION

8'0"

WORK AREA

SECTION TO
TO BE REMOVED

EXISTING
STONE BRIDGE

8'0"

3'0"

WALKWAY

4'0"

9'0"

EXISTING
BRIDGE

EXISTING
STAY CRANE

6,996 SF

EXISTING
GARAGE

9,150 SF



PLAN NORTH

1" = 20'

PROPOSED
PART SITE PLAN

FOR
ANN & FRANK SHER

430 AUSTIN ROAD
MAROON, NY

BY:
MOTIFUL BLUM ARCHITECTS

45 SARLESON AVENUE
LINDENHURST, NY

04.09.22

AUSTIN ROAD



445

Austin Rd

444

439

Austin Rd

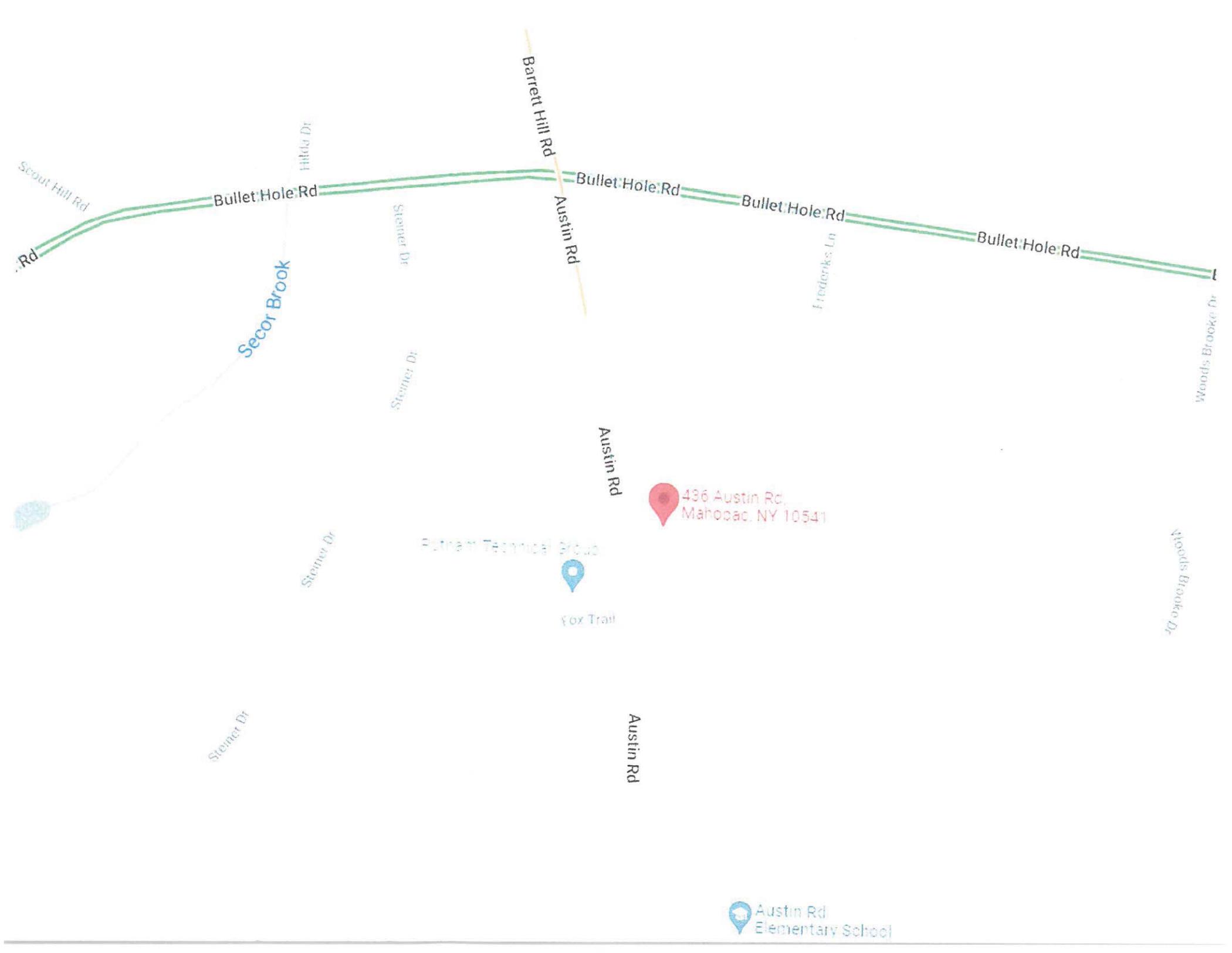
436 Austin Rd,
Mahopac, NY 10541

Putnam Technical Group

Austin Rd

Fox Trail

Fox Trail



436 Austin Rd,
Mahopac, NY 10541

Austin Rd
Elementary School

Fox Trail

Putnam Technical Group

Steiner Dr

Steiner Dr

Steiner Dr

Steiner Dr

Hilda Dr

Secor Brook

Bullet Hole Rd

Scout Hill Rd

Barrett Hill Rd

Austin Rd

Bullet Hole Rd

Bullet Hole Rd

Fredericks Ln

Bullet Hole Rd

Woods Brooke Dr

Woods Brooke Dr

Austin Rd

Austin Rd



Environmental Resource Mapper

Base Map: [Using this map](#)

Search

Search by Location

436 Austin Rd, Mahopac, NY, 10541

- Address
- Municipalities
- Place Names
- Counties
- Zip Codes

[Tools](#)

[Layers and Legend](#)

[Other Wetland Layers](#)

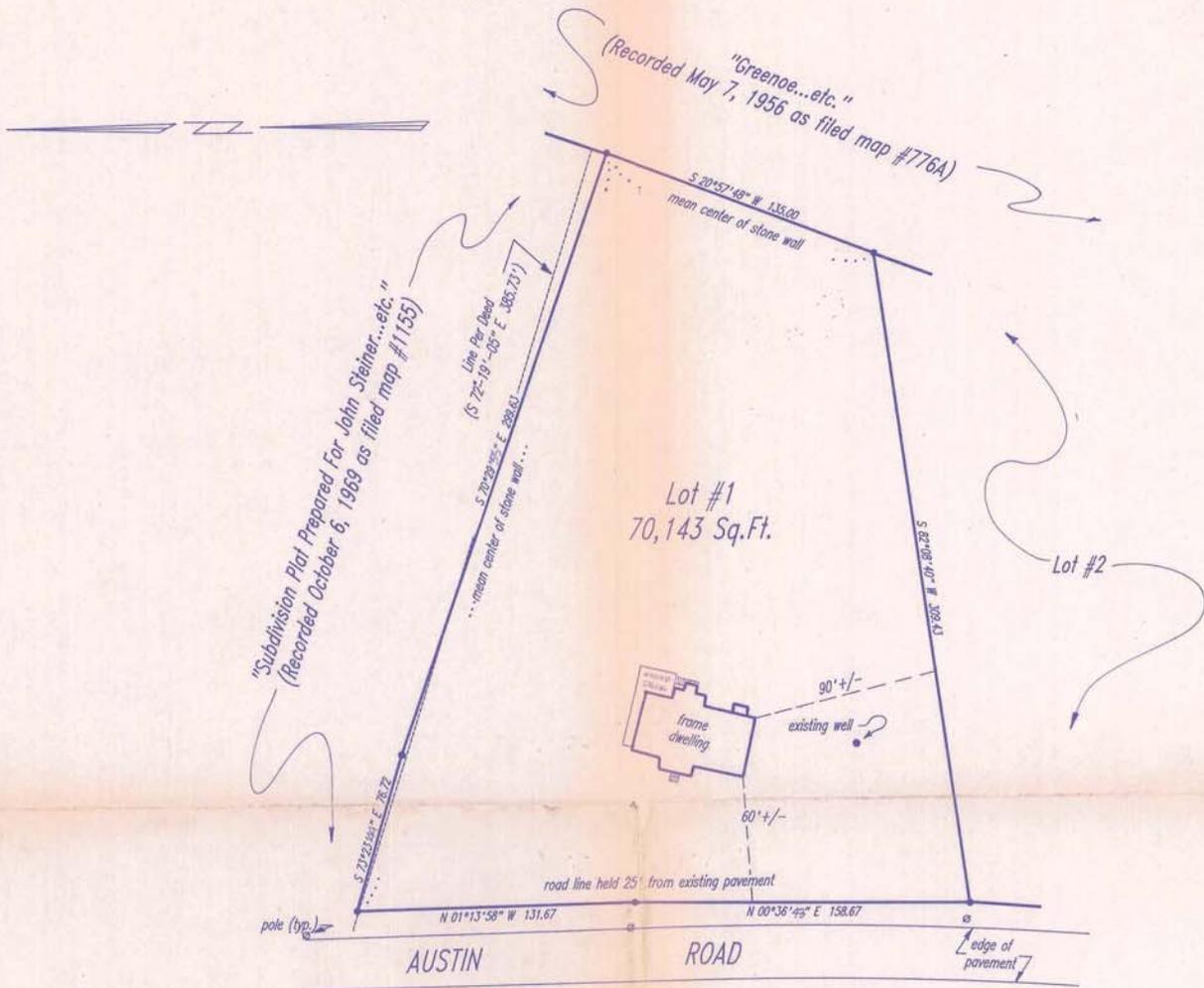
[Reference Layers](#)

[Tell Me More...](#)

[Need A Permit?](#)

[Contacts](#)





Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the persons for whom the survey is prepared and on their behalf to the title company, governmental agency, and/or lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Copies from the original of this survey map not marked with an original of the land surveyor's linked or his embossed seal shall not be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

Underground structures, if any, not shown hereon.

Filed Map Reference: "Final Subdivision Plat Prepared for M.J.P. Builders, Inc....etc." Recorded May 7, 1987 as filed map #2231.

Field work completed - January 5, 1987
 up-dated May 13, 1987
 Map prepared - May 11, 1987

CASHIN ASSOCIATES, P.C.
 ENGINEERS - ARCHITECTS - SURVEYORS
 ROUTE 52
 CARMEL, NEW YORK 10512
 914-225-8088

SURVEY OF PROPERTY
 PREPARED FOR

M.J.P. BUILDERS, INC.

SITUATE IN
 TOWN OF CARMEL COUNTY OF PUTNAM
 STATE OF NEW YORK

SCALE 1" = 50'

CERTIFIED TO:
 M.J.P. Builders, Inc.

Nicholas G. Chapis
 NICHOLAS G. CHAPIS, L.S. NEW YORK STATE LICENSE #049330