

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  
Anthony Federice  
Nicole Sedran

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**JULY 21, 2022 – 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. Cioffi, Frank                           | 436 Austin Road       | 64.5-1-48               | Construct Building In Buffer                |
| 2. Suez Water New York Inc – Chateau Wells | 59 McNair Drive       | 75.20-1-16              | Upgrades to Existing Well Site              |
| 3. Miriyagalla, Manura                     | 65 Mexico Lane        | 53.-2-1                 | Construct 24'x20' Garage                    |
| 4. Carinci, Steven & Rosemary              | 69 Lakeside Road      | 64.18-2-73              | Construct Garage, Driveway & House Addition |

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

|                   |                           |                  |  |
|-------------------|---------------------------|------------------|--|
| 5. Frey, Scott    | 351,355&358 Wixon Pond Rd | 53.16-1-31,32,33 | Construct Single Family Home, Driveway, Septic System & Well |
| 6. Haberman, Seth | 70 Lillian Road           | 64.15-1-53       | Extend Second Floor Den                                      |

**MISCELLANEOUS**

7. Minutes – 06/02/22 & 06/16/22



# Short Environmental Assessment Form

## Part 1 - Project Information

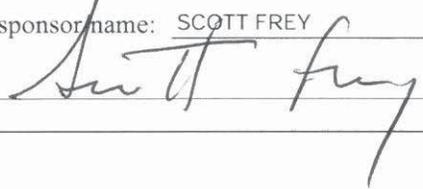
### Instructions for Completing

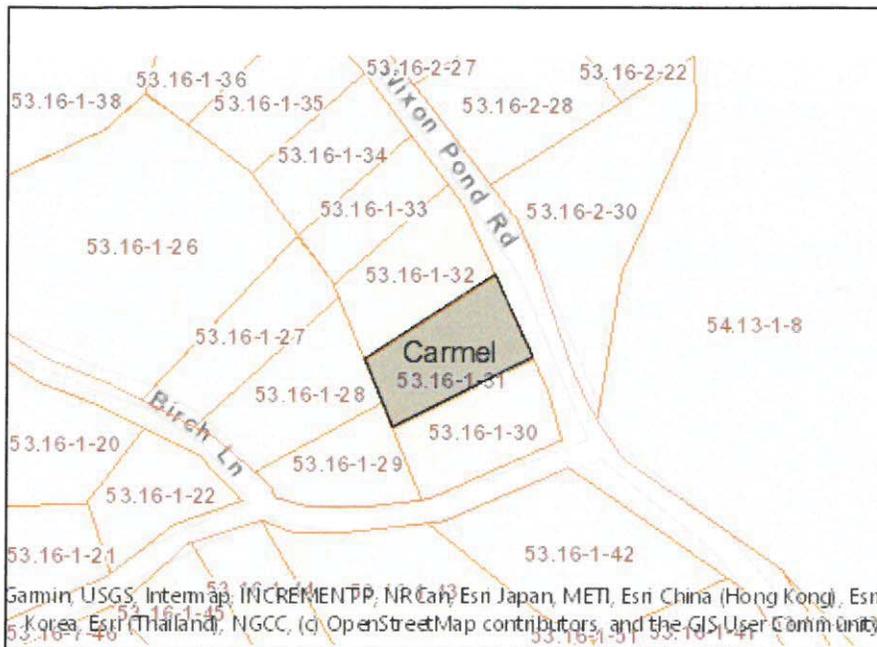
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

| <b>Part 1 – Project and Sponsor Information</b>  |  |                              |  |
|--|--|------------------------------|--|
| Name of Action or Project:<br>FREY WIXON POND HOUSE  |  |                              |  |
| Project Location (describe, and attach a location map):<br>WIXON POND ROAD   |  |                              |  |
| Brief Description of Proposed Action:<br>CONSTRUCTION OF A SINGLE FAMILY HOUSE, DRIVEWAY, SEPTIC SYSTEM AND WELL   |  |                              |  |
| Name of Applicant or Sponsor:<br>SSEL CORPORATION, SCOTT FREY OWNER  |  | Telephone: 914 804 9028      |  |
| Address:<br>PO Box 644   |  | E-Mail: scottwfrey@yahoo.com |  |
| City/PO:<br>Cross River  |  | State:<br>New York, 10518    | Zip Code:                                  |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/>             |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: PUTNAM COUNTY HEALTH DEPARTMENT, SEPTIC AND WELL  |  |                              | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?<br>b. Total acreage to be physically disturbed?<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  |  |                              | NO<br><input type="checkbox"/>             |
|  |  |                              | YES<br><input checked="" type="checkbox"/> |
| 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  |  |                              |  |

|   | NO  | YES  | N/A                      |
|---|---|--|--------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?<br>b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/>                  | <input checked="" type="checkbox"/>        | <input type="checkbox"/> |
|   | <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<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | NO<br><input checked="" type="checkbox"/> | YES<br><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?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____   | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>DRILLED WELL<br>_____  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>SEPTIC SYSTEM<br>_____  | NO<br><input checked="" type="checkbox"/> | YES<br><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?<br><br>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<br><input checked="" type="checkbox"/> | YES<br><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?<br><br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | NO<br><input type="checkbox"/>            | YES<br><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:   |                                     |                                     |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><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?<br>Bog Turtle   | 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?<br>If Yes,<br><br>a. Will storm water discharges flow to adjacent properties?<br><br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br>_____<br>_____ | NO                                  | YES                                 |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|  | <input type="checkbox"/>            | <input checked="" 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)?<br>If Yes, explain the purpose and size of the impoundment: _____<br>_____   | 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?<br>If Yes, describe: _____<br>_____   | 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?<br>If Yes, describe: _____<br>_____   | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>SCOTT FREY</u> Date: <u>JANUARY 11, 2022</u></p> <p>Signature: <u></u> Title: _____</p>                          |                                     |                                     |



**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]   | 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]                                 | Bog Turtle  |
| Part 1 / Question 16 [100 Year Flood Plain]   | No  |
| Part 1 / Question 20 [Remediation Site]   | No  |

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
845-878-7894 FAX 845 878 4939  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

---

**STORMWATER POLLUTION PREVENTION PLAN**  
**EROSION AND SEDIMENT CONTROL**

**SSEC CONSTRUCTION**  
**SCOTT FREY**  
**WIXON POND ROAD**  
**CARMEL (T)**

June 5, 2022



## **I. INTRODUCTION**

### **1.1. Project background**

The project site is vacant land located Wixon Pond Road in the Town of Carmel, Putnam County, New York. The property is identified as tax map #.53.16-1-31, 32, 33.

#### **Site Description**

The site is 1.23 acres in size. The proposed house and driveway construction will result in an increase in impervious area of 5,380 square feet, 1,600 for the house and 3,780 for the driveway, total impervious, 5,380 and 0.5 acres ( square feet) of total disturbance.

### **1.2. SWPPP Overview**

It is proposed to construct a single family house that will be 1,600 square feet in size. A drilled well and septic system will provide water and sewer service to the proposed house. The purpose of this report is to address Storm Water Pollution Prevention and Management for the proposed improvements.

In accordance with the Code of the Town of Carmel and NYSDEC SPDES General Permit for Storm water Discharges from Construction Activities, General Permit GP-0-20-001, because the proposed disturbance for the project exceeds 5,000 square feet, coverage under the General Permit is required, a Notice of Intent (NOI) must be filed and a storm water pollution prevention plan is required for this project.

Construction will begin immediately after receiving approval from the Town of Carmel Building Department of a SWPPP in accordance with the provisions of the Town Code.

## **II. EXISTING SITE CONDITIONS**

### **2.0 General**

The existing property is vacant. The lot is located on the west side of the Wixon Pond Road in the Town of Carmel.

Generally the topography on the site flows from west to east. The subject property is located in the West Branch NYC Watershed.

### **2.1 Surface Water**

A pocket wetland and outlet watercourse existing on this property. ..

### **2.2 Soils**

#### **2.1.1. Hydrologic Soils/NRCS Web Soils Survey**

Soils on the entire property are classified by the United States Department of Agriculture Soil Conservation Service as Charlton Chatfield Complex (CrC), Hydrologic soil group B from the Web Soil Survey.

The pre developed site consists of woods in good condition.

### **2.1.2. Site Geotechnical Evaluation**

Review of the soil characteristics indicates a general rock and groundwater depth of greater than 7.

### **2.3. Groundwater**

Groundwater is greater than 7 feet below grade.

### **2.4. Natural Resources**

Natural resources contained on the site is the woodland area. The woodland will be removed for the construction of the house and driveway.

### **2.5. New York State Register of Historic Places Assessment**

There are no Historic places on this property.

### **2.6. Critical Habitat**

There are no critical habitats on this property.

### **2.7. Offsite Drainage**

No changes in drainage patterns are proposed.

### **2.8 Pre-construction Drainage Areas**

No changes to pre construction runoff patterns will result from the construction of this project.

### **2.9 Potential sources of pollution**

Potential sources of pollution which may be reasonably expected to affect the quality of stormwater discharges.

- Sediment – all disturbed areas will be stabilized

### **III. Stormwater Management, Treatment and Conveyance**

A. Storm water treatment is not required. Management of stormwater from this property will be discharging roof and driveway drainage to rain garden practices.

B. Stormwater conveyance for this project consists of pvc piping to the practices.

### **IV. Stormwater Management**

Treatment of stormwater will be in rain garden practices.

### **V. Erosion and Sediment Control**

#### **A. Temporary Erosion and Sediment Control Measures**

1. Temporary erosion and sediment control measures in the design of this project are silt fence. The driveway will be provided with a stabilized construction entrance. The contractor will be responsible for daily sediment cleanup on the driveway, if any. Silt fence are proposed to be installed along the downslope of all areas of disturbance as shown on the site plan, or as determined to be necessary during construction.

2. Runoff will be controlled within the project area. Bare soil areas, disturbed areas, will be seeded and mulched to control possible erosion and slow the velocity of runoff. Such activities shall be initiated by the end of the next business day and completed within 7 days from the date the current soil disturbance activity ceased.

3. Initial grading shall take place to install the sediment control measures. Soil stockpiles shall be stabilized away from any drainage structures or natural drainage paths. Once final grading has been achieved in any area that area shall be seeded and mulched and not redisturbed again.

4. Soil stockpiles must be protected with seeding and/or mulching as soon as possible but no longer than 7 days after ceasing activity. (see item # 2 above)

5. Measures must be in place prior to disturbance of a particular area in order to prevent sediment from traveling off site. This is accomplished on this site by the proper installation of silt fence.

6. Dust shall be controlled to keep the amount of particles/sediment generation by construction activity to a minimum. This will be accomplished by seeding and mulching of disturbed areas and wetting areas prone to airborne dust.

7. All temporary and permanent sediment and erosion control measures must be checked on a weekly basis for functionality and stability. This includes the silt fencing and the stabilized construction entrance. Any bare spots in areas previously seeded will be reseeded and remulched as soon as necessary. In areas where soil erosion and sedimentation is found to be a problem and measures are not in place, appropriate measures must be installed as required by the

supervising engineer.

8. Final grading shall match approximately the cut and fill lines as shown on the plans. This must be accomplished within 7 days of the end of the construction activity unless otherwise specified under the Town or DEC permits. (see item # 2 above)

9. Temporary measures shall not be removed until all disturbed areas protected by such measures are fully and properly stabilized.

10. Permanent non structural measures to remain in place are re-established areas of grass and landscaping within the non impervious areas.

11. Pollution prevention measures that will be utilized to prevent construction debris from becoming a pollutant source include:

...Litter control – refuse containers will be provided on the site for the deposition of any debris. The contractor shall police the site at the end of each day, collect litter and deposit litter in the refuse containers.

...Construction chemicals – all construction chemicals including but not limited to equipment fuels and oils and cleaning solvents shall be stored in appropriate containers and within a locked facility overnight.

Any spills of construction chemicals will be immediately cleaned up in accordance with appropriate procedures.

Any significant spill will be immediately reported to the NYSDEC pursuant to State Regulations, procedures and requirements.

...Construction debris will be collected and placed in roll off containers and disposed off site in at an appropriate disposal facility. (Part III.B.1.j)

## **B. Permanent Erosion Control Measures**

1. Permanent erosion control measures employed in the design of the project include stabilization of all disturbed areas with grass, rain gardens and yard drains.

## **VI. Inspection & Maintenance of Stormwater and Erosion Control Measures**

### **A. Inspection and Reporting Requirements**

All erosion control measures are to be inspected weekly. In the case of a rain event, measures must be checked immediately after. Inspections shall be made by a qualified professional and reports will be kept on site in a dedicated mailbox labeled, “Stormwater Documents”.

### **B. Responsibilities**

The project contractor and/or subcontractors shall be responsible to install, construct, repair,

replace, inspect and maintain the temporary erosion and sediment control practices included in the SWPPP. The project contractor/subcontractor shall be responsible for constructing the post construction storm water management practices included in the SWPPP. Such measures will be maintained by the project contractor/subcontractor during the entire construction period.

Permanent measures will be maintained by the owner of the property.  
(Part III.A.6) (Part IV)

Developer:

Scott Frey, SSEL Contracting

Owner/ Applicant

Same as developer

The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor*. The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings. "

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the

contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed.

The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the construction site. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

## **C. Temporary Measures**

### **1. Construction Entrance(s)**

The construction entrances shall be maintained in a condition which will prevent tracking or flowing of sediment onto the public right of way. This will require, sweeping and washing the driveway surfaces, periodic top dressing with addition stone or additional length as conditions demand based on daily inspections and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights of way must be immediately removed.

### **2. Silt Fence**

Silt fence is proposed down gradient from all disturbed areas proposed on the site. Silt fence is used to collect the transported sediment load due to runoff and to slow said runoff, in an effort to prevent erosion. The silt fence is a temporary barrier of geotextile fabric supported by fence posts at a 10 foot maximum interval.

Sediments shall be removed from behind the fence when it becomes 0.5 feet deep at the fence. It should also be inspected regularly, at least once a week and repaired as needed to maintain a barrier.

## **D. Permanent Measures**

### **1. Permanent vegetation**

All grassed areas shall be maintained to provide a vegetative cover to hold soils in place.

### **2. Rain Gardens**

Inspection shall be conducted annually and invasive species removed as necessary.

### **3. Yard Drains**

Sediment will be removed as necessary.

## VII. General Requirements for Owners or Operators with Permit Coverage

A. The *owner or operator* shall maintain a copy of the General Permit (GP-0-20-001), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form and inspection reports at the construction site until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department.

The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. (Part II.B.C.2)

B. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the *MS4* in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *MS4* prior to commencing construction of the post-construction stormwater management practice. (Part II.C.5)

C. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall also have the *MS4* sign the “MS4 Acceptance” statement on the NOT. The *owner or operator* shall have the principal executive officer, ranking elected official, or duly authorized representative from the *regulated, traditional land use control MS4*, sign the “MS4 Acceptance” statement. The *MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector’s* final site inspection certification(s) required in Part V.3. (Part V.A.4)

D. Within 10 days after the installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for JAB, Inc, stating that all erosion control measures have been constructed and installed in compliance with the approved plans.

E. Various certifications are required to be completed as follows:

1. SWPPP Modification Summary Sheet
2. SWPPP Preparer Certification
3. Contractor and Sub-contractor Certification

These documents are appended to this SWPPP.

## **VIII. Conclusions**

In conclusion, the proposed project shall not result in any negative impact to existing hydrologic condition at the vicinity of the property and proposed storm water management practices conforms to NYSDEC Storm water Management Design Manual and GP-0-20-001. In addition, the design of all storm water management practices meets the requirements of the Town of Carmel.

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
845-878-7894 FAX 845 878 4939  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

---

## **DRAINAGE STUDY**

June 22, 2022

**SSEC SCOTT FREY, WIXON POND ROAD, CARMEL (T)**

### **DESIGN PARAMETERS**

Proposed Impervious area house roof = 1,600  
Proposed Impervious area driveway = 2400 feet  
Design Storm = 2.4 inches  
Soils: Hydrologic Group B

### **WATER QUALITY VOLUME**

$$WQV = (P)(RV)(A)/12$$

#### **House**

P=2.4 RV= 0.95 A=1,600 SF  
WQV = 2.4(0.95)(1,600)/12 = 392 cf

#### **Driveway**

P=2.4 RV= 0.95 A=2400 SF  
WQV = 2.4(0.95)(2400)/12 = 456 cf  
Pretreatment Volume = 25% (WQV) = .25 (456) = 114 CF required

Settling required for driveway drainage

Use one concrete structure, 4 ft x 3.5 ft x 4.5 ft, 63 cubic feet, gross capacity. Capacity 12 inches below top is 49 CF, total 98 CF

## PROPOSED RAIN GARDEN DESIGN

It is proposed to treat the storm water from all impervious surfaces in five (5) rain gardens. The design of the rain gardens are as follows:

Impervious area house= 1,600 sf. Use 2 rain gardens each designed at 800 sf

Impervious area driveway = 2400 sf Use three rain gardens each designed at 800 sf.

Treatment area; 2,400 square feet at 100% impervious

Rain garden section: 12" soil (0.2 porosity), 6" drainage layer (0.4 porosity, 8" ponding depth 6"

Proposed Rain Garden Area : 220 square feet

Soil Volume =  $(220 \text{ sq ft})(1 \text{ ft})(0.20) = 44 \text{ cf}$

Drainage Layer Volume =  $(220 \text{ sq ft})(0.5 \text{ ft})(0.40) = 44 \text{ cf}$

Ponding volume =  $(220 \text{ sq ft})(0.5 \text{ ft}) = 110 \text{ cf}$

Total Treatment Volume =  $44 + 44 + 110 = 198 \text{ cf} > 196 \text{ cf}$

**Rain gardens at 22 x 10 ft (200 sf) each will be provided to treat the roof and driveway impervious areas. One (1) settling basin, catch basin, will be provided before the rain garden for the driveway. The settling basin will discharge to the rain garden. The flow discharge to distribution boxes which split the flow to each rain garden. All underground piping will be 6" pvc. The rain gardens will overflow to the existing drainage ditch.**



# WETLANDS MITIGATION MEASURES

## PLANTING TABLE

|  | NUMBER | COMMON NAME    | BOTANICAL NAME             | SIZE     |
|--|--------|----------------|----------------------------|----------|
| <b>TREES</b>                           |        |                |                            |          |
|  | 4      | Sugar Maple    | Acer Saccharum             | 2-3" DBH |
| <b>WETLAND VEGETATION &amp; SHRUBS</b> |        |                |                            |          |
|  | 10     | Spice Bush     | Lindera Benzoin            | 2 gallon |
|  | 10     | Summer Sweet   | Clethra Alnifolia          | 2 gallon |
| <b>PERENNIALS/FERNS</b>                |        |                |                            |          |
|  | 10     | Wood Fern      | Dryopteris wf              | 2" plug  |
|  | 10     | Christmas Fern | Polystichum acrostichoides | 2" plug  |

## MITIGATION MEASURES

1. Remove all debris from the watercourse/drainage ditch
2. Stabilize any eroded slopes on the watercourse/drainage ditch
3. Treatment of stormwater off proposed impervious surfaces
4. The disturbed rear yard will be stabilized with seed and mulch

### PLANTING NOTES:

1. Trees to be planted in the front yard behind the house.
2. Wetland vegetation and shrubs to be planted along the watercourse/drainage ditch
3. Exact location of the trees, shrubs and plantings will be determined in the field in conjunction with appropriate representatives of the Town of Cortlandt.

## LONG TERM (AFTER STABILIZATION) – RESPONSIBILITY OWNER

| PRACTICE                              | CONDITION                                 | MAINTENANCE<br>REQUIRED                    | INSPECTION<br>FREQUENCY                   | REMEDICATION<br>REQUIRED WITHIN |
|---------------------------------------|---|--|---|---------------------------------|
| HDPE PIPE                             | CLOGGING OF DAMAGE                        | REPAIR REMOVE CLOG                         | ANNUALLY                                  | ONE WEEK                        |
| RIP RAP<br>STRUCTURES<br>RAIN GARDENS | INVASIVE SPECIES<br>SEDIMENT ACCUMULATION | REMOVE INVASIVE SPECIES<br>REMOVE SEDIMENT | TWICE A YEAR<br>EARLY SUMMER<br>LATE FALL | ONE WEEK                        |
| VEGETATION                            | DAMAGED LAWN                              | RESEED MULCH                               | ANNUALLY                                  | ONE WEEK                        |

### OWNER/APPLICANT

Mark Merone  
78 Sherwood Road  
Cortland Manor, NY, 10567  
914-755-4047  
[markmerone@aol.com](mailto:markmerone@aol.com)  
October 25, 2021





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  
Anthony Federice  
Nicole Sedran

**APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION**

Name of Applicant: Seth Haberman, Owner/ Amanda Schachter, Architect

Address of Applicant: 1 West 85 Street NYC 10025 Email: studio@sloarchitecture.com

Telephone# 646 824 5786 Name and Address of Owner if different from Applicant:

Property Address: 70 Lillian Road, Mahopac, NY 10541 Tax Map # 64.15-1-53  
Agency Submitting Application if Applicable:

Location of Wetland: Kirk Lake

Size of Work Section & Specific Location: 70 LILLIAN ROAD -2 COLUMNS AND FOOTINGS

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).

Two new footings on front of house holding up extension to den on second floor (not lake-side, but given the property, within 100ft of Kirk Lake)

Proposed Start Date: August 1, 2022 Anticipated Completion Date: April 30 2022 Fee Paid \$           

\*\*\*\*\*

**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.

SETH HABERMAN

SIGNATURE

June 30, 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.

| <b>Part 1 – Project and Sponsor Information</b>  |  |                                    |  |
|--|--|------------------------------------|--|
| Seth Haberman, owner 70 Lillian Road, Mahopac NY 10541   |  |                                    |  |
| Name of Action or Project:<br>Addition to House Remodel at 70 Lillian Road Mahopac NY 10541  |  |                                    |  |
| Project Location (describe, and attach a location map):<br>A .37 acre site, located within 100ft of Kirk Lake—extension to house remodel currently in construction   |  |                                    |  |
| Brief Description of Proposed Action:<br>We are currently in construction for rebuilding the house at 70 Lillian Road, to build a larger house upwards on the original footprint. We would like to extend the second floor den within the allowable zoning limits) with work to include two new columns and footings to the front area of the house (not the lake side)<br>We are not disturbing any other new/ untouched areas on the site. |  |                                    |  |
| Name of Applicant or Sponsor:<br><br>Seth Haberman   |  | Telephone: 646-824-5786            |  |
|  |  | E-Mail: studio2sloarchitecture.com |  |
| Address:<br>70 Lillian Road  |  |                                    |  |
| City/PO:<br>Mahopac  |  | State:<br>NY                       | Zip Code:<br>10541   |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:   |  |                                    | NO<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ .37 acres<br>b. Total acreage to be physically disturbed? _____ .01 acres<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .37 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)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland                                 |  |                                    |  |

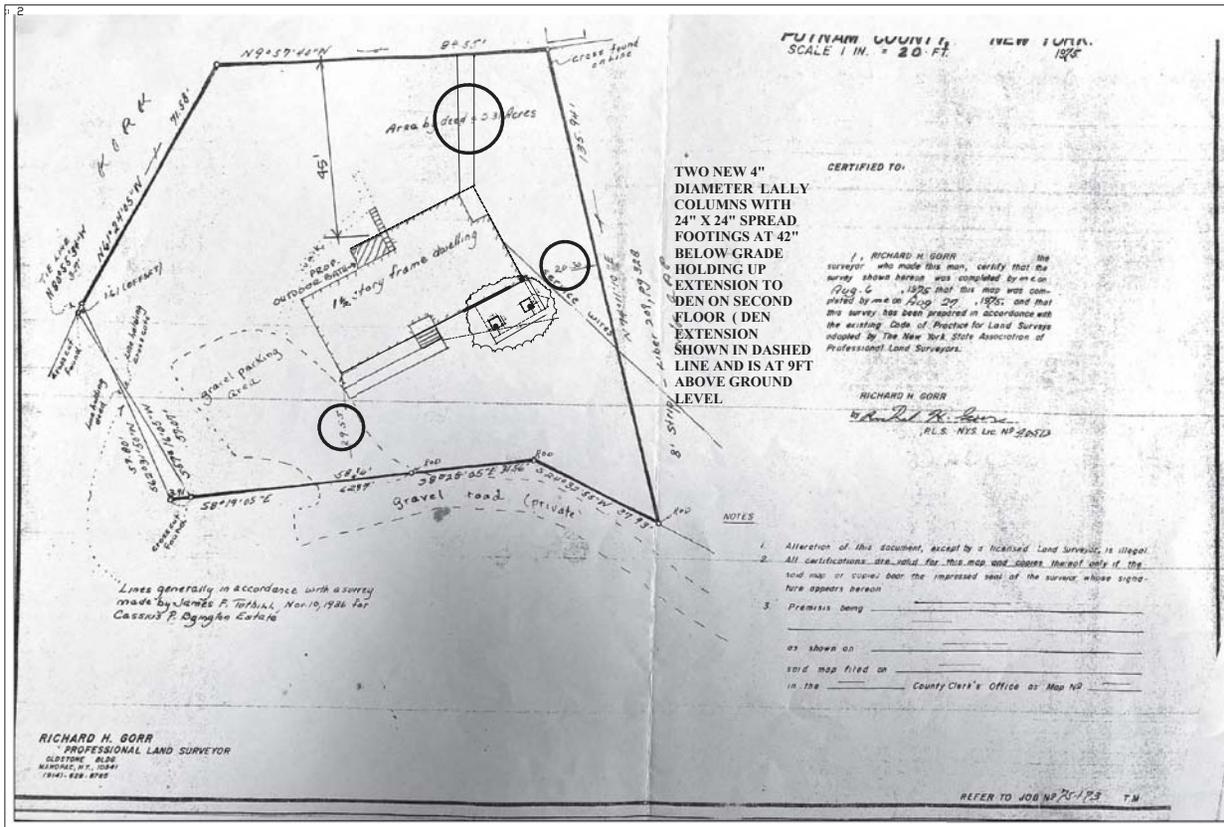
|  |   |  |  |
|--|---|--|--|
| <p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>  | <p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>   | <p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>           | <p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |
| <p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>   | <p>NO</p> <p><input type="checkbox"/></p>   | <p>YES</p> <p><input checked="" type="checkbox"/></p>  |  |
| <p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>   | <p>NO</p> <p><input checked="" type="checkbox"/></p>  | <p>YES</p> <p><input type="checkbox"/></p>   |  |
| <p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>   | <p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |  |
| <p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>   | <p>NO</p> <p><input type="checkbox"/></p>   | <p>YES</p> <p><input type="checkbox"/></p>   |  |
| <p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>  | <p>NO</p> <p><input type="checkbox"/></p>   | <p>YES</p> <p><input checked="" type="checkbox"/></p>  |  |
| <p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>   | <p>NO</p> <p><input type="checkbox"/></p>   | <p>YES</p> <p><input checked="" type="checkbox"/></p>  |  |
| <p>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?</p> <p>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?</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>                                 | <p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>                                 |  |
| <p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>   | <p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>  | <p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>                      |  |





# KIRK LAKE HOUSE

70 LILLIAN ROAD , MAHOPAC NY 10541



1 SITE SURVEY SHOWING ORIGINAL HOUSE  
SCALE 1/32" = 1' - 0"

## SLO ARCHITECTURE

10-10 44TH AVE, STUDIO 320, LONG ISLAND CITY, NY 11101 646.824.5786  
www.sloarchitecture.com info@sloarchitecture.com

## SITE SURVEY

DATE JUNE 30, 2022  
PROJECT NO. 2020-04  
DRWG BY AS/DL  
CHCK BY AS  
DRAWING NO.