

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

AUGUST 17, 2023 – 7:30 P.M.

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Migliaccio, John	176 West Lake Blvd	64.19-1-81	Replace Retaining Wall
2. Messner, Warren & Angela	44 Sycamore Road	76.5-1-28	Rebuild Boathouse & Dock

MISCELLANEOUS

3. Minutes – 06/15/23 & 07/20/23

John MiGliaccio Jr.
176 West Lake Blvd.
Mahopac, N.Y. 10541
johnmigliaccio112@gmail.com

Environmental Conservation Board
Town Of Carmel
60 McAlpin Ave.
Mahopac NY 10541

Re: Construction sequence at 176 West Lake Blvd., Mahopac New York -TM-
64.19-1-81.

Chairman Laga and Board Members,

I am writing to request a letter of permission to repair in-kind a retaining wall. To clarify I will not be making any changes to size functionality or appearance. The retaining wall on my property needs repair that are age related and safety related and the footprint will not be altered in anyway. And the reconstruction to be completed will be in place an in-kind of the existing wall.

1. Install silt fence by lakefront (Already Installed).
2. Install Uniloc retaining wall that is 113 feet long and 4 feet tall.
3. Remove existing rubble that is a safety hazard.
4. Due to location, there will be no heavy equipment used.
5. All work is to be completed by hand.

Thank you for your consideration,

Respectfully yours,

John Migliaccio

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI
Wetland Inspector

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BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: John migLiaccio

Address of Applicant: 176 W. LAKE BLVD Email: johnmigLiaccio 112@gmail.com

Telephone# 914-621-7766 Name and Address of Owner if different from Applicant:

Property Address: SAME Tax Map # 64-19-1

Agency Submitting Application if Applicable:

Location of Wetland: LAKE MAHOPAC

Size of Work Section & Specific Location: 113' x 4' Retaining WALL by LAKE

Will Project Utilize State Owned Lands? If Yes, Specify:

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).

Replace Rotten RAILROAD TIES with a 113' x 4' High Retaining WALL.

Proposed Start Date: ASAP Anticipated Completion Date: _____ 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.

John migLiaccio
SIGNATURE

8/7/23
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.

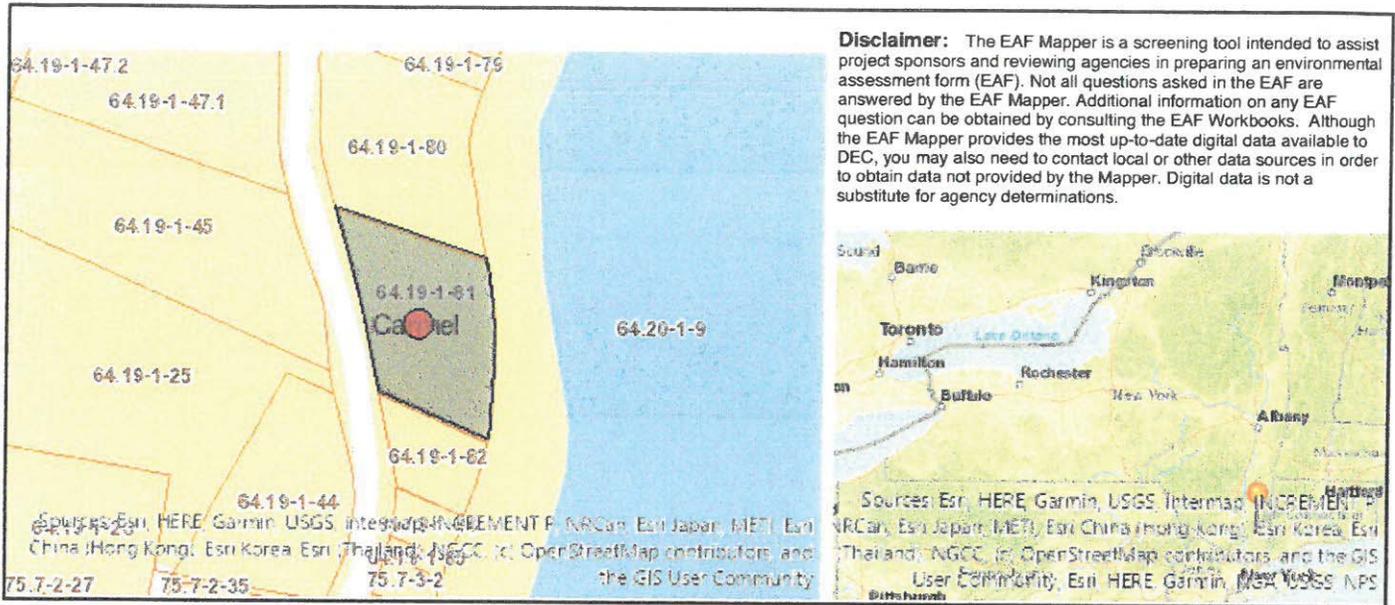
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
John Migliaccio			
Name of Action or Project: 176 West Lake Blvd. Mahopac, NY 10541			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Replace retaining wall with Unilock 113' x 4'			
Name of Applicant or Sponsor: John Migliaccio		Telephone: 914-621-7766 E-Mail: johnmigliaccio112@gmail.com	
Address: 176 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 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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .763 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			NO <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 type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input 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 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 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 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: _____ _____ _____	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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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: _____ Date: 7/25/23 Signature: <u>John Mughetto</u> Title: _____		

PRINT FORM



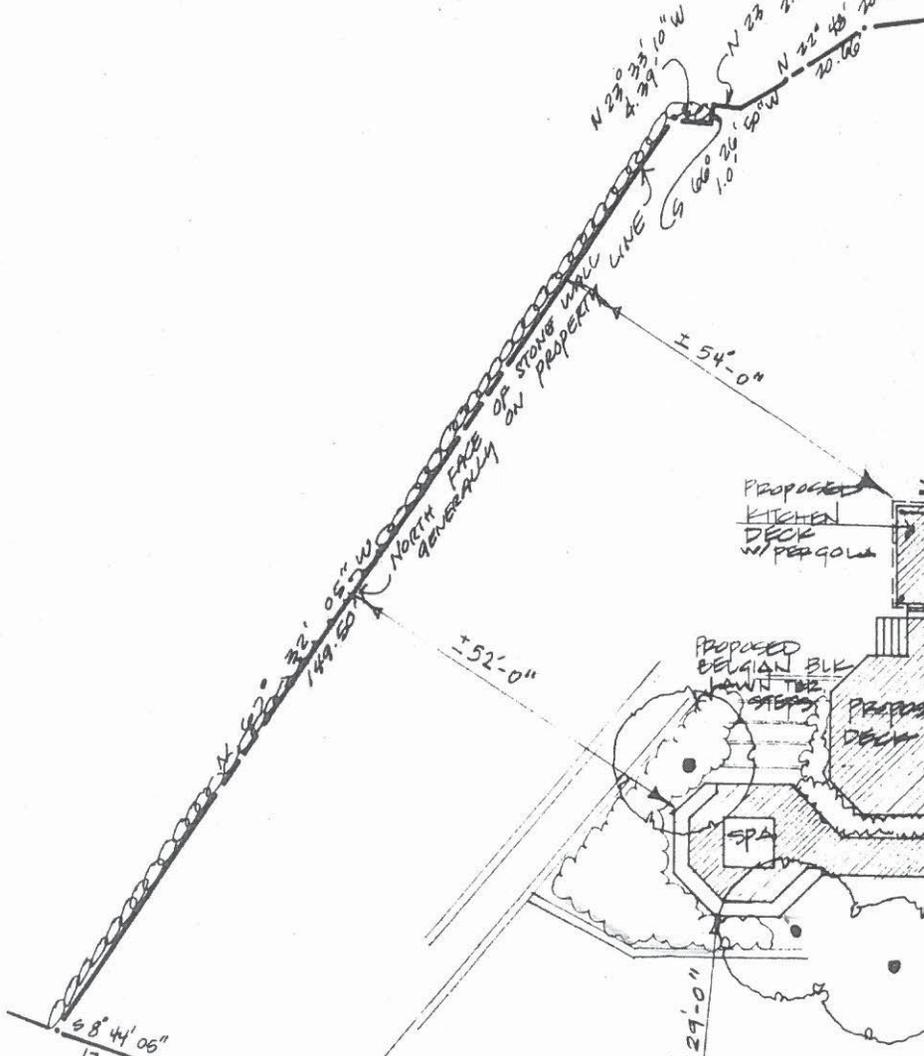
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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

WEST LAKE BLVD.

N 15° 18' 45" W

201.78'

N 22° 33' 10" W
4.39'
N 23° 33' 10" W
2.01'
N 22° 43' 20" W
20.66'



PROPOSED 4 1/2 HT LATTICE FENCE PANEL SCREEN

PROPOSED KITCHEN DECK W/ PERGOLA



PROPOSED BELGIAN BLK LAWN TERRACE

PROPOSED DECK

SPA

PROPOSED MASTER BR BALCONY

PERGOLA PROPOSED

EXISTING BRICK TERR. TO BE RECAST & ENLARGED

± 52'-0"

± 29'-0"

S 15° 26' 05" E
12.74'

S 69° 29' 13" E
81.35'

68' 44" 06"
17.14'

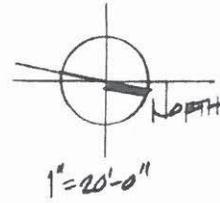
Retaining Wall

S 0° 05' 00" E
113.77'

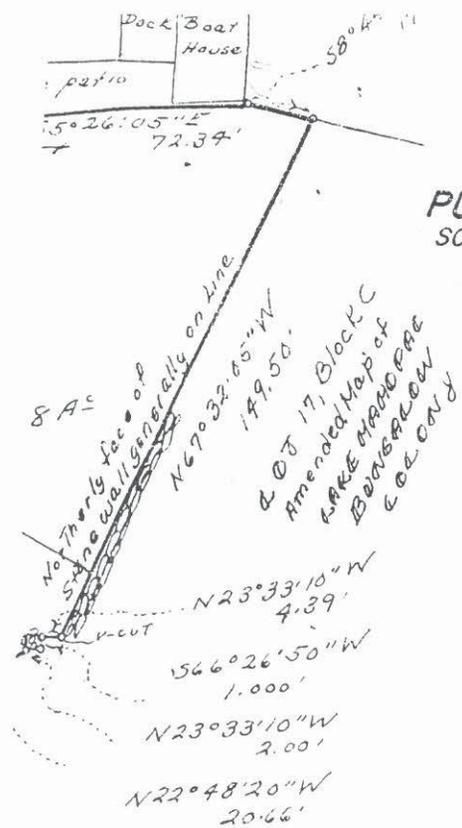


EXISTING WOOD DOCK/DECK

Lake Material Silt Fence



SITE PLAN 1"=20'-0"



SURVEY OF PROPERTY
 PREPARED FOR
ROY FREDRIKSEN
 SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK.
 SCALE 1 IN. = 40 FT. 1974.

CERTIFIED TO:
 The He Guarantee Co. +
 THE PUTNAM COUNTY SAVINGS BANK

I, RICHARD H. GORR the
 surveyor who made this map, certify that the
 survey shown hereon was completed by me on
 June 17, 1974, that this map was com-
 pleted by me on June 17, 1974, and that
 this survey has been prepared in accordance with
 the existing Code of Practice for Land Surveys
 adopted by The New York State Association of
 Professional Land Surveyors. Map
 Revised June 19, 1974
 BROUGHT TO DATE MAR. 21, 1977.

RICHARD H. GORR
 by Richard H. Gorr
 P.L.S. NYS Lic No. 82573

NOTES

1. Alteration of this document, except by a licensed Land Surveyor, is illegal.
2. All certifications are valid for this map and copies thereof only if the said map or copies bear the impressed seal of the surveyor whose signature appears hereon.
3. No evidence of drainage easement mentioned in Liber 592 page 218, could be found on the parcel west of "West Lake Boulevard".

1:28

5G 70

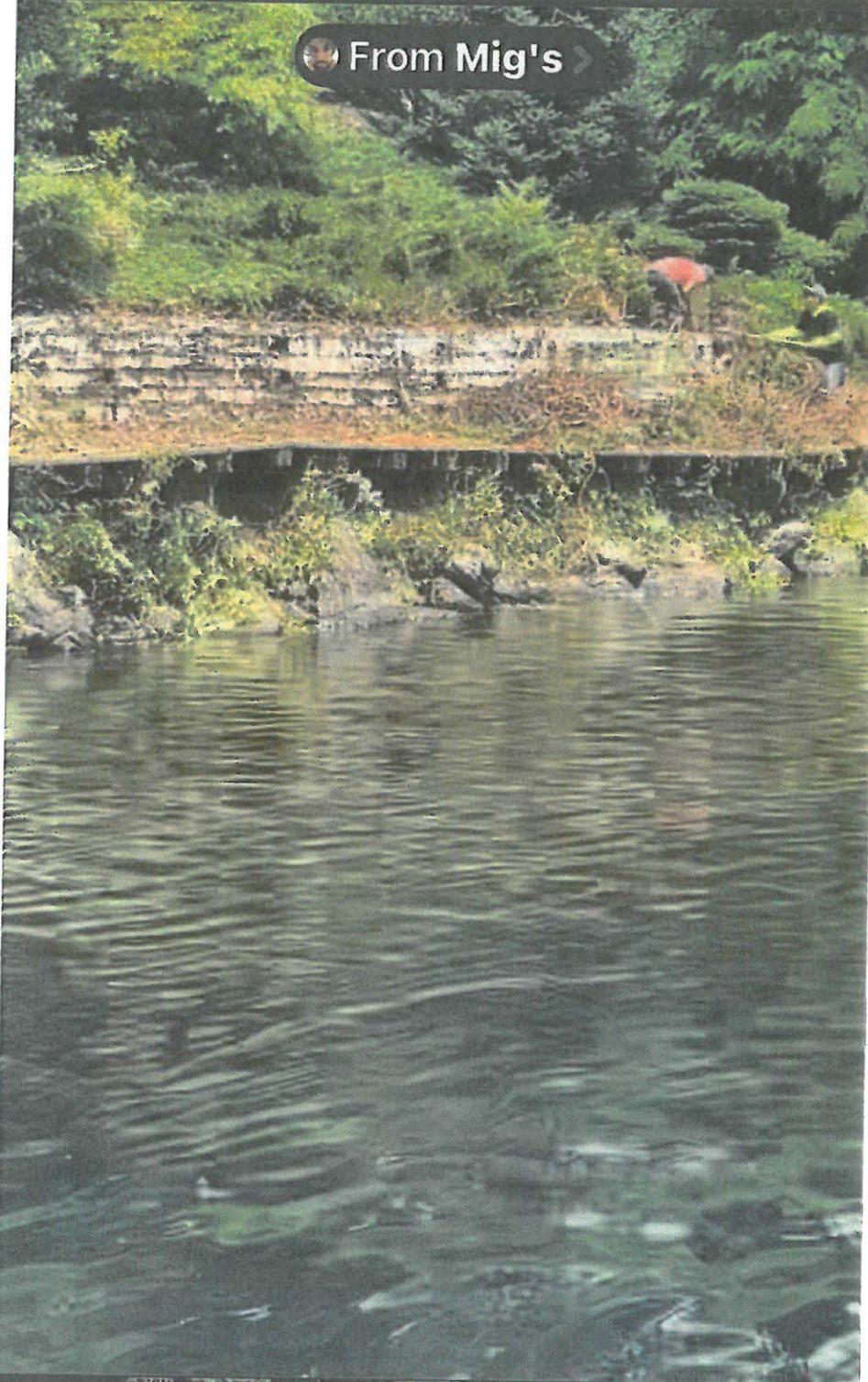
Search

Today
12:18 PM

Edit



From Mig's



1

6:03

54

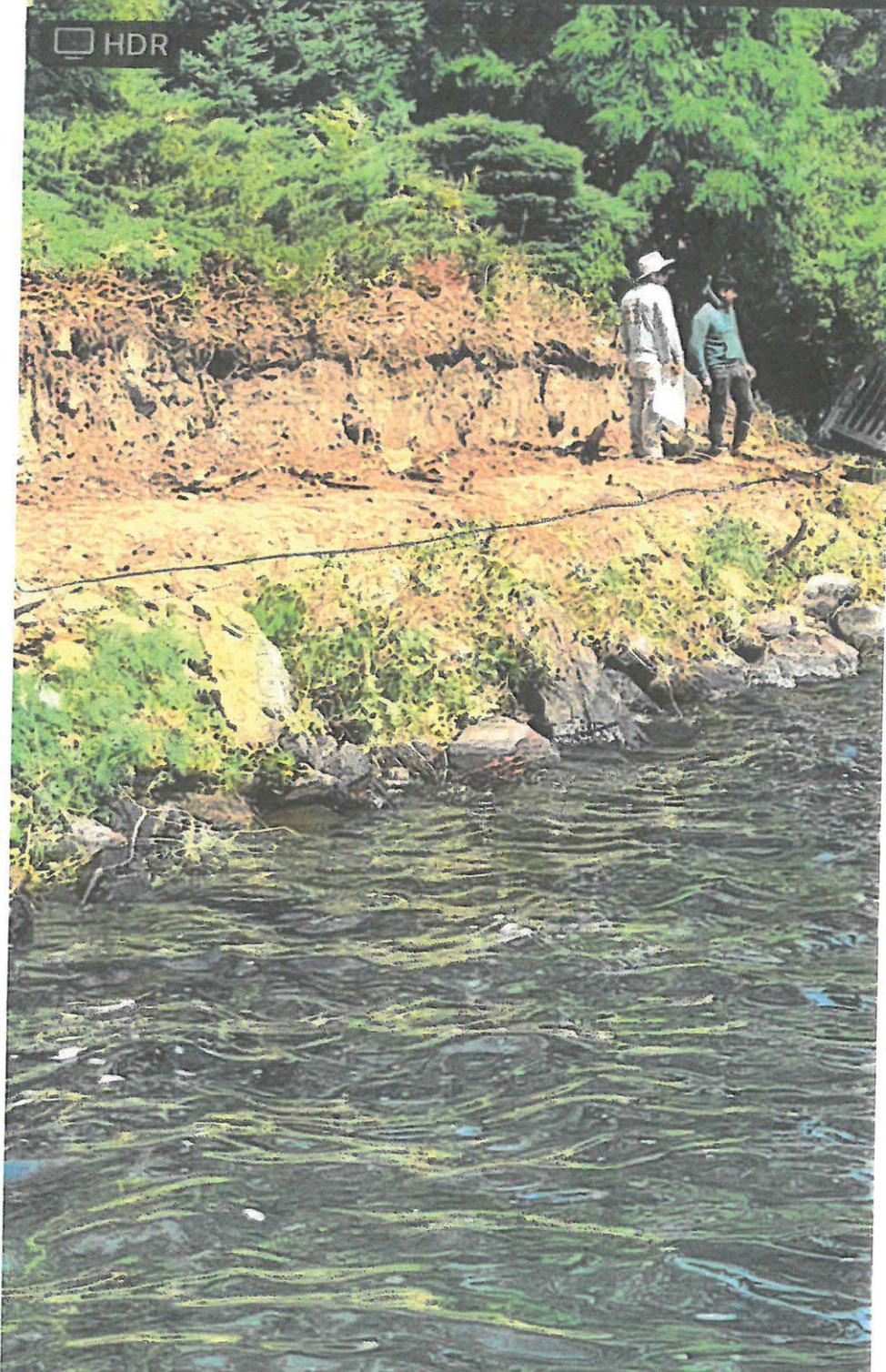


June 21
10:59 AM

Edit



HDR



#2

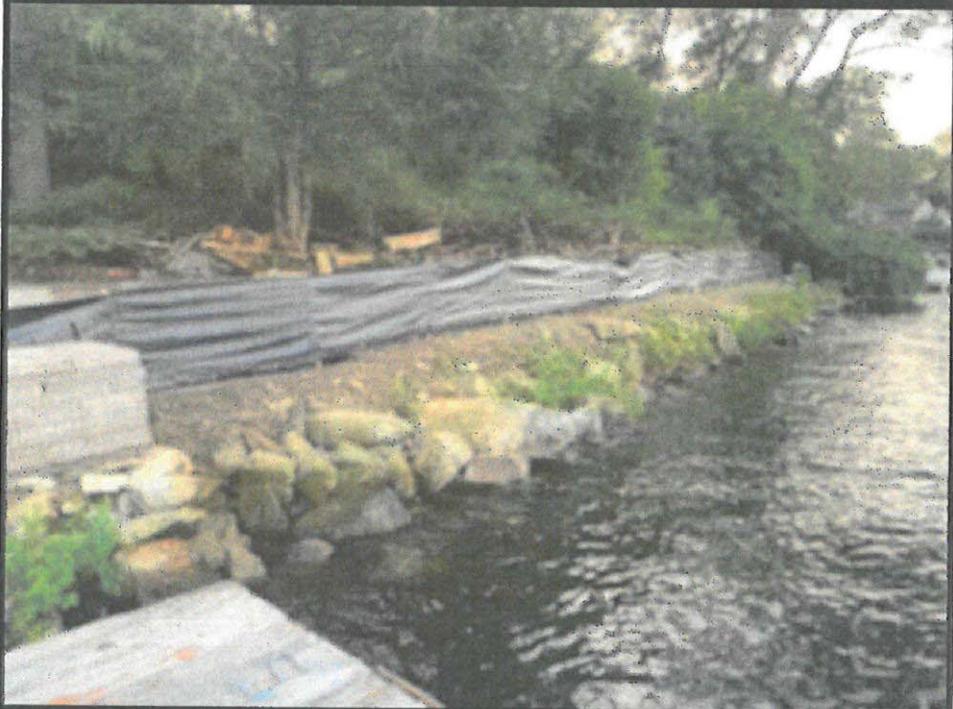
*From
John
to photo file*

8:58

72

Photo

Done



#3



Warren & Angela Messner
44 Sycamore Road
Mahopac Point
Mahopac, New York 10541

August 8, 2023

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

Re: Construction sequence at 44 Sycamore Road
Mahopac, Point. Tax Map #76.5-1-28

Chairman Laga & Board Members,

We are writing to request an ECB permit to repair/replace "in place and in kind" storm and age related damage to our existing boathouse and dock. To clarify, we will not be making any changes to size, functionality or appearance. The boathouse repairs are primarily age related and will be executed above the existing concrete foundation and bulkhead that are in good condition. The dock repairs are primarily storm damage from the recent rains and will also be completed "in place and in kind".

1. Install turbidity curtain barrier boom as indicated on survey
2. Remove and replace damaged and rotten boathouse framing components
3. Remove and replace roof shingles
4. Remove and replace doors and windows
5. Remove and replace damaged overhead door
6. Remove and replace existing electric, lighting and service outlets
7. Remove and replace exterior siding
8. Remove and replace damaged dock framing
9. Remove and replace aged and damaged dock decking
10. Remove all existing debris from lakebed
11. No heavy equipment will be used (or practical)
12. All work to be completed by hand
13. Boom will be maintained throughout project

Thank you for your consideration.
Sincerely,

Warren & Angela Messner

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: WARREN & ANGELA MESSNER
Address of Applicant: 44 SYCAMORE RD Email: WARREN.MESSNER@GMAIL.COM
Telephone# 914-420-7254 Name and Address of Owner if different from Applicant:

Property Address: 44 SYCAMORE RD MAHOPAC POINT Tax Map # 76.5-1-28
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):
IN PLACE & IN KIND REPLACEMENT OF EXISTING BOAT HOUSE & REPAIR OF EXISTING DOCK DUE TO AGE & STORM DAMAGE.

Proposed Start Date: ASAP Anticipated Completion Date: ASAP 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.

[Signature]
SIGNATURE

8/9/23
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: Warren & Angela Messner Boathouse and Dock Repair			
Project Location (describe, and attach a location map): 44 Sycamore Road, Mahopac Point, Town of Carmel, NY 10541			
Brief Description of Proposed Action: Repair and replace in place and in kind existing boathouse and dock. Although the boathouse and dock exhibit deterioration due to age and lack of maintenance both also have suffered damage due to the recent rains. Boathouse and dock to be repaired exactly as exist.			
Name of Applicant or Sponsor: Warren Messner		Telephone: 914-420-7254	
Address: 44 Sycamore Road		E-Mail: warrenmessner@gmail.com	
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 type="checkbox"/>
			YES <input checked="" 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 Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .38 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .38 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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

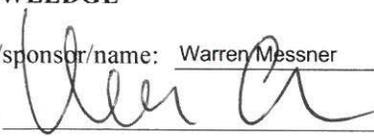
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Not applicable _____	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: _____ Not applicable _____	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: _____ Not applicable _____	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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

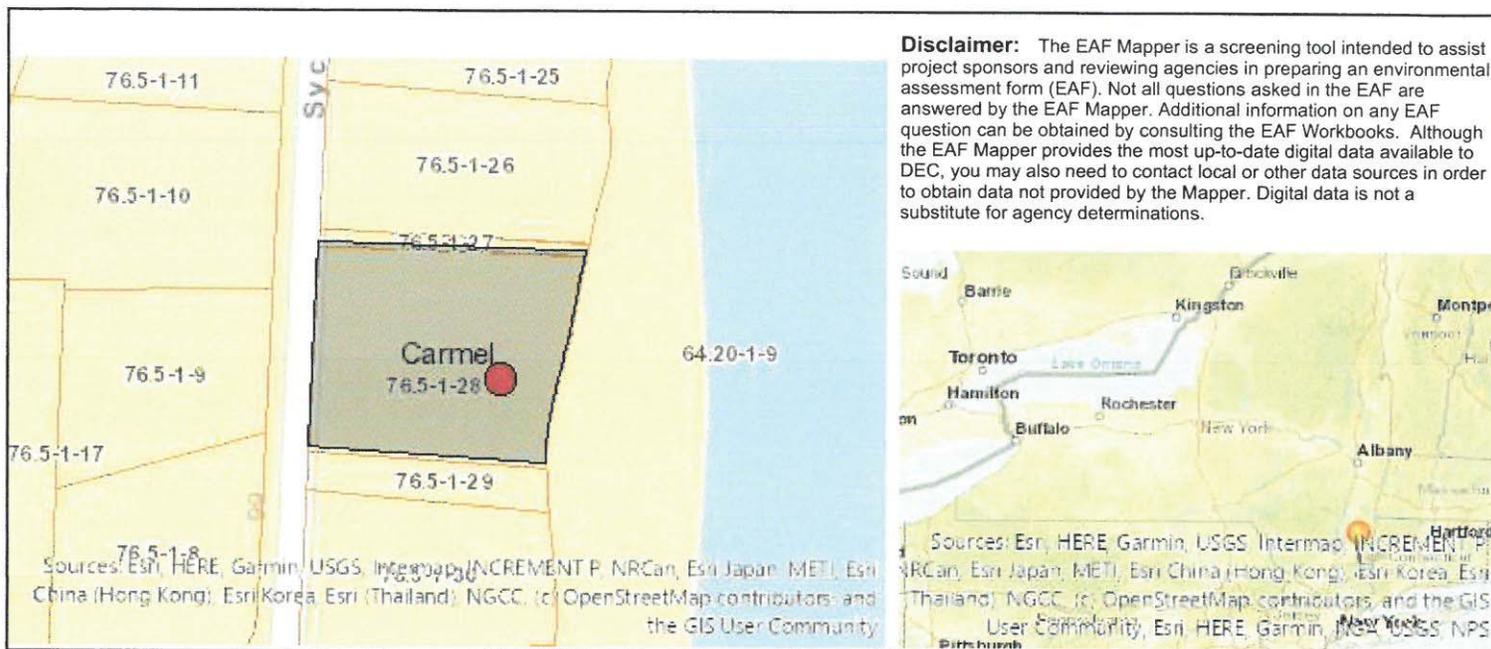
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	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
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

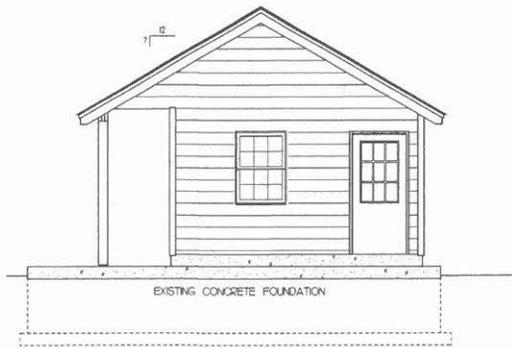
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Warren Messner</u> Date: <u>7/26/23</u>		
Signature: <u></u> Title: <u>Owner</u>		

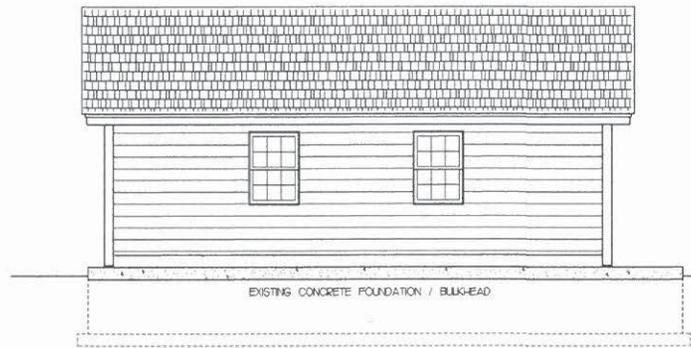


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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]	No
Part 1 / Question 20 [Remediation Site]	Yes



REAR ELEVATION

STREET SIDE ELEVATION

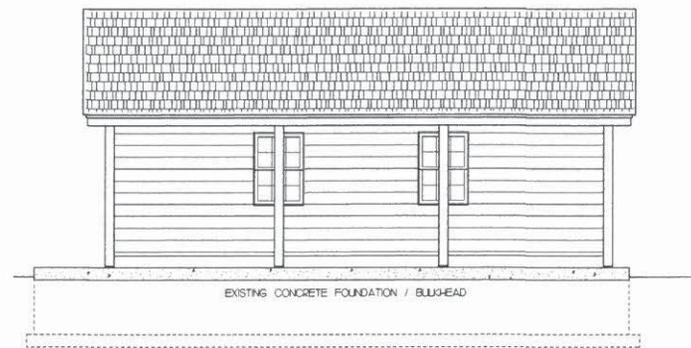


LEFT SIDE ELEVATION

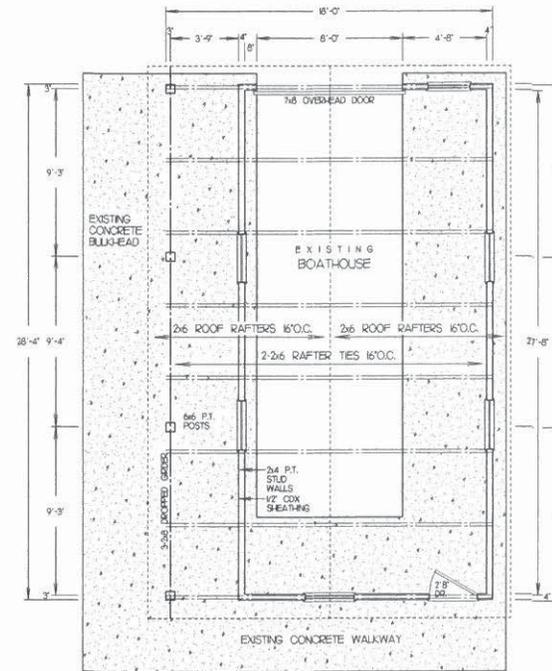


FRONT ELEVATION

LAKE SIDE ELEVATION

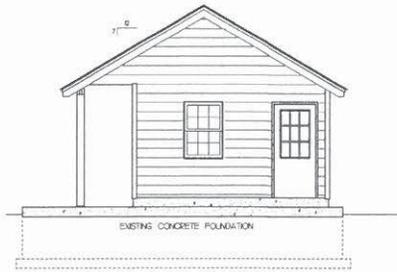


RIGHT SIDE ELEVATION

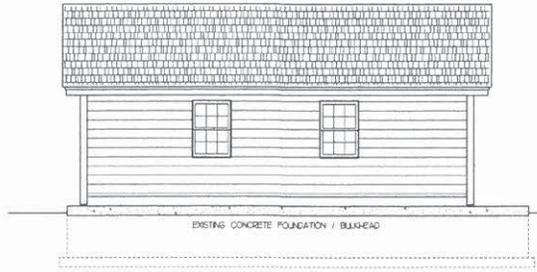


FLOOR PLAN

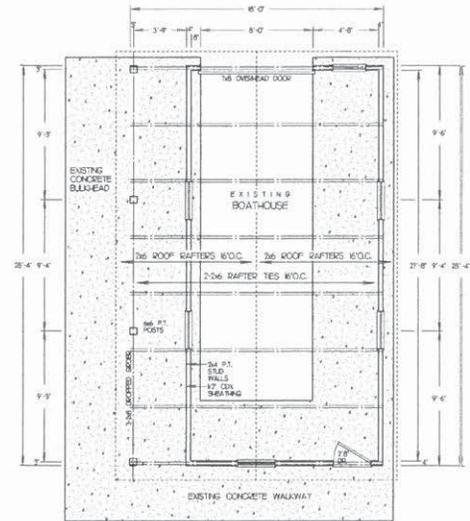
STRUCTURAL REPAIRS - NO CHANGE IN FOOTPRINT



REAR ELEVATION
STREET SIDE ELEVATION



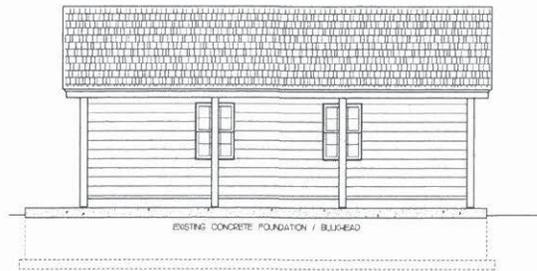
LEFT SIDE ELEVATION



FLOOR PLAN
STRUCTURAL REPAIRS - NO CHANGE IN FOOTPRINT



FRONT ELEVATION
LAKE SIDE ELEVATION



RIGHT SIDE ELEVATION



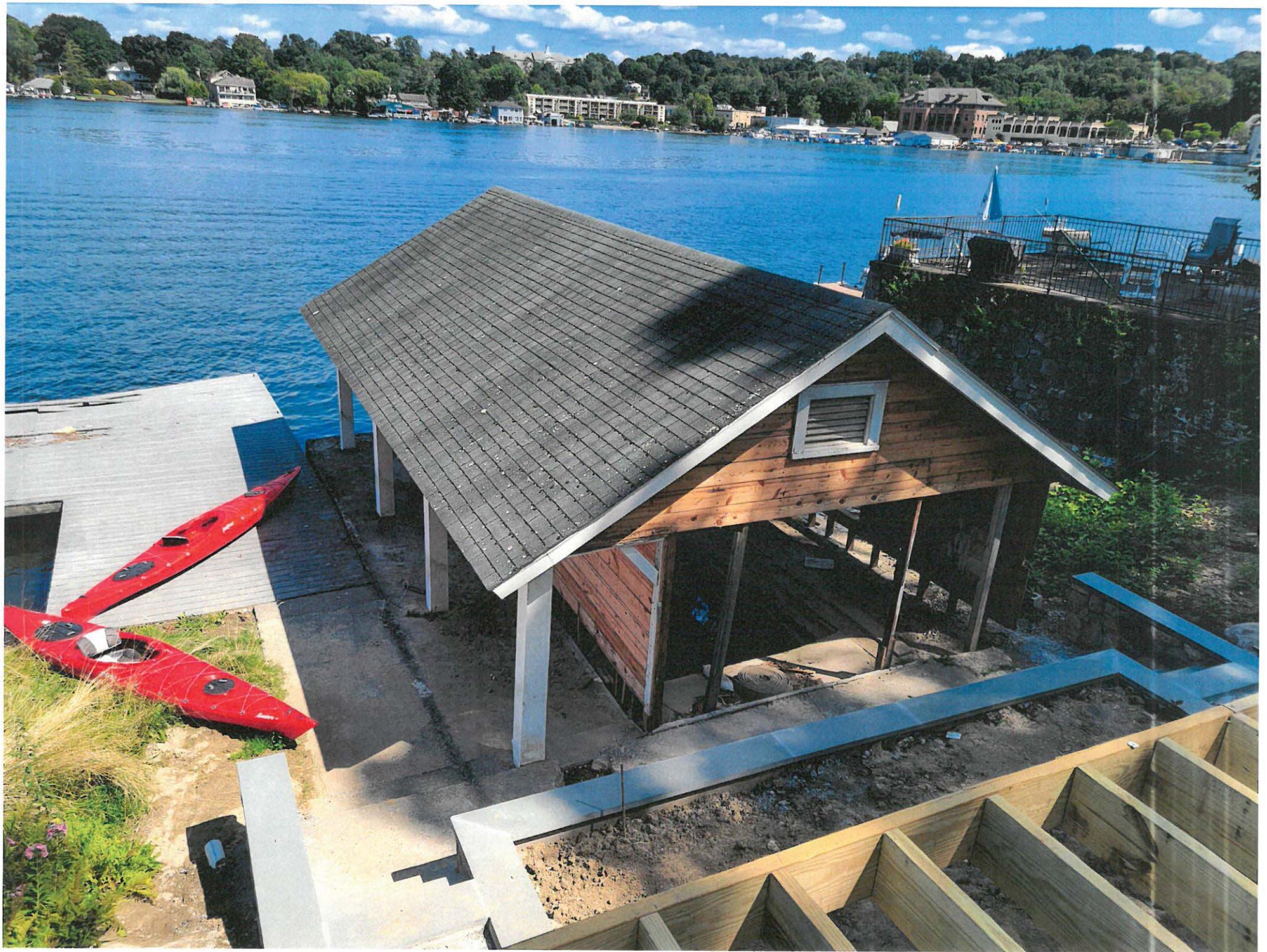
NOTE
THESE PLANS ARE NOT VALID FOR BUILDING PERMITS OF CONSTRUCTION
UNLESS STAMPED AND SIGNED BY A STATE LICENSED ARCHITECT OR ENGINEER

BOB STROM DESIGN
& CONSTRUCTION INC.
ANGELA E. WARDEN MESSNER
44 STYCAMORE ROAD
MAHOOPAC, NEW YORK
848-0328-1423

BOATHOUSE RENOVATION
ANGELA E. WARDEN MESSNER
44 STYCAMORE ROAD
MAHOOPAC, NEW YORK
JUNE 15, 2023 JOB NO. 2516

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

A1
SCALE 1/4" = 1'0"





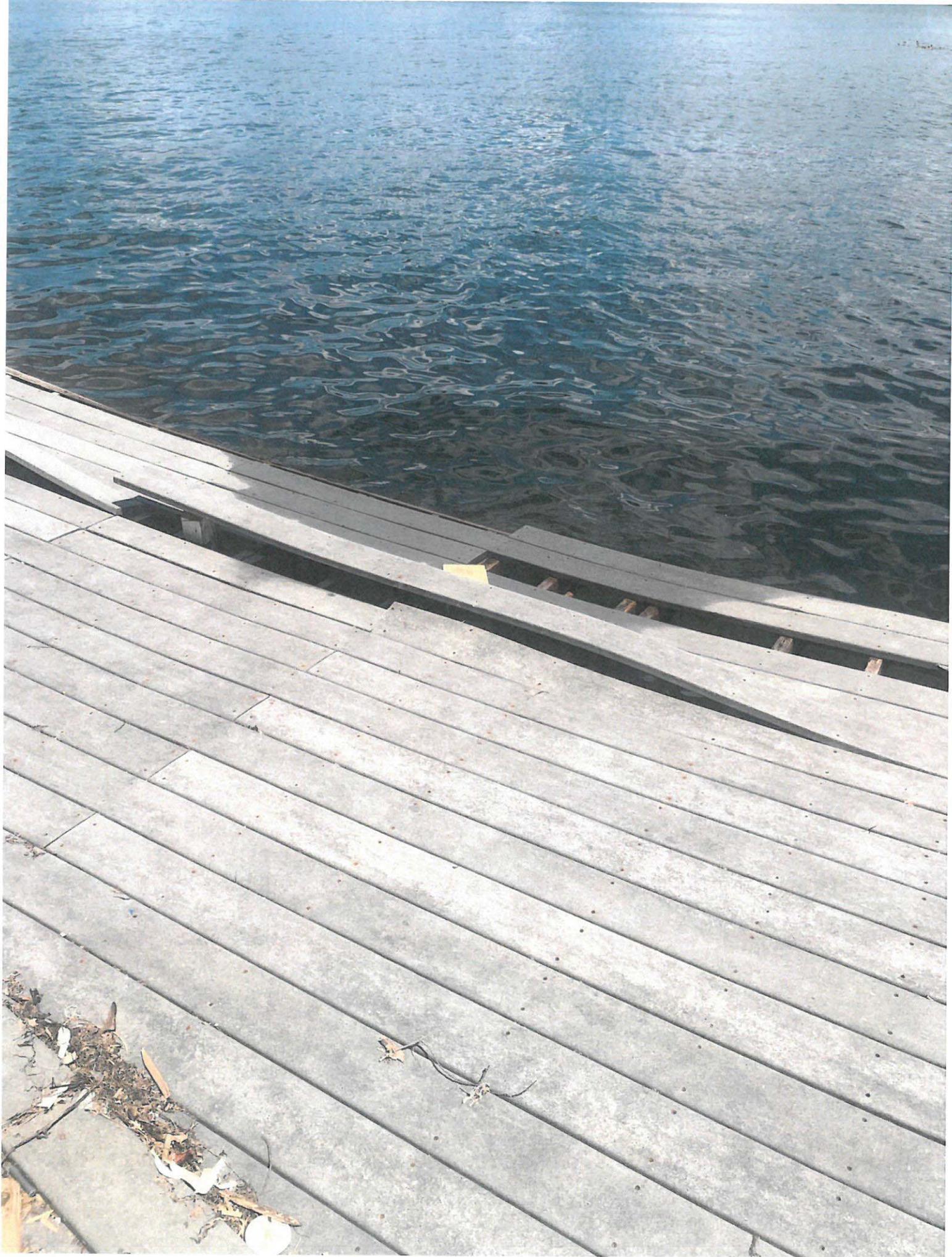


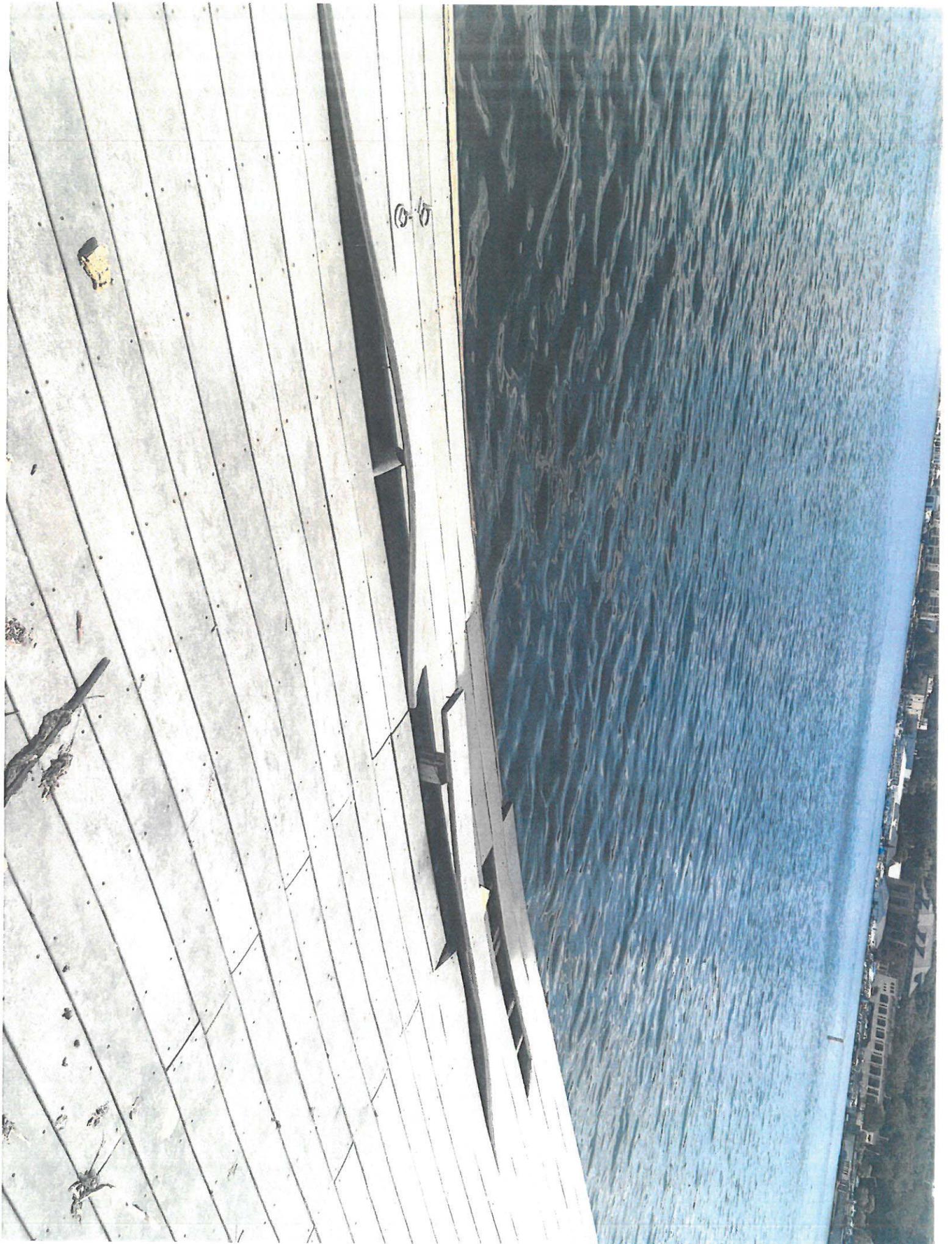














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Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose original signature appears hereon.

ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS RECORDED AND UNRECORDED

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

SUBJECT TO AN UP TO DATE TITLE SEARCH

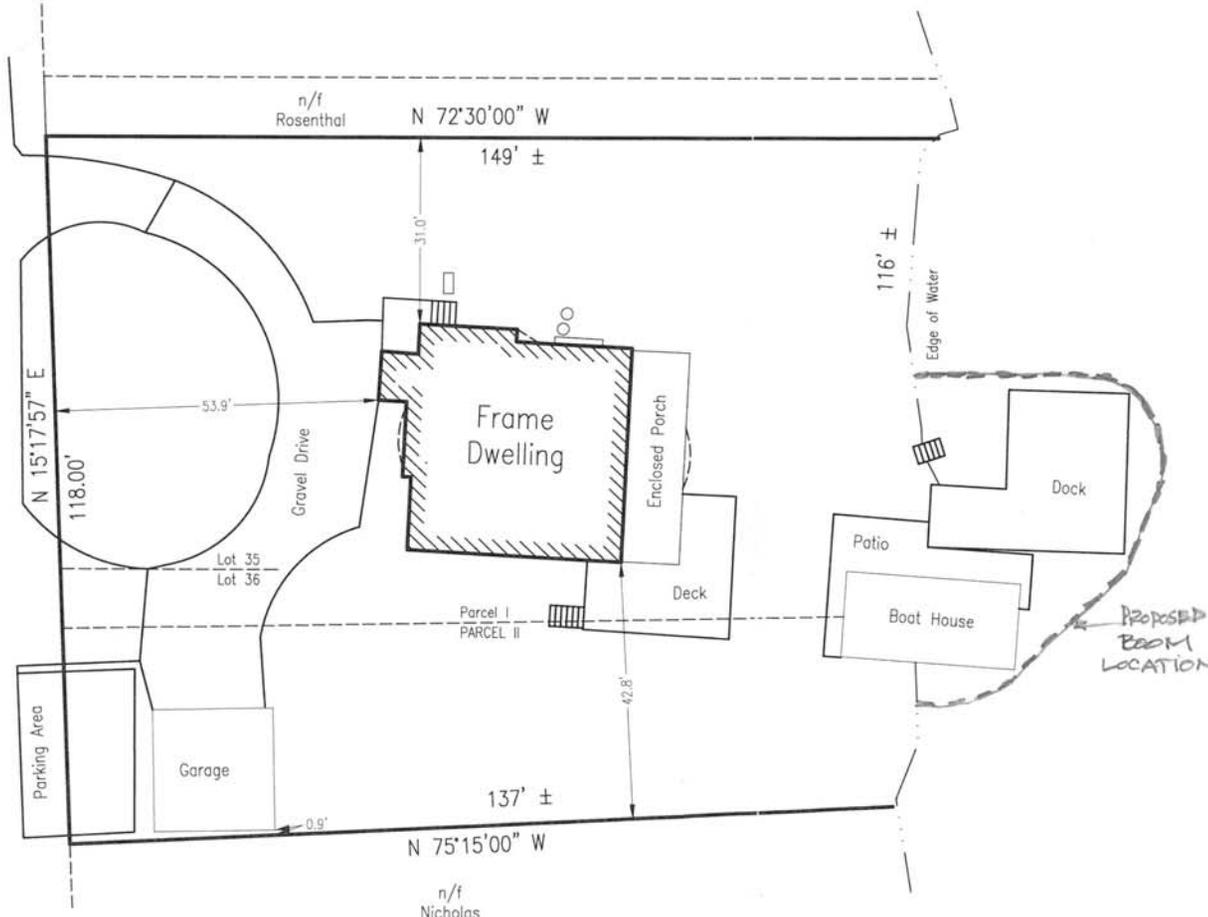
SURVEYED AS IN POSSESSION

WETLANDS IF ANY ARE NOT SHOWN

Being a Portion of Lots 35 & 36 as shown on a map entitled "Amended Map of Mahopac Point, Lake Mahopac, Town of Carmel, Putnam Co., N.Y." on file in the Putnam County Clerk's Office as Map number 57.



SYCAMORE ROAD



LAKE MAHOPAC



CERTIFIED ONLY TO:
Warren Messner
Angela Messner
Benchmark Title Agency, LLC
AmTrust Title Insurance Company

**SURVEY
PREPARED FOR
WARREN & ANGELA
MESSNER**

TOWN OF CARMEL, COUNTY OF PUTNAM, STATE OF NEW YORK
TAX LOT: SECTION 76.05 - BLOCK 1 - LOT 28
SCALE: 1" = 20'
SURVEY DATE: AUGUST 29, 2022
AREA: 0.38± ACRES

#22398
EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
egannonsurveying@yahoo.com