

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

SEPTEMBER 7, 2023 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Scoca, Michael	93 Teakettle Spout Road	76.17-1-17	Construct Single Family House Buffer
2. Western Bluff Subdivision (Santucci)	350 West Shore Dr.	66.14-1-20	3 Lot Subdivision (Planning Board Referral)

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

3. Mahopac Ridge Beach Assn	155 East Lake Blvd	76.30-1-2	Replace 8' x 20' Dock
4. Messner, Warren & Angela	44 Sycamore Road	76.5-1-28	Replace Boathouse, Dock, Deck & Stonewall

155 East Lake Blvd
Mahopac, N.Y., 10541
September 1, 2023

Town of Carmel
Environmental Conservation Board
60 McAlpin Ave.
Mahopac, NY, 10541
Att: Nicholas Fannin, Vice Chair

Re: Request for Letter of Maintenance – 155 East Lake Blvd – Dock Installation

Dear ECB Board,

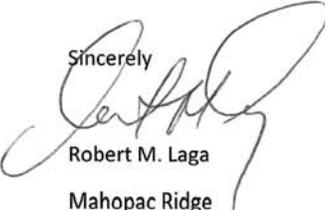
I am writing today on behalf of the Mahopac Ridge Assn, which I am a member of the board of directors requesting a letter of maintenance to install an 8'x20' permanent dock on the associations property. There was an existing dock on the site that we wish to replace.

The dock will be supported on 1.5" galvanized poles,(No excavation work to be performed) and the work will be performed by a licensed contractor Dock Builders Corporation Lic # PC7702. The dock will be constructed of pressure treated wood.

The sequence of construction will be as follows:

- Mobilize and secure area.
- All work to be done by HAND.
- No boom will be installed in the lake since no demolition is occurring. Construction to be done on the lake property and carried out.
- Install posts with pneumatic drill.
- Secure all hardware with battery/electric operated equipment.
- Install platform and dock
- Clean area – demobilize from site.

Sincerely



Robert M. Laga
Mahopac Ridge

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Chairman

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Mahopac Ridge Beach Assn
Address of Applicant: 155 LAKE BLVD Email: S.M.J. LAGAI@gmail.com
Telephone# 917-577-7297 Name and Address of Owner if different from Applicant:

Property Address: 155 LAKE BLVD Tax Map # 76.30-1-2
Agency Submitting Application if Applicable: NA
Location of Wetland: N/A
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).
REPLACEMENT
DOCK TO REPLACE EXISTING - IN KIND

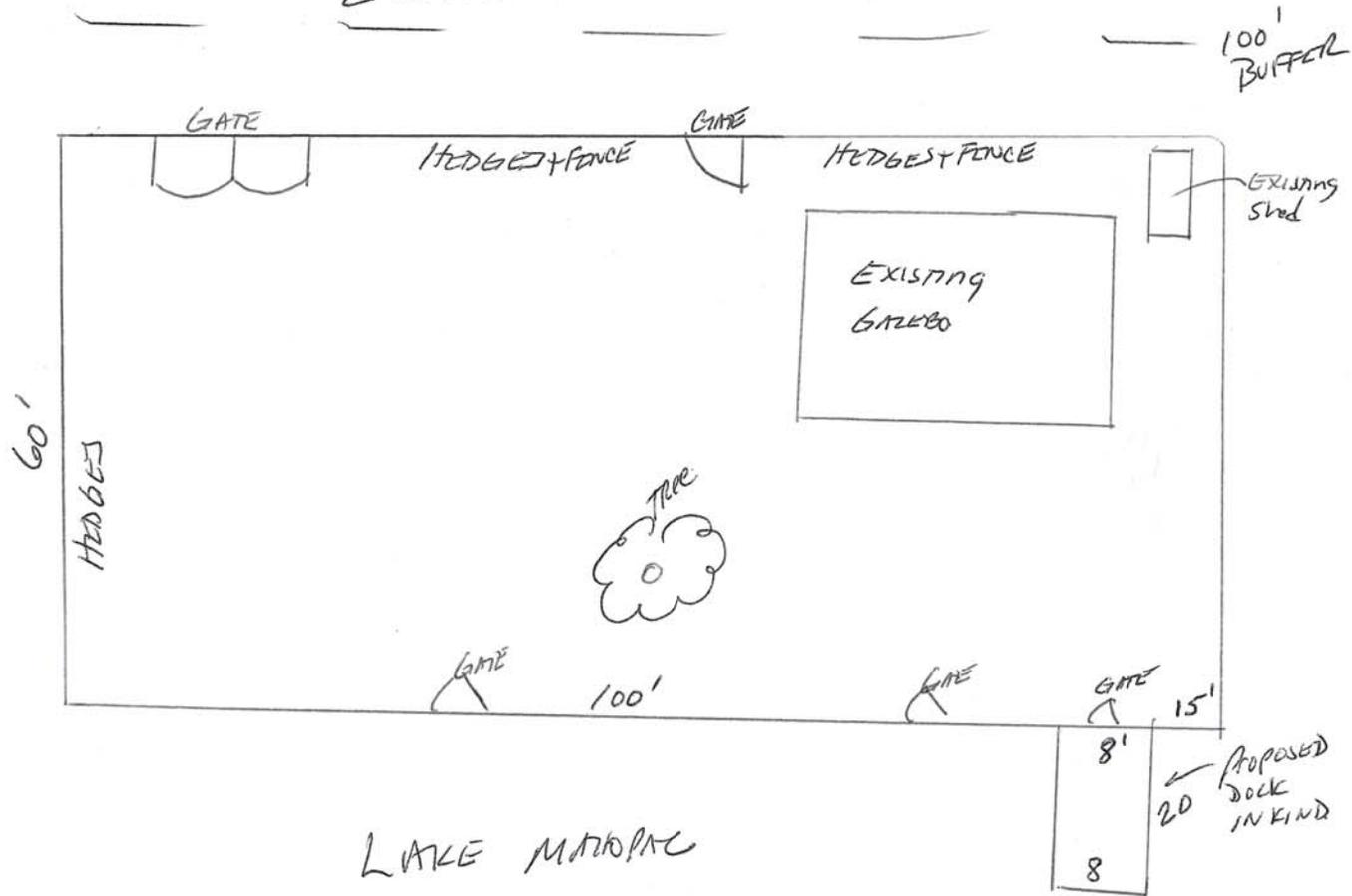
Proposed Start Date: _____ Anticipated Completion Date: _____ Fee Paid \$ _____
.....

CERTIFICATION

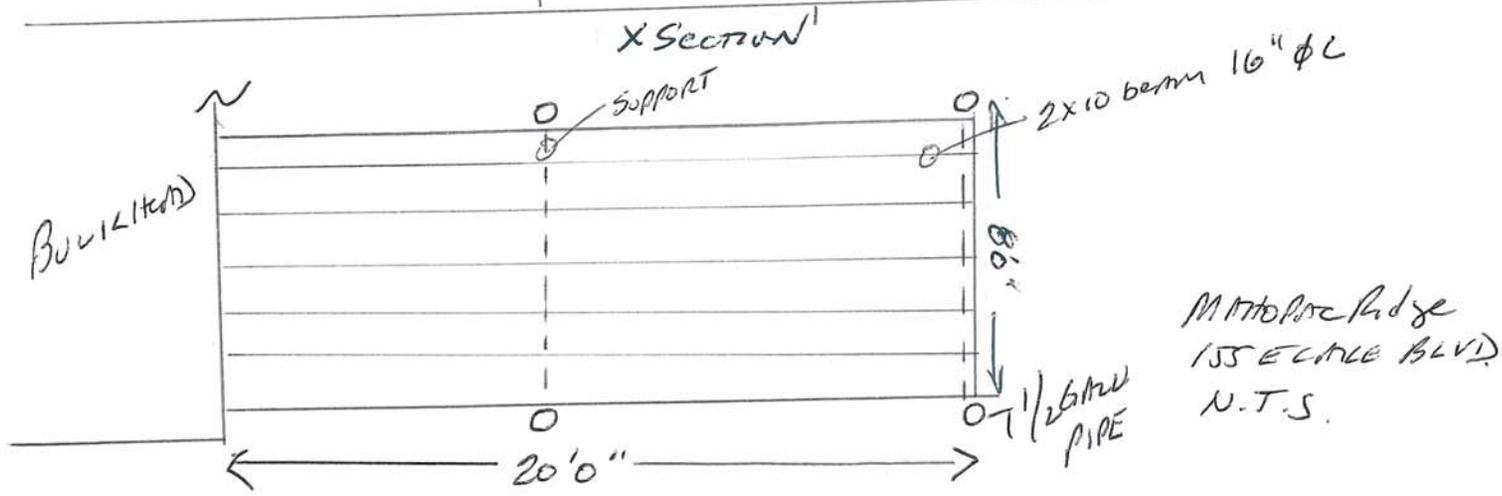
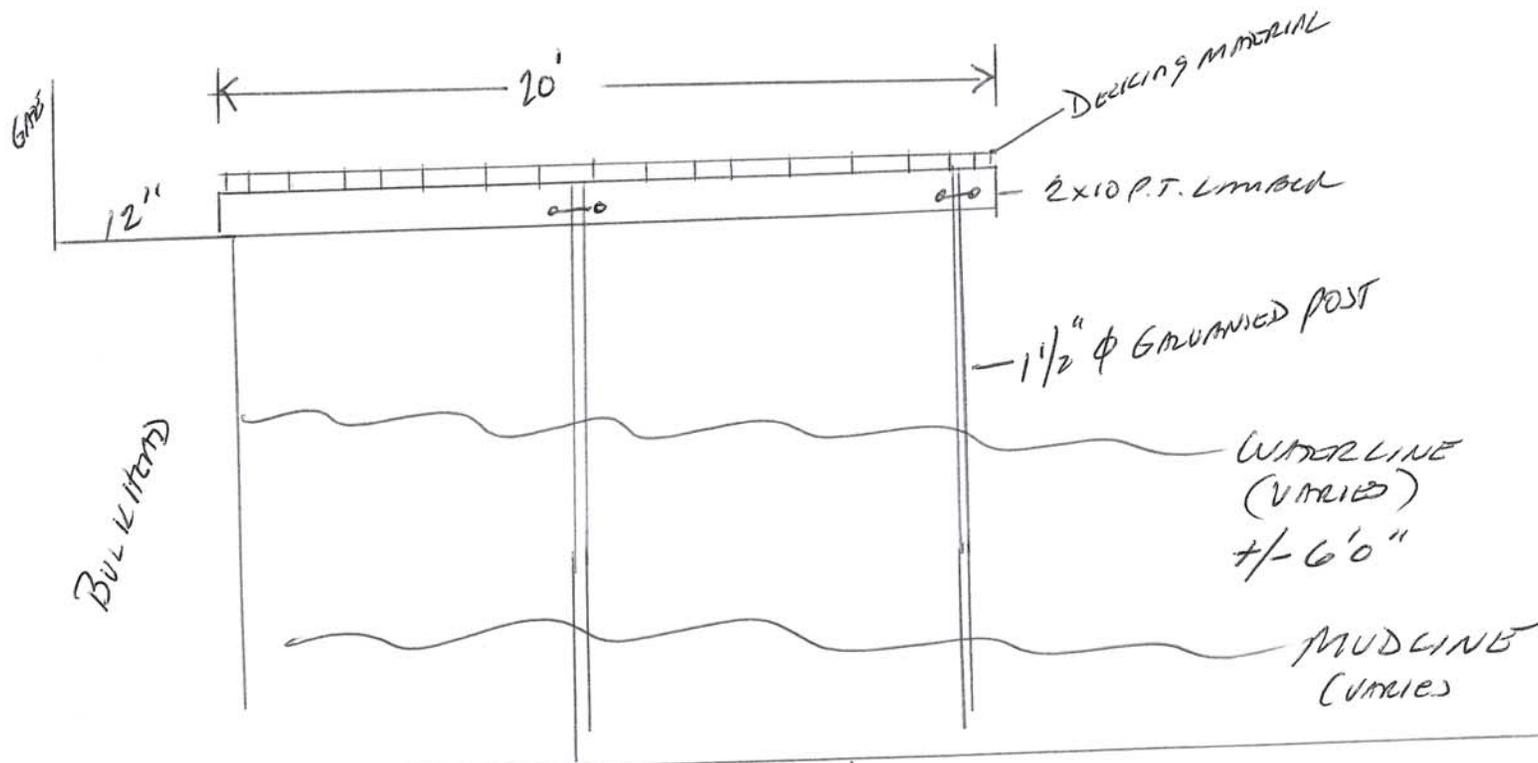
I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts 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.

[Signature] 9/5/23
SIGNATURE DATE

E LAKE BLVD



157 E. LAKE BLVD
MARIETTA, GA.
SITE SURVEY





DOCK BUILDERS CORPORATION
Fully Licensed and Insured

P.O BOX 933
CROTON FALLS, NY 10519
9142998686 / 9145341479

dscabuilderscorp@yahoo.com
www.dockbuilderscorp.com

PROPOSAL

Putnam L#: PC7702

Westchester L# 33358-H20
Connecticut L# HIC.0661709

PROPOSAL SUBMITTED TO:	DATE 08/28/2023	
NAME Mahopac Ridge Beach Association	JOB NAME Bob Laga	
STREET 155 E Lake Blvd	STREET	
CITY Mahopac	CITY	STATE NY
STATE NY	PHONE 917-5777297	

We hereby submit specifications and estimate for: Dock Replacement

8ftW x 20ftL Stationary Dock.

TOTAL SQ. FT = 160

2x10's RF

Framing will be constructed of ACQ pressure treated wood which is approved for water installation.
2x8's is used for undercarriage structure.

All hardware will be high strength steel (HOT DIPPED GALVANIZED) commercial grade.

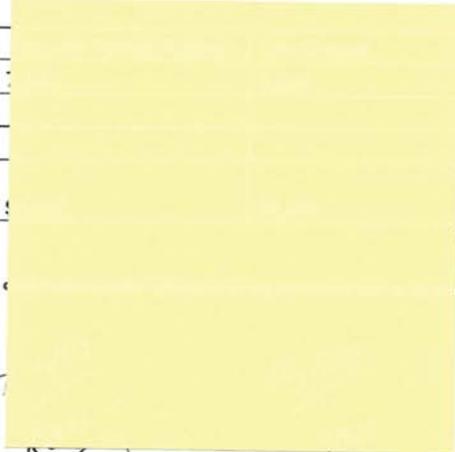
Dock sections will be constructed on 1 1/2 Galvanized Piles.

Pressure Treated decking will be install with Galvanized Pneumatic Screw-nails.

If required A.C.I agents floating barrier boom will be around the construction.

Area will be cleaned up after construction is completed.

Description	
8x20 stationary Dock Pressure Treated decking	
TOTAL	



X

These prices do not include Fascia boards, railing of any kind, cleats, unless is listed above.

7200

we hereby propose to furnish labor and material complete in accordance with the above specifications, for the sum of \$7,520 with Pressure Treated decking and \$9,600 with Trex decking. Payments to be made as follows:

half to Start, Balance upon completion. We do not collect NYS sales tax.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void then after at the option of the undersigned.

Authorized Signature VICTOR ALARCON

PAYMENT INSTRUCTIONS

By check

Make check payable to **DOCK BUILDERS CORPORATION** and please send it to:

Victor Alarcon / Milton Ramirez
P. o box 933
Croton Falls, NY, 10519

BY ZELLE

deckbuilderscorp@yahoo.com

ACCEPTNACE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You ate authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature

Victor Alarcon on Behalf of
gmsd M.R. B&A

Date _____

Signature _____

LIBER 684 1156

This Indenture,

Made the 20th day of April nineteen hundred and seventy,

Between MAX WEBER, residing at Cedar Drive, Great Neck, New York

party of the first part,

and MAHOPAC RIDGE BEACH, INC., having its principal place of business at P. O. Box 211, Mahopac, New York 10541

party of the second part,

Witnesseth, that the party of the first part, in consideration of

and other good and valuable considerations ONE (\$1.00) Dollars, lawful money of the United States,

paid by the party of the second part

do es hereby grant and release unto the party of the second part, its successors

and assigns forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, and being more particularly bounded and described as follows:

BEGINNING at a point in the assumed westerly road line of East Lake Boulevard where the same is intersected by the northerly boundary line of lands now or formerly of James L. Miller, and which point is also marked by a cross on the north side of a cobble pier; thence from said point of beginning, along the northerly line of lands now or formerly of the said James L. Miller, N 74° 36' 10" W 63.66 feet to a crosscut at the southerly end of a masonry sea wall, and the shore of Lake Mahopac; thence along the shore of Lake Mahopac N 30° 34' 00" E 103.61 feet to a point in the southerly line of lands now or formerly of Hopac Funding, Ltd., marked by a crosscut located near the southerly end of a second sea wall at the northwesterly corner of the premises herein conveyed; thence along the southerly line of lands now or formerly of Hopac Funding Ltd. S 74° 36' 10" E 69.15 feet to a point in the assumed westerly road line of East Lake Boulevard which point is marked by an iron rod; thence along the assumed westerly road line of East Lake Boulevard the following two courses and distances: S 30° 49' 20" W 73.10 feet and S 39° 24' 50" W 32.33 feet to the point and place beginning.

TOGETHER WITH all the rights, title and interest, if any, of the grantor in and to any land lying in the bed of any street, road or avenue, in front of or adjoining said premises to the center line thereof, and to the bed of Lake Mahopac adjoining said premises.

RESERVING ALSO, to the grantor, MAX WEBER, his heirs, or assigns, the right to convey right of access to Lake Mahopac, over the premises herein conveyed, only to future grantees to whom the grantor may convey lots presently owned by him, which lots are shown on Map of Lake Mahopac Ridge, dated April 18, 1932 and filed in the Putnam County Clerk's Office on August 3, 1933, as Map No. 163-A.

BEING a portion of the premises conveyed to the grantor herein by deed dated July 12, 1945 and recorded in the Putnam County Clerk's Office in Liber 296 of Deeds at Page 197.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

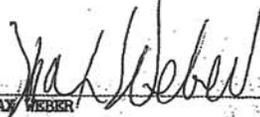
To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And the said MAX WEBER covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:



MAX WEBER L. S.

L. S.

L. S.

L. S.

State of FLORIDA

County of Dade

ss:

On the 20 day of April

nineteen hundred and seventy

before me came MAX WEBER

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.



Alice L. Balaban
Notary Public
Notary Public, State of Florida at Large
My Commission Expires April 25, 1970
Bonded by Transamerica Insurance Co.

State of

ss:

COUNTY OF DADE }
STATE OF FLORIDA } ss.

Nº 86790 A

I, E. B. LEATHERMAN, Clerk of the Circuit Court of the Eleventh Judicial Circuit in and for the County of Dade, and State of Florida, the same being a Court of Record of the aforesaid County and State, having by law a seal, DO HEREBY

CERTIFY that *Alice L. Balaban* by whom the foregoing acknowledgment or proof was taken, and whose name is subscribed thereto, was at the time of taking the same, a Notary Public residing in said County, duly commissioned and sworn and authorized by the laws of said State, to take the acknowledgment or proof of deeds and other instruments in writing to be recorded in said State; and to administer oaths or affirmations in said County; that I have compared the signature of such Notary Public with a specimen of his signature on file in my office, and verily believe that the signature to the foregoing original Certificate is genuine.

I FURTHER CERTIFY that I have compared the impression of the seal affixed thereto with a specimen impression thereof on file in my office, and I verily believe the impression of such seal upon the original Certificate to be genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20 day of April, 1970

E. B. LEATHERMAN,
Clerk Circuit Court,

By *Marguerite West*
Deputy Clerk.

MAX WEBER

V. 10
TO *990*
T. PAZ

MAHOPAC RIDGE BEACH, INC.

Deed

Dated, April, 1970.

The land affected by the within instrument lies in

A. J. Lynn, Say Del Sea
C. S. Lee, Jr. Del Sea
Indy, Ind. 101

RECORD AND RETURN TO

REAL ESTATE - STATE OF
TRANSFER TAX - NEW YORK
DEPT. OF REVENUE - NY
ALBANY, N.Y. 12242
PB. 08583

Reserve this space for use of Recording Office.

Recorded in the Clerk's Office of the County of Putnam on the 25 day of May, 1970 at 4 hours and 15 minutes P.M. in Book No. 584 of Deeds on page 115 and compared.

C. William Beck
Clerk

LIBER 684 1158

70 MAY 25 PM 4:14
CLERK'S OFFICE
PUTNAM COUNTY

Warren & Angela Messner
44 Sycamore Road
Mahopac Point
Mahopac, New York 10541
August 30, 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, dock, deck and stone wall. 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 barrier boom as indicated on survey
2. Request inspection
3. Remove and replace damaged and rotten boathouse framing components
4. Remove and replace roof shingles
5. Remove and replace doors and windows
6. Remove and replace damaged overhead door
7. Remove and replace existing electric, lighting and service outlets
8. Remove and replace exterior siding
9. Remove and replace aged and damaged dock decking
10. Remove existing debris from lakebed
11. No heavy equipment is necessary or will be used
12. All work to be completed by hand
13. Request Inspection
14. Boom will be maintained throughout project
15. Remove Boom

Thank you for your consideration.

Sincerely,



Warren & Angela Messner

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI
Wetland Inspector

ROSE TROMBETTA
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BOARD MEMBERS

Edward Barnett
Anthony Federice

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: WARREN & ANGELA MESSNER

Address of Applicant: 44 SYCAMORE RD Email: WARRENMESSNER@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

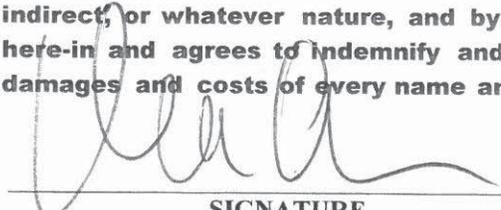
Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

IN PLACE & IN KIND REPAIR OF EXISTING BOAT HOUSE, DOCK, DECK AND STONE WALL - 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

8/30/23

DATE

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is not an expressed or implied warranty or guarantee, it is purely a statement of professional opinion based on knowledge, information and existing field evidence and documentary evidence available. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

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

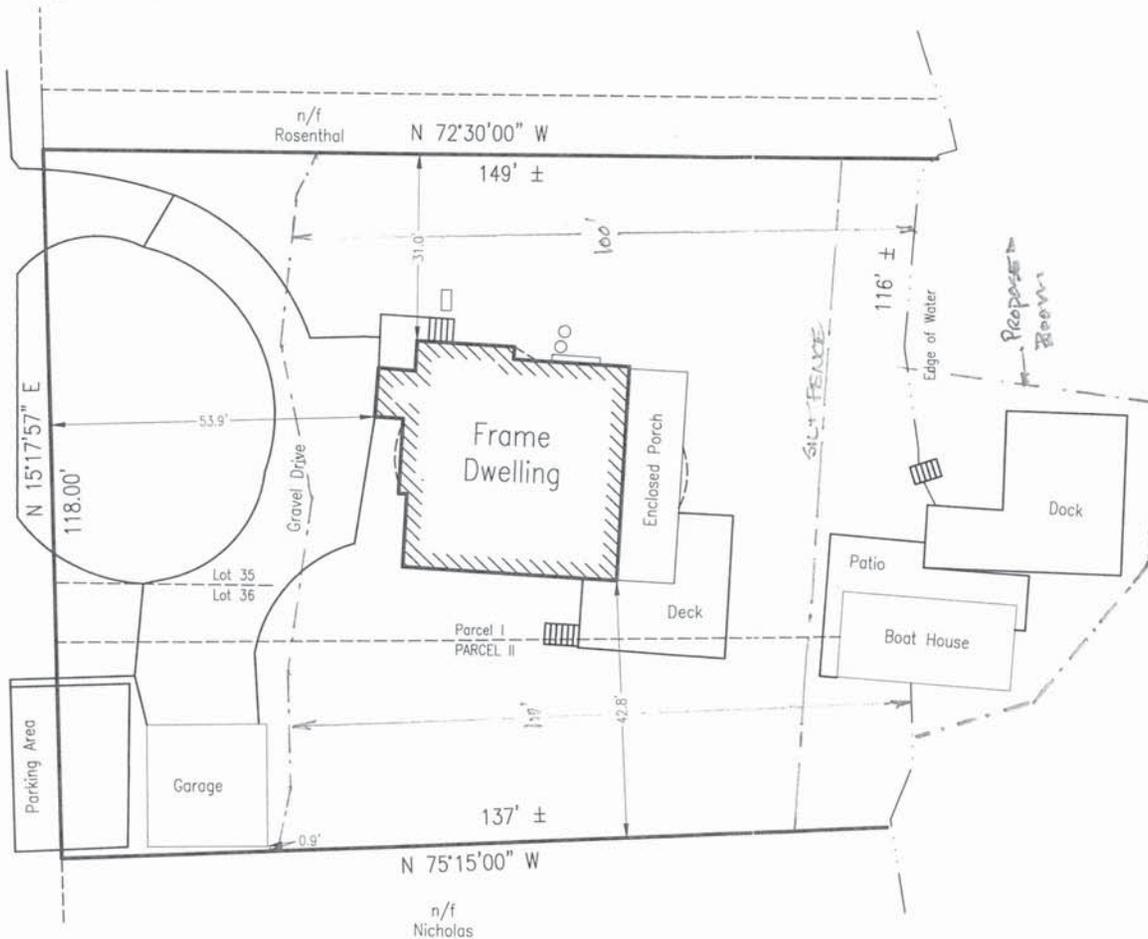
SURVEYED AS IN POSSESSION

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

#22398

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

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