

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 21, 2023 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<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

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

2. Weiss, Abie (Success Realty LLC)	11 Sunset Blvd	54.19-1-11	Planning Board Referral (Minor Regrading, Clean-Up & Stabilization)
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Michael J. Calise, P.E. P.C. & Associates

Civil Engineering and Land Planning Consultants
41 East Nauraushaun Avenue
Pearl River, New York 10965
Phone (845) 629-3743

September 14, 2023

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

Hand Delivery

Attention: Rose Trombetta
Regarding: 11 Sunset Boulevard Regrading Application
Success Realty, LLC
11 Sunset Boulevard, Carmel, New York 10952
Town of Carmel, Putnam County, New York
Tax Map Number – Section 54.19, Block 1 & Lot 11
Residential Zoning District
MJC Job No.: 2356
Subject: Environmental Board Application

Mrs. Trombetta,

In connection with the above-noted matter, the following materials are being submitted for consideration at the September 21, 2023, or next available, Environmental Conservation Board meeting:

1. Five (5) copies of the Environmental Conservation Board “Application for Wetlands Permit or Letter of Permission”.
2. One (1) copy of the deed.
3. Four (4) Copies of the Site Plan that includes the project location map.

Thank you for your assistance in this matter, If any clarifications are needed or if there are any questions, or comments on this matter, please, do not hesitate to call me directly at (845) 629-3743.

Very sincerely yours,
Michael J. Calise, P.E., P.C. & Associates



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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Abie Weiss

Address of Applicant: 11 Sunset Boulevard, Carmel, New York 10512 Email: yawrealty@gmail.com

Telephone# (917) 846-6531 Name and Address of Owner if different from Applicant:

Same-as-above

Property Address: 11 Sunset Boulevard, Carmel, New York 10512 Tax Map # 54.19-1-11

Agency Submitting Application if Applicable: Not-Applicable

Location of Wetland: On adjacent property in the rear of the above-noted property. Work within wetlands buffer

Size of Work Section & Specific Location: all work in buffer approximately 0.3 acres

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).

No filling of property only minor regrading, topdressing, clean-up and stabilization (seed & hay)

Proposed Start Date: September 2023 Anticipated Completion Date: October 2023 Fee Paid \$ 500.00

CERTIFICATION

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

Abie Weiss
SIGNATURE

August 27, 2023
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.

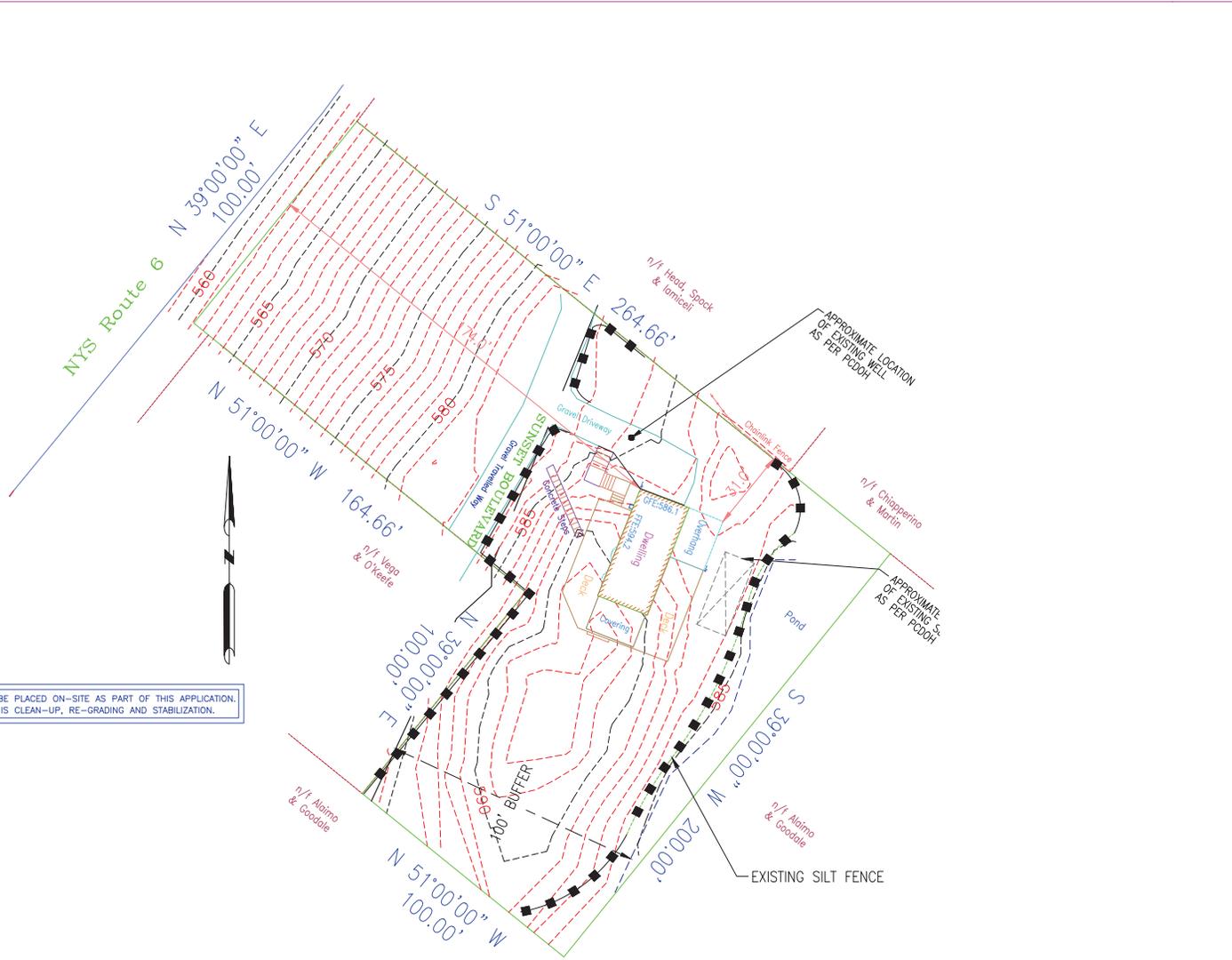
Part 1 – Project and Sponsor Information				
Name of Action or Project: 11 Sunset Boulevard, Carmel, New York 10512				
Project Location (describe, and attach a location map): 1 Sunset Boulevard, Carmel, New York 10512 (Town of Carmel Tax Lot 54.19-1-11)				
Brief Description of Proposed Action: Minor re-grading (topdressing), clean-up and seed and hay.				
Name of Applicant or Sponsor: Abie Weiss		Telephone: (917) 846-6532 E-Mail: yawrealty@gmail.com		
Address: 11 Sunset Boulevard				
City/PO: Carmel		State: New York	Zip Code: 10512	
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 Planning Board - Regrading Permit Town of Carmel Environmental Board			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.84 acres b. Total acreage to be physically disturbed? _____ <0.43 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ None acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input 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 Change to the existing dwelling on-site	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing water service connection unchanged	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing sewer lateral unchanged	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

LEGEND			
625.0(2)	DENOTES EXISTING TOP OF CURB/GRADE	70	DENOTES EXISTING UTILITY POLE
625.0(3)	DENOTES EXISTING TOP OF CURB/GRADE	8000000	DENOTES EXISTING CONCRETE SURFACE
67	DENOTES EXISTING WATER VALVE	850000	DENOTES EXISTING SPOT GAUGE
01	DENOTES EXISTING GAS VALVE	8	DENOTES EXISTING METALAND LAMP LINE
68M	DENOTES EXISTING WATER MAIN/VALVE	125	DENOTES EXISTING CONDUIT LINE
TM	DENOTES EXISTING TELEPHONE MAIN/VALVE	10000000	DENOTES EXISTING STONE WALL
LP	DENOTES EXISTING LIGHT POLE	10000000	DENOTES PROPOSED STONE
08	DENOTES EXISTING CATCH BASIN	EC	DENOTES EXISTING UNDERGROUND ELECTRIC & CABLE SERVICE
1	DENOTES EXISTING DRAINAGE WIRES		
+2174	DENOTES EXISTING SPOT GAUGE		

BOUNDARY AND TOPOGRAPHIC SURVEY REFERENCE:
 BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM A MAP ENTITLED "SURVEY PREPARED FOR 11 SUNSET BOULEVARD" - SECTION 24.19 - BLOCK 1 - LOT 11 PREPARED BY EDWARD T. GANNON, P.L.S. SURVEY DATE JUNE 25, 2023.

LEGEND FOR EROSION CONTROL MEASURES REQUIRED AT THE TIME OF CONSTRUCTION	
■-■-■	EXISTING SILT FENCE
■-■-■	PROPOSED SILT FENCE



NO FILL WAS OR WILL BE PLACED ON-SITE AS PART OF THIS APPLICATION. THE ONLY WORK DONE IS CLEAN-UP, RE-GRADING AND STABILIZATION.

SITE SPECIFIC NOTES:

- THIS IS A PLOT PLAN PREPARED FOR TAX LOT# 54.19-1-11 AS SHOWN ON THE TOWN OF CARMEL TAX MAPS.
- RECORD OWNER: SUCCESS REALTY LLC, 543 BEDFORD AVENUE, BROOKLYN, NEW YORK 11211
- APPLICANT: SUCCESS REALTY LLC, 543 BEDFORD AVENUE, BROOKLYN, NEW YORK 11211
- SITE ADDRESS: 11 SUNSET BOULEVARD, CARMEL, NEW YORK 10512
- DEED REFERENCE: DEED BOOK 2273 PAGE 234.
- AREA OF PARCEL: 0.844 ACRES (36,590± SQUARE-FEET).
- ZONING DISTRICT: RESIDENTIAL.
- EXISTING USE: ONE-FAMILY RESIDENTIAL.

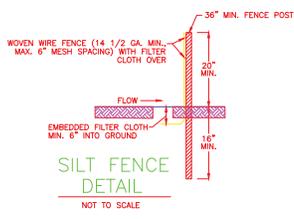
GENERAL NOTES:

- ALL AREAS PREVIOUSLY DISTURBED STABILIZED WITH SEED AND HAY ON SEPTEMBER 7, 2023 AS APPROVED BY THE TOWN ENGINEER.
- REMAINING AREAS, REQUIRING TO TOP-DRESSING, REGRADING AND STABILIZATION WITH SEED AND HAY TO BE COMPLETED ONCE REQUIRED PLANNING BOARD AND ENVIRONMENTAL BOARD APPROVALS HAVE BEEN OBTAINED.

SEQUENCE OF CONSTRUCTION FOR EROSION CONTROL

- INSTALL ALL EROSION CONTROL DEVICES AS SHOWN ON THIS PLAN AND NOTED IN THE LEGEND FOR EROSION CONTROL DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED. STUMP AND STUMPLE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
- PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE AS SHOWN ON THE PLAN.
- AFTER COMPLETION SPREAD TOPSOIL ON LAWN AREAS AND SEED.
- SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNFINISHED FOR A PERIOD OF 7 DAYS OR MORE.
- MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VISIBLE STABILIZED VEGETATIVE COVER.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS MAY BE REQUIRED AND ISSUED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LOADED RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM.

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

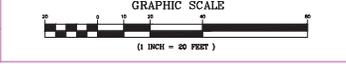


SITE AREA: 0.84± Acres (36,590± Square-feet)
AREA DISTURBED ONLY WITHIN 100' BUFFER: 0.38± Acres (13,823± square-feet)
TOTAL DISTURBED AREA: 0.41± Acres (15,103± square-feet)

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MICHAEL J. CALISE, P.E. DEVELOPED FOR THE EXCLUSIVE USE OF MICHAEL J. CALISE, P.E. FOR THIS PROJECT ONLY. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. CALISE, P.E. IS PROHIBITED.

REVISIONS

#	DATE	COMMENTS



UNLICENSED ALTERATION TO A MAP BEARING A LICENSED P.L.S. DRAWING IS A VIOLATION OF SECTION 1709, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW AND CONSTITUTION IS AN AN ACT OF STATE WIDESPREAD FRAUD. IT IS CRIMINALLY PROHIBITED TO REPRODUCE, REPLICATE, OR OTHERWISE TRANSMIT, IN ANY MANNER, INFORMATION OR DATA SHOWN ON THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MICHAEL J. CALISE, P.E. UNLICENSED ALTERATION TO A MAP BEARING A LICENSED P.L.S. DRAWING SHALL BE THE VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

MICHAEL J. CALISE, P.E.
 NEW YORK STATE LIC. NO. 074611

EROSION CONTROL PLAN PREPARED FOR: 11 SUNSET BOULEVARD TOWN OF CARMEL PUTNAM COUNTY NEW YORK Michael J. Calise, P.E. & Associates, P.C. Civil Engineering & Land Planning Consultants Post Office Box 36 Pearl River, New York 10965 Phone (845) 629-3743	TAX LOT No.: 54.19-1-11 AREA: 0.844 ACRES (36,590± SF) JOB No.: 2356 SCALE: 1"=20' DATE: 09-08-2023 SHEET: 1 OF 1
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