

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
Emily Lavelle

ENVIRONMENTAL CONSERVATION BOARD AGENDA

DECEMBER 21, 2023 – 7:30 P.M.

EXTENSION OF WETLAND PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Boehm, Austin	672 Union Valley Road	76.20-1-8	Renovate Existing House On Same Footprint

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

2. Shilling, William	37 Kirk Lake Drive	64.11-1-16	Pergola & Shed
3. Brown, Alison & Daniel	18 Frederick Street	64.19-1-62	Add 2 nd floor and Build New Deck

MISCELLANEOUS

4. Minutes – 11/16/23

Austin Boehm
65 Hazel Hill Road
Mahopac NY, 10541
646-258-2166

November 28, 2023

To the Town of Carmel Environmental Conservation Board,

I write today to submit for a renewal to the previously issued wetlands permit for work at **672 Union Valley Road**.

When I presented this project initially to the board last year, I explained that it would be a multi-year project. Following the issuance of the wetland permit, I further pursued and was issued a Building Permit by the town of Carmel, and continue to work toward completion of the project.

Since issuance of the permit, pre-disturbance measures (silt fence, etc) have been implemented and inspected by the Town Engineer. The SWPPP and MS-4 acceptance has been reviewed and accepted by the State of NY.

I am writing to seek a 1 year renewal of the existing wetlands permit, and look forward to providing any further information to support that application.

With appreciation,



Austin Boehm



December 11, 2023

Re: Rain Garden Calculations

Robert Laga PE, Chairman & members of the ECB,

Attached are the Rain Garden Calculations for the Pergola and Shed at this Property.

If there are any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Joel Greenberg". The signature is written over a circular red stamp. The stamp contains the text "REGISTERED ARCHITECT" at the top, "JOEL LAWRENCE GREENBERG" in the center, and "STATE OF NEW YORK" at the bottom. In the center of the stamp is a small emblem featuring a building and a sun.

Joel Greenberg, AIA, NCARB

Here is the breakdown of Square Footages for the Pergola and Shed:

Pergola:	120 SF
Shed:	80 SF
TOTAL:	<u>200 SF</u>

Total Drainage Area	= 200 SF
Rain Garden Drainage Area	= 200 SF

Two Muscote Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com



RAIN GARDEN CALCULATIONS:

- TOTAL DRAINAGE AREA:
- DRAINAGE AREA RAIN GARDEN
- SOIL TYPE:
- GARDEN DEPTH:

200 SF.
200 SF.
PAXTON COMPLEX PnB
12"

- CALCULATION: RAIN GARDEN

$$P = 3.1 \text{ [RAINFALL \# @ 90\%]}$$

$$RV = 0.05 + 0.009(100) = .95$$

$$A = 200 \text{ SQFT [AREA OF DRAINAGE]}$$

WQV= WATER QUALITY VOLUME

$$WQV = \frac{(P)(RV)(A)}{12} = \frac{(3.1)(.95)(200)}{12} = 49.1 \text{ CFT}$$

$$\text{ARG} = 35 \text{ SQFT [RAIN GARDEN AREA]}$$

$$DSM = 1.5 \text{ FT [SOIL MEDIA DEPTH]}$$

$$PSM = 0.20 \text{ [SOIL MEDIA POROSITY]}$$

VSM = SOIL MEDIA VOLUME

$$VSM = (\text{ARG})(\text{DSM})(\text{PSM}) = (35 \text{ SQFT})(1.5 \text{ FT})(0.20) = 10.5$$

$$\text{DDL} = 1.0 \text{ FT [DRAINAGE LAYER DEPTH]}$$

$$\text{PDL} = 0.40 \text{ [DRAINAGE LAYER POROSITY]}$$

VDL = DRAINAGE LAYER VOLUME

$$VDL = (\text{ARG})(\text{DDL})(\text{PDL}) = (35)(1.0)(0.4) = 14$$

$$\text{PD} = 1.0 \text{ FT [PONDING DEPTH]}$$

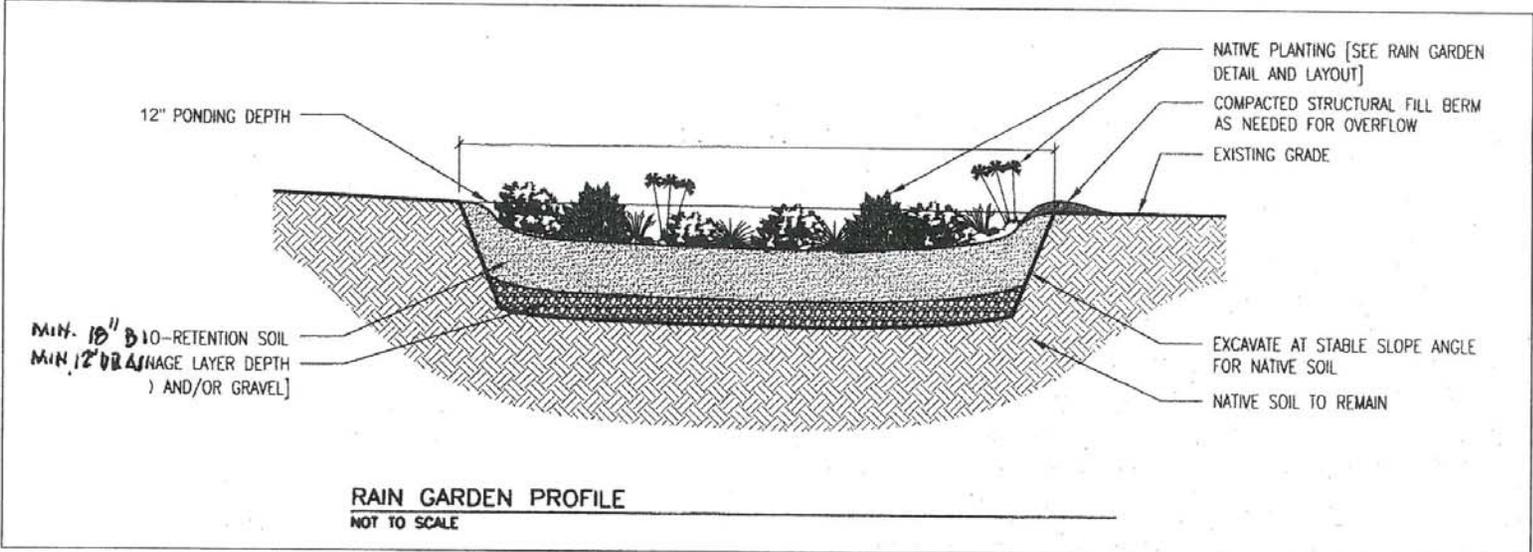
$$WQV < VSM + VDL + (\text{PD} \times \text{ARG})$$

$$49.1 < 10.5 + 14 + 35$$

$$49.1 < 59.5$$

THEREFORE, THE RAIN GARDEN AREA OF 35 SF. IS SUFFICIENT.
ALL UNDERGROUND PIPING WILL BE 6" PVC.

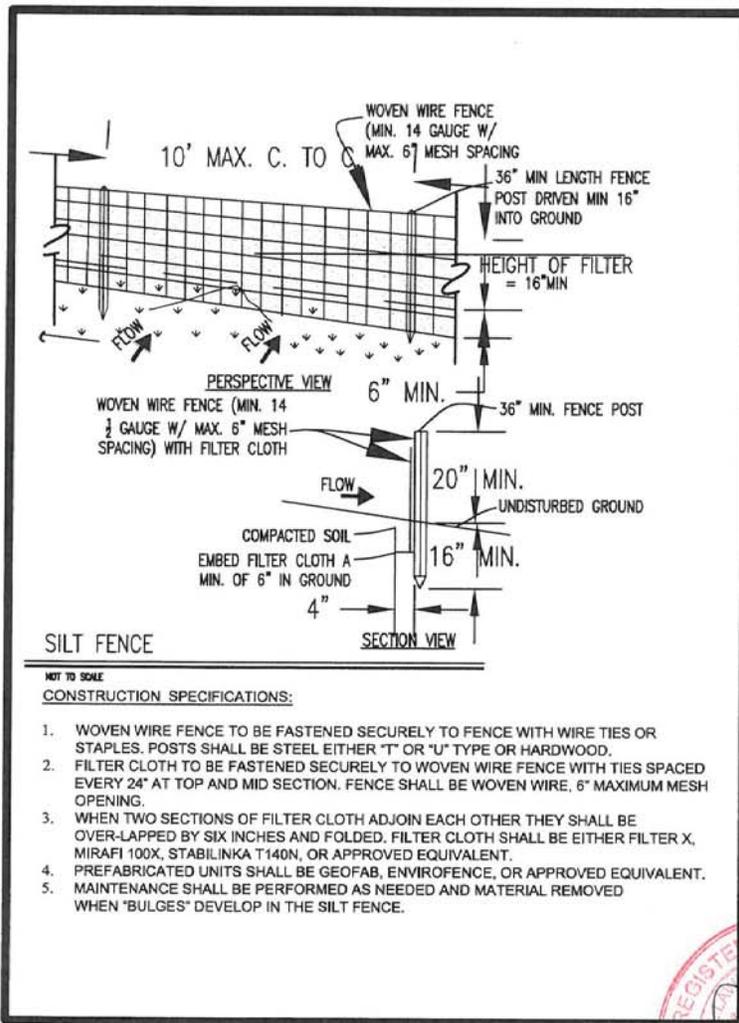




RAIN GARDEN PLANTS:

SYMBOL	SPECIES NAME	COMMON NAME	NO. PLANTS
			RG#1
Aa	<i>Arisaema atrorubens</i>	Jack-in-the-pulpit	2
Ca	<i>Campanula americana</i>	Tall bellflower	1
Cxg	<i>Carex Grays</i>	Bar sedge	1
Cxl	<i>Carex lupulina</i>	Map sedge	1
Ev	<i>Elymus virginicus</i>	Virginia wild rye	2
Ep	<i>Eupatorium purpureum</i>	Purple Joe-Pye weed	2
Iv	<i>Ins virginica-shrever</i>	Wild blue flag iris	1
Lc	<i>Lobelia carinalis</i>	Cardinal flower	2
Mv	<i>Mertensia virginica</i>	Virginia bluebells	2
Oc	<i>Osmunda clayoniana</i>	Interrupted fern	2
Pd	<i>Phlox divaricata</i>	Woodland phlox	2
Sf	<i>Solidago flexicaulis</i>	Zig zag goldenrod	2
Za	<i>Zizia aurea</i>	Golden Alexander	1
TOTAL FOR RAIN GARDEN			21





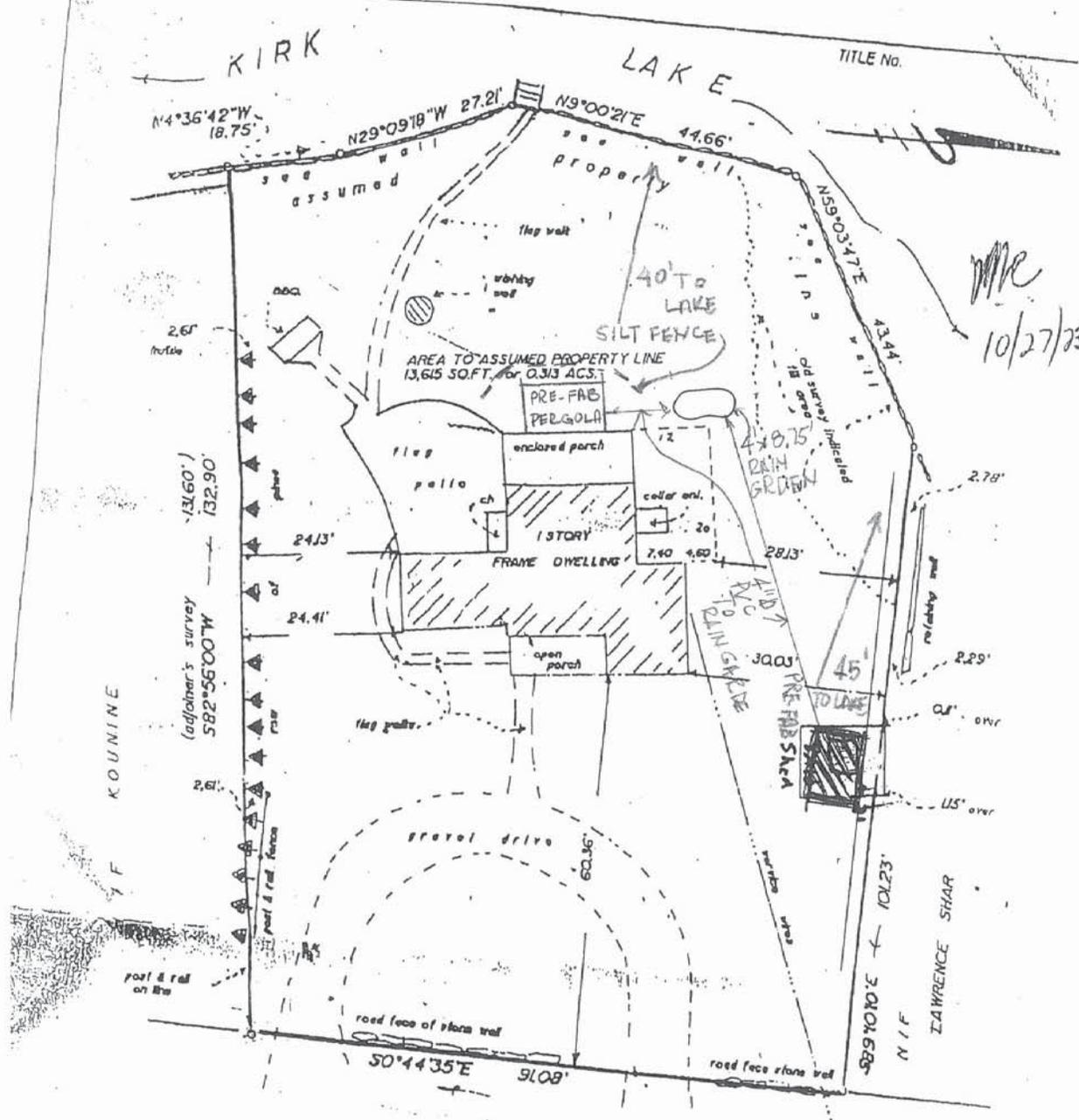
SILT FENCE

NOT TO SCALE
CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



<p>WILLIAM SHILLING 37 KIRK LAKE DRIVE MAHOPAC, NY 10541 TAX MAP# 64.11-1-16</p>		<p>ARCHITECTURAL VISIONS <small>PLLC</small> A GREENBERG DESIGN GROUP</p>
<p>SILT FENCE DETAIL</p>	<p>12-04-2023</p>	<p>TWO MUSCOOT ROAD NORTH MAHOPAC, NY 10541 P 845-628-6613 F 845-628-2807 www.arch-visions.com</p>



MR
10/27/83

SURVEY OF PROPERTY
PREPARED FOR
CHARLES & MARLENE CAVALLO
SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY
SCALE 1 in. = 20 ft. **NEW YORK**
19 88

RICHARD H. GORR the surveyor who made this map, certify
that the survey shown hereon was completed by me on
MARCH 15 19 89, that this map was completed by me
MARCH 18 19 88,
and that this survey has been prepared in accordance with the
acting Code of Practice for Land Surveys adopted by The New
York State Association of Professional Land Surveyors.

- NOTES:
1. 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.
 2. Alteration of this document, except by a licensed Land Surveyor, is illegal.
 3. This map and copies thereof are certified to the above-named owner and the title company and lending institution(s) named hereon, and to those parties only.
 4. Survey based on a survey made by G.W. Carpenter, dated Aug. 26, 1953.

Richard H. Gorr
RICHARD H. GORR, P.L.S., N.Y.S. Lic. No. 40613
ROUTE 8, P.O. BOX 918
HOPAC, N.Y. 10541

RICHARD H. GORR & ASSOCS.
LAND SURVEYORS • GEOLOGISTS • ENVIRONMENTAL STUDIES

Mary Faithorn Scott, Architect
33 Fairways Drive, Mount Kisco, NY 10549
914 241 6262 mfscottarch@gmail.com

December 18, 2023

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

Re: **Request for Wetland Permit**
Brown Residence
18 Frederick Street
Mahopac, NY 10541

To the Members of the Board:

Attached please find:

1. Revised Site Plan Drawing, dated 12-14-23
2. Raingarden Plan L-1.0, designed by Dean Pushlar, Landscape Architect.

The Site Plan has the additional notes requested at the December 7th meeting of the Environmental Conservation Board. Those include:

- The silt fence inspection is to be called for from the engineering department at the beginning and again at the end of the project.
- No fueling in the wetlands buffer.
- No overnight parking in the wetlands buffer.
- Concrete mixing to be done outside the wetlands buffer.
- A designated soil stockpile area.
- A spill kit to be kept on site throughout the project.

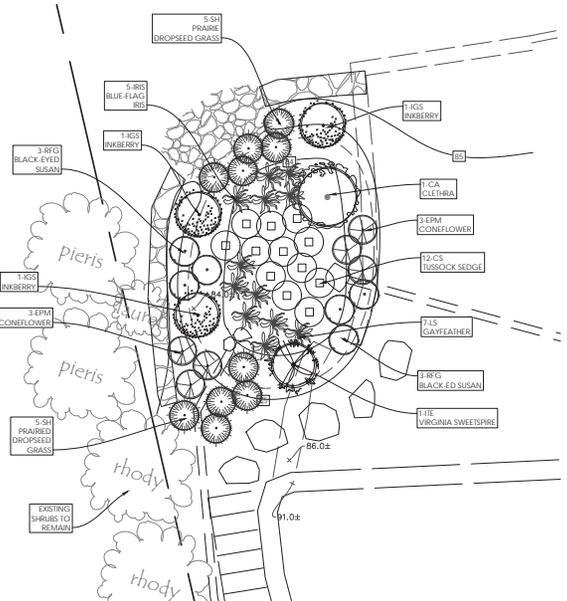
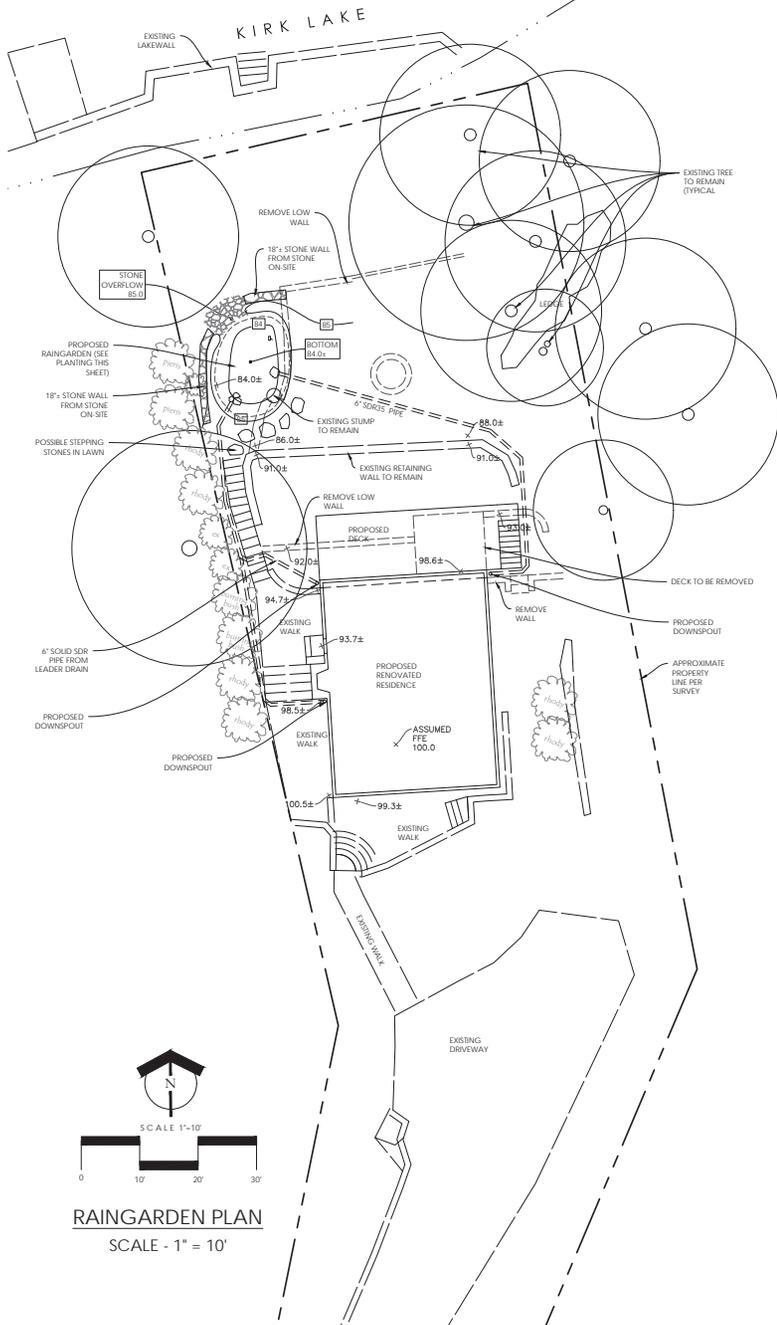
The Raingarden Plan locates the raingarden in an area below the existing retaining wall and designates the native species of plants to be planted. The raingarden has been designed to capture the water from the roof of the new second floor, which will be carried from the leaders underground in solid pipe.

Thank you for your consideration of these revisions. We look forward to receiving a Wetlands Permit for the project.

Very truly yours,



Mary Faithorn Scott



RAINGARDEN PLANTING PLAN

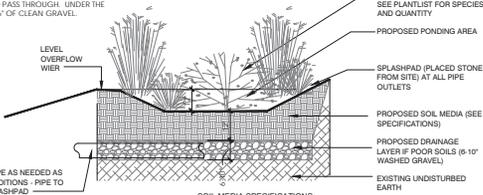
SCALE - 1/4" = 1'-0"

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHRUBS					
CA	1	<i>Caltha anifolia</i> 'Hummingbird'	Summersweet	#6 cont.	white july/aug
ITE	1	<i>Itea virginica</i> 'Little Henry'	Virginia Sweetspine	#5 cont.	white july/aug
EVERGREEN SHRUBS					
IGS	3	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	24-30" ht.	B&B
PERENNIALS, GRASSES AND FERNS					
CS	12	<i>Carex stricta</i>	Tussock Sedge	#1 cont.	2' o.c.
EPM	6	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	#1 cont.	18" o.c. july/aug
IRE	5	<i>Iris versicolor</i>	Blue Flag Iris	#1 cont.	18" o.c. early/late
LS	7	<i>Liatris spicata</i> 'Kobold'	Gayfeather	#2 cont.	18" o.c. rose july/aug
SH	10	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 cont.	30" o.c. fall
RFG	6	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black Eyed Susan	#1 cont.	18" o.c. orange july/oct

RAINGARDEN SIZING CALCULATIONS

ROOF AREA - 1084 S.F.
 SLOD FOR 2" HIGH FLOOD EVENT - 2" = 166
 1084 S.F. x .166 = 180 CU. FT.
 PROPOSED RAINGARDEN SIZE 180 S.F.
 MEASURES 13' X 14'

THE PROPOSED DECK WILL HAVE 3/8" JOINTS TO ALLOW WATER TO PASS THROUGH. UNDER THE DECK WILL HAVE 6" OF CLEAN GRAVEL.



PROPOSED PIPE AS NEEDED AS PER SOIL CONDITIONS - PIPE TO DAYLIGHT/SPLASHPAD

SOIL MEDIA SPECIFICATIONS:
 - COMPOSITION 50% SAND, 20-30% TOPSOIL, NO LESS THAN 5% CLAYS, 20-30% LEAF COMPOST
 - POROSITY 0.20

RAINGARDEN SECTION
 SCALE = N.T.S.

PLANTING NOTES:

- ALL BIDS INCLUDE SITE PREPARATION, SOIL, AND PLANT MATERIALS, SEE BIDS, INSTALLATION, FERTILIZER, MULCH, GUYING, AND TREE GUARDRAILS, UNLESS OTHERWISE STATED.
- LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OBSTRUCTIONS.
- LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
- PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LISTS IN CASE OF DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES NECESSARY TO COMPLETE THE PLANTINGS AS SPECIFIED ON THE PLANTING PLAN. CONTRACTOR/TENDERS TO ADJUST QUANTITIES OF HEDGES AS NEEDED TO ACHIEVE A CONTINUOUS HEDGE WITH NO GAPS BETWEEN SHRUBS.
- NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER.
- PROVIDE ALL TROPES NECESSARY TO COMPLETE ALL APPROPRIATE PLANTINGS AND BIRDS AND TO PROVIDE FOR PROPER DRAINAGE OF PLANTING AREAS.
- ALL PLANT MATERIALS ARE TO BE INSTALLED IN COMPLIANCE WITH STANDARDS AS SET FORTH IN RECOGNIZED LANDSCAPE ARCHITECTURAL AND AMERICAN NURSERY AND LANDSCAPE ASSOCIATION PRACTICES. SIZE AND GRADING STANDARDS SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" SPONSORED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANTS SHALL EQUAL OR EXCEED BIDS AS SPECIFIED.
- ALL AREAS INDICATED AS LAWN SHALL BE SEEDED AND MULCHED AND BE SEEDED TO ESTABLISH LAWN. PROVIDE ONE PRICE AS WELL AS QUANTITY.
- ALL AREAS INDICATED AS SOIL SHALL RECEIVE SOIL.
- ALL EXISTING AREAS AND NEW LAWN DISTURBED DURING THE CONSTRUCTION PROJECT SHALL BE REPAIRED AND SEEDING TO ESTABLISH LAWN FREE OF WEEDS PRIOR TO COMPLETION BY CONTRACTOR.
- TOP ALL PLANTING BEDS WITH SPREADED BARK MULCH, 2" DEEP. AFTER ALL MATERIALS HAS BEEN PLANTED AND WEEDS REMOVED.
- INSTALL NEW IRRIGATION SYSTEM AS REQUIRED TO PROPERLY PROVIDE 100% COVERAGE OF ALL NEW LAWN AREAS, SHRUB AND TREE AREAS.

GENERAL NOTES

EXISTING SURVEY DATA HAS BEEN PROVIDED BY THE PROJECT ARCHITECT. ADDITIONAL SITE INFORMATION AND ELEVATION DATA HAS BEEN ADDED BY THE LANDSCAPE ARCHITECT THROUGH FIELD MEASUREMENTS AND AERIAL PHOTO DATA.

SITE CONTRACTOR TO FIELD VERIFY AND MAKE NECESSARY ADJUSTMENTS AS NECESSARY. BRING MAJOR DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.



dean pushlar AIA, RLA
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 203.733.8516
 13 Kimberly Drive
 Brookfield, CT 06804

revision:
 date: DECEMBER 14, 2023

BROWN RESIDENCE
 18 FREDERICK STREET
 MAHOPAC, NY
 TOWN OF CARMEL

RAINGARDEN PLAN

job number: xxx
 scale: as shown
 drawn by: dpp

drawing number: L-1.0



LOCATION PLAN

NOT TO SCALE

PROJECT NOTES:

OWNER:
DANIEL AND ALISON BROWN

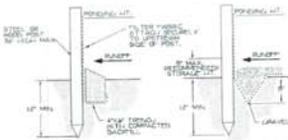
PROJECT SITE ADDRESS:
18 FREDERICK STREET
MAHOPAC, NEW YORK
TOWN OF CARMEL

PROPOSED CONSTRUCTION SCHEDULE:

1. OBTAIN PLAN AND PERMIT APPROVALS FROM THE TOWN OF CARMEL.
2. INSTALL SILT FENCING AS SHOWN AND CALL FOR INSPECTION.
3. EXCAVATE BY HAND FOR DECK FOOTINGS, UNDER THE GUIDANCE OF THE ARCHITECT.
4. MIX CONCRETE IN AREA OUTSIDE OF 100' WETLANDS BUFFER LINE AND WHEEL BARROW MATERIAL TO FOOTING LOCATIONS.
5. UPON CONSTRUCTION COMPLETION, PERFORM FINAL SITE GRADING, TOP SOIL SEED AND HAY AT DISTURBED AREA OF FOOTINGS. INSTALL GRAVEL TO STABILIZE THE AREA BELOW THE NEW DECK.
6. A STOCKPILE AREA WILL BE DESIGNATED OUTSIDE THE BUFFER.
7. AT COMPLETION OF PROJECT, CALL FOR A SILT FENCE INSPECTION.

MAINTENANCE SCHEDULE AND NOTES:

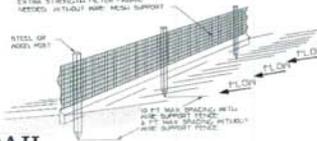
1. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED REGULARLY FOR STABILITY AND OPERATION AT MINIMUM ONE WITHIN EVERY WEEK OR FOLLOWING ANY SIGNIFICANT RAINFALL EVENT. REPAIRS SHOULD BE MADE IMMEDIATELY UPON NOTICE OF FAILURE.
2. SEDIMENT TO BE REMOVED FROM SILT FENCE ONCE LEVELS REACH 50% OF HEIGHT OF EXPOSED FENCE OF BULGES APPEAR.
3. ALL DISTURBED AREAS AROUND FOOTINGS TO BE BACKFILLED IMMEDIATELY AFTER COMPLETED AND ROUGH GRADED.
4. THERE SHALL BE NO FUELING OF MACHINERY IN THE BUFFER AREA.
5. AN EMERGENCY SPILL KIT MUST BE ON SITE FOR THE DURATION OF THE PROJECT.
6. THERE WILL BE NO OVERNIGHT PARKING IN THE WETLANDS BUFFER



STANDARD DETAIL

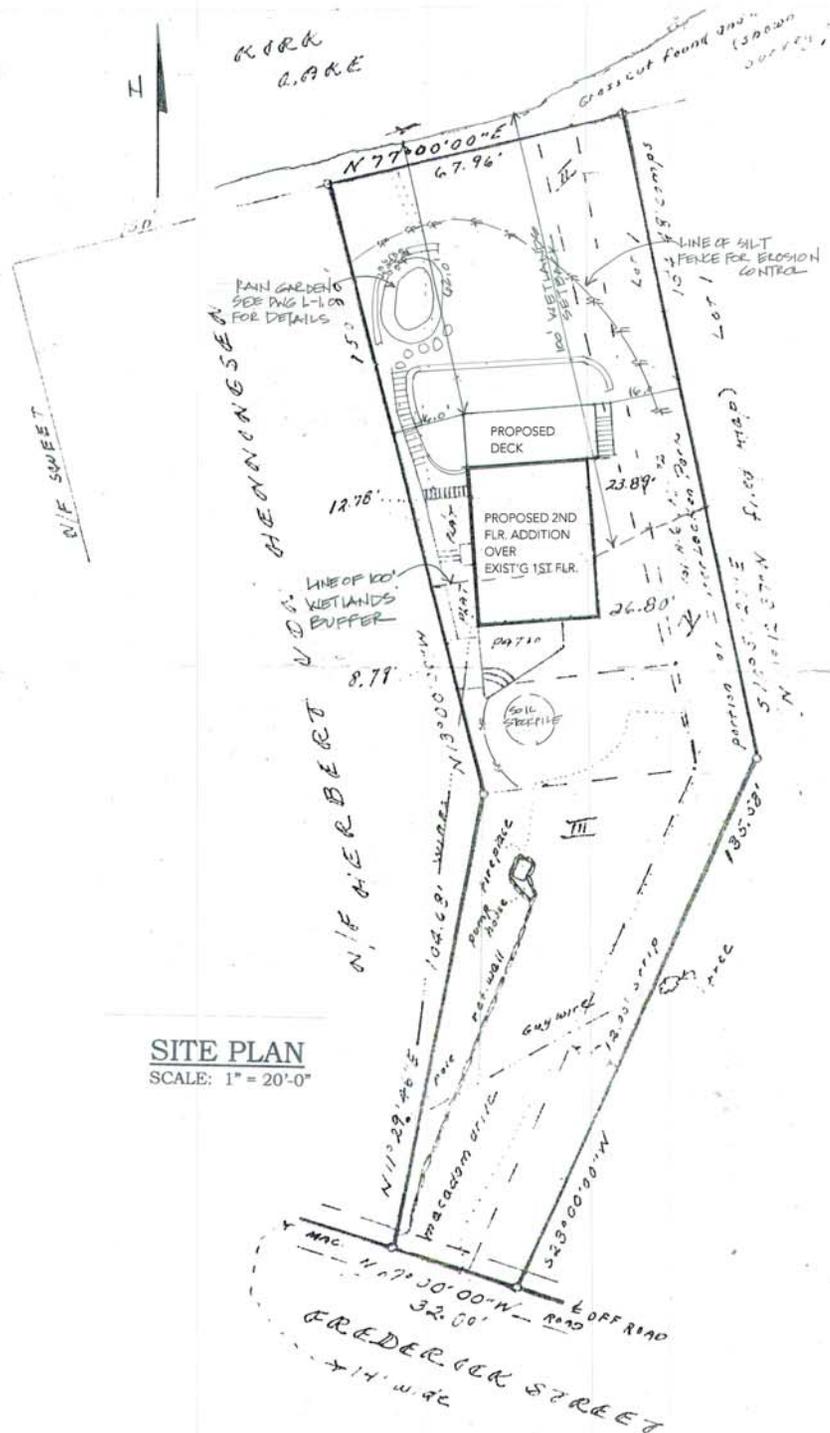
ALTERNATE DETAIL

NOTES:
1. UNRAVEL AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. SEDIMENT REMOVAL SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO EROSION. THE SITE SHALL BE REIMMEDIATELY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPES CONTIGUOUS TO MAXIMIZE FENCING EFFICIENCY.



SILT FENCE DETAIL

NOT TO SCALE



SITE PLAN

SCALE: 1" = 20'-0"

MARY PATRICK SCOTT
33 FAIRWAYS DRIVE
MOUNT KISCO, NY 10549
PHONE: 914-241-6262

BROWN RESIDENCE
18 FREDERICK STREET
MAHOPAC, NY

SITE PLAN

DESIGNED: 12.14.23
REVISIONS:
DATE: NOVEMBER 20, 2023
SCALE: AS SHOWN

S1
BROWN