

ROBERT LAGA
Chairman

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
Vincent Turano
Nicholas Fannin
John Starace

ENVIRONMENTAL CONSERVATION BOARD AGENDA

DECEMBER 1, 2016 – 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. Gagnon, Drew	785 South Lake Blvd	75.42-1-32	Replace Existing Dock/Deck

Bart Lansky Esq.
947 South Lake Blvd.
Mahopac, NY 10541

By Priority Mail

Dated 11.20.16

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

Re: Application for Wetland Permit; 785 South Lake Blvd; Narrative.

Greetings,

We asked that this letter accompany the formal application for a wetland permit. Applicant Drew Gagnon resides with his wife and family at 756 South Lake Blvd. Directly across the street is the parcel known as 785 South Lake Blvd. and identified by Town of Carmel, Tax ID# 75.42-1-32. This is parcel which fronts on Lake Mahopac and is owned in fee by Drew Gagnon and his wife Leslie Holiday (together "the Gagnons"). A copy of their deed for the parcel is attached. A copy of the tax map, a photo of the property and survey of the property are attached to the application. This parcel has been owned by the Gagnons since 2002 and has had a dock on the property without interruption for many generations. The Gagnons use this property in the summer primarily to enjoy the lake with their family.

The Gagnons propose to replace the existing dock with a new larger cantilever dock. This dock will cantilever from the shoreline approximately 14' over the lake with the framing sitting high and dry above the lake. The primary framing will be W16x40 galvanized steel beams anchored to two rows of concrete piers. The first row will be set back about 17' from the shoreline and shall be 5' square concrete footings 2' deep. The second row shall be footings and piers to frost sitting behind the existing stone seawall. The secondary framing shall be pressure treated wood nestled inside the steel beams with Trex decking sitting above it.

The sequencing is proposed as per the schedule on the following page.



BK 1575 PG 0294

TCP 14546

PUTNAM COUNTY RECORDING PAGE

PAGE 1 OF RECORDED DOCUMENT

RECORD & RETURN TO:

TYPE OR PRINT

Richard Blencato, Esq.
303 South Broadway
Suite 310
Harristown, NY 10591

GRANTOR/MORTGAGOR

Water Savings Bank

Leslie Halliday Haggan
Drew Haggan

DO NOT WRITE BELOW THIS LINE

DEED ☒ MTG ☐ SAT ☐ ASMT ☐ CEM ☐ POA ☐ ESMT ☐ OTHER _____

RECORDING FEES

OF
PAGES

5

RCD FEE

15.00

STAT CHG

5.00

REC MGMT

5.00

CROSS REF

CERT COPY

TOTAL

25.00

RESERVE FOR TIME STAMP

2002 JAN 18 AM 11:09

PUTNAM COUNTY
CLERK

DEED TRANSFER TAX

CONSIDERATION \$ 375,000.00

RECEIVED
\$ 1,500.00
REAL ESTATE
TT# 1699
TRANSFER TAX
PUTNAM CTY

PUTNAM COUNTY CLERK'S OFFICE

RECORDED ON

JAN. 18, 2002

LIBER 1575 PAGE 294 AND EXAMINED
PURSUANT TO §315 REAL PROPERTY LAW

Dennis J. Sant

DENNIS J. SANT
Deputy County Clerk

MORTGAGE TAX

MTG AMOUNT

TOTAL TAX

SERIAL NUMBER

AFFIDAVIT FILED ()

MORTGAGE, DEED TAX DISTRICTS:

TOWN OF CARMEL
TOWN OF KENT
TOWN OF PATTERSON
TOWN OF PHILIPSTOWN
TOWN OF PUTNAM VALLEY
TOWN OF SOUTHEAST
UNAPPORTIONED

MORTGAGE TYPES:

Chicago Title Insurance Company**SCHEDULE A****Title No. TCP-14546**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, being more particularly described as follows:

Beginning at a state D.O.T. pin on the south side of South Lake Boulevard in the approximate center of common driveway and running the following courses and distances:

Running along the dividing line between parcel herein described and parcel to west on a course South 19 degrees 24' 00" west for 279.71 feet to a point.

Thence along the lands now or formerly of Feuer South 71 degrees 35' 00" east for 74.58 feet;

Thence North 14 degrees 38' 10" east for 89.84 feet;

Thence along lands now or formerly of Gurewitsch, South 85 degrees 15' 40" east for 43.00 feet, South 86 degrees 02' 50" east for 78.43 feet to a point;

Thence along the lands appropriated by the people of the State of New York for the widening of South Lake Boulevard, North 13 degrees 09' 43" west for 43.00 feet, North 22 degrees 44' 02" west for 99.03 feet, North 45 degrees 55' 07" west for 91.00 feet, North 76 degrees 33' 20" west for 12.10 feet back to the place of beginning.

This description reflects survey by Roland K. Link dated 12/17/01.

DOCK LOT

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

BEGINNING at a cross cut in the seawall on Lake Mahopac at the intersection of parcel described herein and Tax Lot 31, being the most northwesterly corner of parcel described herein and running the following courses and distances:

Along the seawall South 69 degrees 32' 20" East 49.55 feet, South 66 degrees 58' 40" East 5.63 feet;

THENCE along the dividing line with Tax Lot 33 South 20 degrees 56' 00" West 32.86 feet;

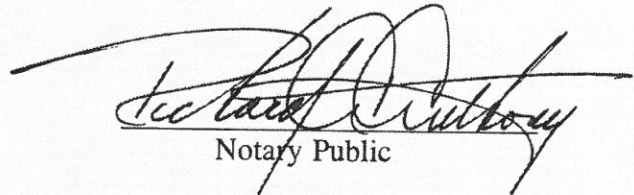
THENCE along South Lake Blvd. North 71 degrees 34' 50" West 22.66 feet North 70 degrees 52' 40" West 31.63 feet;

THENCE along the dividing line with Tax Lot 31 North 9 degrees 24' 00" East 34.66 feet back to the place of BEGINNING.

This description reflects survey by Roland K. Link dated 12/31/01

State of New York)
 County of Ulster)ss.:

On the 9th day of January in the year 2002 before me, the undersigned, a notary public in and for said state, personally appeared MICHAEL K. SHAUGHNESSY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

RICHARD A. ANTHONY
 NOTARY PUBLIC, State of New York
 Reg. #02AN5088860
 Qualified in Ulster County
 Commission Expires March 30, 2008

Bargain & Sale Deed
 With Covenant Against Grantor's Acts

Ulster Savings Bank

TO

Leslie Holliday and
 Drew Gagnon

SECTION 75.42
 BLOCK 1
 LOT 32 and 65

COUNTY/TOWN ~~Ulster/Woodstock~~

PITMAN/CARMELO

ROBERT LAGA
Chairman

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



ROSE TROMBETTA
Secretary

60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barrett
Vincent Iurano
Nicholas Fannin
John Starace

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Drew Gagnon

Address of Applicant: 756 So Lake Mahopac Email: _____

Telephone: _____ Name and Address of Owner if different from Applicant: _____

Property Address: 785 South Lake Blvd Tax Map #: 75.42-1-32

Agency Submitting Application if Applicable: _____

Location of Wetland: Lake MAHOPAC

Size of Work Section & Specific Location: Shoreline 785 South Lake

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).

Construction of cantilever deck

Proposed Start Date: May 1 Anticipated Completion Date: June 1 Fee Paid \$ 225.00

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.

SIGNATURE

10/28/16
DATE

617.20
Appendix B
Short Environmental Assessment Form

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: <div style="text-align: center; font-family: cursive;">GAGNON DECK</div>			
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive;">785 South Lake Blvd. Mahopac NY 10541</div>			
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive;">Construction of cantilever deck</div>			
Name of Applicant or Sponsor: <div style="font-family: cursive;">Drew Gagnon</div>		Telephone: <div style="font-family: cursive;">(914) 439-1111</div>	
Address: <div style="font-family: cursive;">756 South Lake Blvd</div>		E-Mail: <div style="font-family: cursive;">drew.gagnon@mahopacny.com</div>	
City/PO: <div style="font-family: cursive;">Mahopac</div>		State: <div style="font-family: cursive;">NY</div>	Zip Code: <div style="font-family: cursive;">10541</div>
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 X	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <div style="font-family: cursive;">Town of Carmel Building Department</div>		NO 	YES X
3.a. Total acreage of the site of the proposed action?		.04675 acres	
b. Total acreage to be physically disturbed?		.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.04675 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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 checked="" type="checkbox"/> Other (specify): <u>Recreational</u> <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
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	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
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: <u>N/A</u>	NO	YES	
		✓	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?		✓	
		✓	
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?	NO	YES	
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: <u>Lake Mahopac</u>		✓	
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 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	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
		✓	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	✓	
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
	✓	
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
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>DREW GAGNON</u>	Date: <u>10/25/66</u>	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

- 1- ALL NEW STEEL IS TO BE GALVANIZED.
- 2- ALL HARDWARE TO BE GALVANIZED & WHEREVER GALV SURFACE HAS BEEN COMPROMISED, TOUCHED UP WITH ZINC-RICH PRIMER.
- 3- ALL REBAR TO BE EPOXY COATED
- 4- ALL WELDS AND WELDING PROCEDURES ARE TO CONFORM WITH THE AMERICAN WELDING SOCIETY AWS - D1.1
- 3- ALL LUMBER TO BE PRESSURE TREATED, DOUGLASS FUR



185 Masarik Avenue
Stratford, CT

Drew Dock

E I

3		
2	10-17-16	Permit
1	10-12-16	Approve
0	10-07-16	Approve
Rev #	Date	Description
Date: 10/07/16		
Scale: AS NOTED		Job#: 16-000
Drawn by: MBB		Drawn for: Approve
Sheet No.: E1		

4287

LAKE

MAHOPAC

Survey

CROSSCUT ON TOP OF WALL
FOUND @ CORNER PROPERTY

STEEL BEAM

56°32'20"E
deed S39°32'20"E

56°58'40"E
5.63'

49.55'

4.3' E.

CONC. SLAB
0.6' W.

STONE RET. WALL

CONC. STEPS

S.R.W.

CONC. CAP
ON WALL

tax lot 32

PROPERTY AREA:

1858 sq. ft. / 0.0427 acres

PARCEL III (Liber 882; c.p. 66)

N70°52'40"W
31.63'

N71°34'50"W
22.66'

tax lot 31

N19°24'00"E
34.66'

STONE MAS. RET. WALL
0.5' W.

S20°56'00"W
32.06'

tax lot 33

STATE D.O.T. PIN FOUND
@ CORNER PROPERTY
0.2' S. & 0.3' E.

METAL

CONCRETE
SLATE & CONC. STEPS

RETAINING WALL

EDGE OF

GUARD

ROAD

FORMER RIGHT-OF-WAY LINE
AS DESCRIBED IN Liber 882; c.p. 66

SOUTH

N79°24'00"E
44.30'

N70°36'00"W
10.70'

S65°14'55"W
3.39'

S37°59'40"W
5.14'

N75°02'15"W
26.10'

N68°44'20"W
18.79'

N56°00'20"W
14.11'

N45°31'45"W
7.67'

N41°00'20"W
17.97'

CONC. SLAB W/
DRAIN INLET

FACE OF LEDGE OUTCROP

APPROPRIATION

LAKE

CONC. SLAB W/
DRAIN INLET

OF

SCIT FENCE INSTALL
PRIOR TO CONSTRUCTION

75.42-1-32

Gagnon Lot

