

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice 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
John Starace

ENVIRONMENTAL CONSERVATION BOARD AGENDA

APRIL 20, 2017 – 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. Hamilton, Jennifer & Brian	62 Sycamore Rd	65.17-1-1	Construct 2 Car Garage & Patio
2. Kleinschmidt, Lesley & Ned	41 Averill Drive	64.16-1-33	Repair & Extend Existing Boat Dock

EXTENSION OF WETLAND PERMIT

3. Kleinschmidt, Lesley & Ned	41 Averill Drive	64.16-1-33	Renovations to Existing Home
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MISCELLANEOUS

4. Minutes – 03/02/17 & 03/16/17

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: JENNIFER & BRIAN HAMILTON

327 W. 84 ST. - 1ST FLOOR
Address of Applicant: NEW YORK NY. 10024 Email: jhamilton@hamilton.com

Telephone# 212-691-1111 Name and Address of Owner if different from Applicant:

Property Address: 62 SYCAMORE RD., MAHOPAC, NY 10541 Tax Map # 65.17-1-1

Agency Submitting Application if Applicable: N/A

Location of Wetland: LAKE MAHOPAC

Size of Work Section & Specific Location: 2 CAR GARAGE & PATIO - 45 FT. FROM 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).

ALL WORK 45 FT. FROM LAKE

Proposed Start Date: 6/15/17 Anticipated Completion Date: 10/1/17 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.

B. E. O.
SIGNATURE

APRIL 17, 2017
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: HAMILTON			
Project Location (describe, and attach a location map): 62 SYCAMORE RD., MAHOPAC, N.Y. 10541			
Brief Description of Proposed Action: 2 CAR GARAGE & PATIO			
Name of Applicant or Sponsor: JENNIFER & BRIAN HAMILTON		Telephone: _____	
Address: 327 W. 84TH ST., 1ST FLOOR		E-Mail: _____	
City/PO: NEW YORK		State: N.Y.	Zip Code: 10024
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval: CARMEL BLDG. DEPT			
3.a. Total acreage of the site of the proposed action?		0.924 acres	
b. Total acreage to be physically disturbed?		0.042 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.924 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ 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?		X	
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?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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?	X		
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: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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	
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? ☒ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>RAIN GARDEN</u> ☒ NO ☐ YES	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 X	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 X	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 X	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: HAMILTON Date: 4/17/17
Signature: [Signature] - PROJECT ARCHITECT

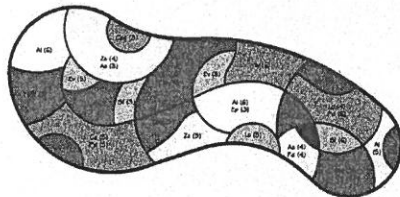
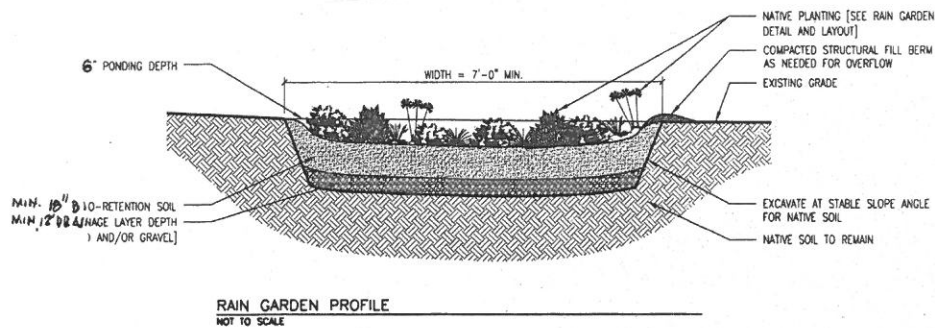
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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.

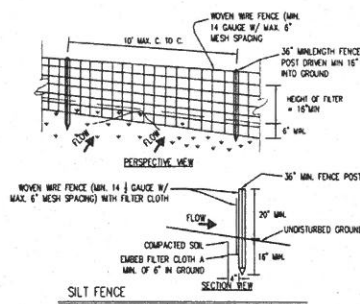
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☐ Check this box if you have 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)



Symbol	Species Name	Common Name	No. of Plants
Aa	Anasas stramonius	Jack-in-the-pulpit	7
Al	Aster latifolius	Star-flowering aster	17
Ca	Ceanothus americanus	Tea-olive	8
Cg	Carex grisea	Blue sedge	8
Cl	Carex lupulina	Blue sedge	7
Ev	Erythronium virginicum	Virginia wild hyacinth	11
Ep	Eupatorium purpureum	Purple Joe-Pye-weed	3
Ir	Iris virginica	Wild blue flag iris	6
Lc	Lonicera canadensis	Canada hawthorn	15
Mv	Monticola virginica	Virginia bluebell	11
Oc	Osmunda cinnamomea	Intersected fern	12
Pd	Phlox paniculata	Woodland phlox	15
Sl	Solidago racemosa	Zip and goldenrod	9
Za	Zizia aurea	Golden Alexander	14
Total Plants Needed			143

RAIN GARDEN DETAIL AND LAYOUT

NTS



CONSTRUCTION SPECIFICATIONS

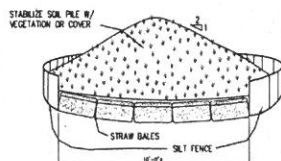
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1\"/>

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCING AS SHOWN ON SITE PLAN. NOTIFY WETLAND INSPECTOR UPON INSTALLATION COMPLETION.
2. CLEAR AREA WHERE CONSTRUCTION IS PROPOSED.
3. CONSTRUCT RAIN GARDEN AND BERM.
4. CONSTRUCT ADDITION AND DECK.
5. INSTALL RAIN GARDEN PLANTINGS.
6. CONNECT ROOF DRAINS TO RAIN GARDEN.
7. CLEAN SITE OF ALL MATERIALS AND SEED LAWN AS NECESSARY.

NOTES:

1. WETLAND INSPECTOR TO BE NOTIFIED UPON COMPLETION OF RAIN GARDEN AND SILT FENCE INSTALLATION. IN ORDER TO PERFORM INSPECTION.
2. THE MAINTENANCE OF THE STORMWATER FEATURES WILL CONFORM TO THE DEP SIGNED MAINTENANCE AGREEMENT.
3. ALL EQUIPMENT FUELING IS TO BE DONE OFF SITE.



SOIL STOCKPILE DETAIL

NOT TO SCALE

NOTES:

1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

RAIN GARDEN CALCULATIONS

- DRAINAGE AREA: 1,033 SQFT
- DISTANCE TO GARDEN: LESS THAN 30 FT
- SOIL TYPE: PAXTON COMPLEX PnB
- GARDEN DEPTH: 6 IN.
- CALCULATION:

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

$$RV = 0.05 + 0.009(100) = 0.95$$

$$A = 1,033 \text{ SQFT [AREA OF DRAINAGE]}$$

$$WOV = \text{WATER QUALITY VOLUME}$$

$$WOV = \frac{(P)(RV)(A)}{12} = \frac{(3.1)(.95)(1,033)}{12} = 253.52 \text{ FT}^3$$

$$ARG = 220 \text{ SQFT [RAIN GARDEN AREA]}$$

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

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

$$VSM = \text{SOIL MEDIA VOLUME}$$

$$VSM = (ARG)(DSM)(PSM) = (220 \text{ SQFT})(1.5 \text{ FT})(0.20) = 66.0 \text{ FT}^3$$

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

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

$$VDL = \text{DRAINAGE LAYER VOLUME}$$

$$VDL = (ARG)(DDL)(PDL) = (220 \text{ SQFT})(1.0 \text{ FT})(0.40) = 88.0 \text{ FT}^3$$

$$PD = 0.5 \text{ FT [PONDING DEPTH]}$$

$$WOV \leq VSM + VDL + (PD \times ARG) = 253.52 \text{ FT}^3 \leq 66.0 \text{ FT}^3 + 88.0 \text{ FT}^3 + (0.5 \text{ FT} \times 220 \text{ SQFT})$$

$$253.52 \text{ FT}^3 \leq 264.0 \text{ FT}^3$$

THEREFORE, THE RAIN GARDEN AREA OF 220.0 SQFT IS SUFFICIENT.
ALL UNDERGROUND PIPING WILL BE 6\"/>

ARCHITECTURAL VISIONS, LLC

A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541
JOEL.GREENBERG@ARCHVISIONS.COM

P: 845-628-6613
F: 845-628-2807

2 CAR GARAGE FOR
MR. & MRS. BRIAN HAMILTON
62 SYCAMORE ROAD
MAHOPAC, NY 10541
TN. OF CARMEL TR. #65,17-111

SITE PLAN
PAGE 5-1 JOB# 3-17-019

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Edward Barnett
Vincent Turano
John Starace

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Lesley & Ned Kleinschmidt

Address of Applicant: 1943 Beckman Ct
Yorktown Heights NY 10598 Email: _____

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

Property Address: 41 Averill Drive Tax Map # 64.16-1-33

Agency Submitting Application if Applicable: _____

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: 900 Square Feet

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).

Repair & extend existing boat dock

Proposed Start Date: 5/1 Anticipated Completion Date: 10/1 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]
SIGNATURE

4/19/17
DATE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

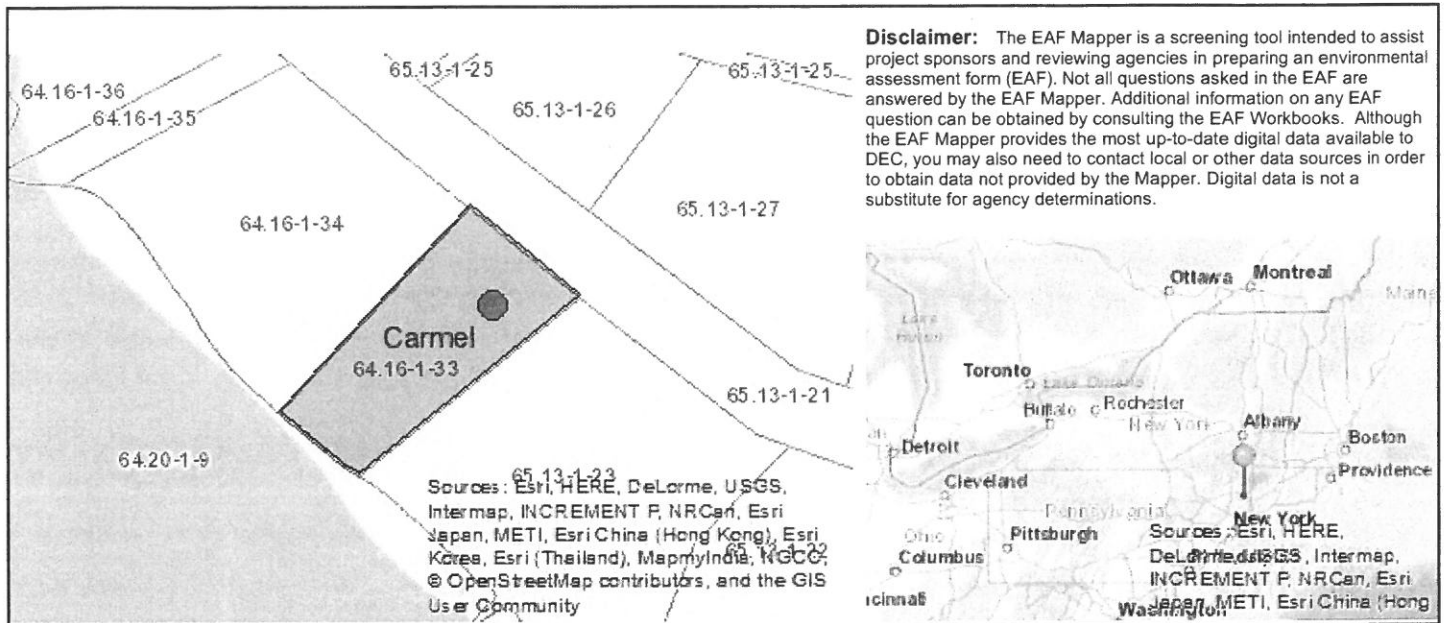
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

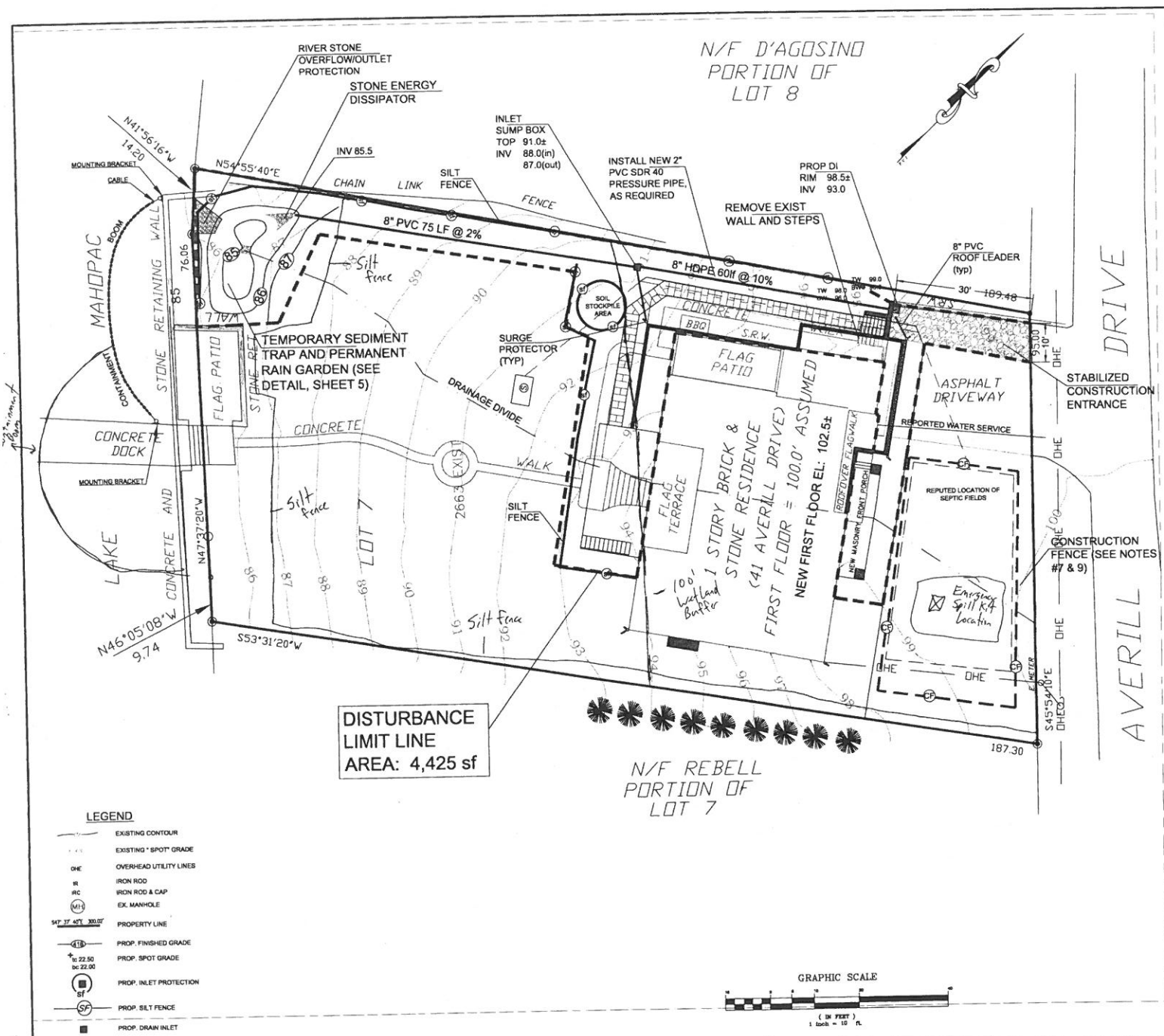
Part 1 - Project and Sponsor Information							
Name of Action or Project: Repair & Extend Existing Boat Dock							
Project Location (describe, and attach a location map): 41 Averill Drive, Mahopac, NY 10541							
Brief Description of Proposed Action: Repair and extend existing boat dock from 30' x 10' to 30' x 30'.							
Name of Applicant or Sponsor: Lesley & Ned Kleinschmidt		Telephone: _____					
		E-Mail: _____					
Address: 1943 Beekman Court							
City/PO: Yorktown Heights		State: New York	Zip Code: 10598				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action? _____ n/a acres b. Total acreage to be physically disturbed? _____ n/a acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ n/a acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
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:			
☒ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ 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	
	☐	☒	
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?	NO	YES	
If Yes,	☒	☐	
a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ 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><i>ASHLAND</i></u> Date: <u><i>4/19/2017</i></u> Signature: <u><i>ASHLAND</i></u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	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 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



GENERAL NOTES

1. SITE PLAN FROM A MAP PREPARED BY MICHAEL PICORILLO, RA
2. PROPERTY LINE AND TOPOGRAPHIC INFORMATION FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY PREPARED FOR 41 AVERILL DRIVE" AND PREPARED BY JOHN J. MULDOON, LS, DATED LAST REVISED MAY 5, 2015.

NOTES

1. EROSION CONTROLS MUST BE PROPERLY INSTALLED, MAINTAINED AND INSPECTED AROUND THE WORK SITE.
2. CONSTRUCTION ENTRANCES MUST BE PROPERLY MAINTAINED SO THAT NO DEBRIS OR DIRT IS DEPOSITED ON THE STREET.
3. EXPOSED AREAS MUST BE STABILIZED AS SOON AS LAND ALTERATIONS ARE COMPLETED.
4. ANY UNDERGROUND PIPING OR STRUCTURES MUST BE INSPECTED PRIOR TO BACKFILLING; A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER TO SCHEDULE ANY INSPECTION.
5. PRIOR TO THE START OF ANY EXCAVATION OPERATIONS THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 1-800-962-7862 OR 811.
6. NO MATERIAL, FILL OR CONSTRUCTION EQUIPMENT IS TO BE STORED IN THE AREA RESERVED FOR ANY STORMWATER MITIGATION SYSTEM OR EXISTING SEWAGE DISPOSAL AREA.
7. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL LOCATE THE LIMITS OF THE EXISTING SEWAGE DISPOSAL AREA AND INSTALL CONSTRUCTION FENCE AROUND THE ENTIRE AREA.
8. THE CONTRACTOR IS ADVISED THAT BASED UPON AVAILABLE INFORMATION THE EXISTING SEWAGE DISPOSAL AREA IS LOCATED IN THE FRONT YARD OF THE PROPERTY AND THEREFORE IS NOT AVAILABLE FOR THE STORAGE OF ANY MATERIALS OR EQUIPMENT. THE CONTRACTOR IS ALSO PROHIBITED FROM DRIVING ANY CONSTRUCTION VEHICLES - REGARDLESS OF DISPLACEMENT OVER THE ABSORPTION FIELDS.
9. CONTRACTOR TO LOCATE AND PROTECT EXISTING SEWAGE EJECTOR PIPE PRIOR TO THE START OF ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
10. WALLS AND WALKWAYS NOT DESIGNATED FOR DEMOLITION ARE TO BE REPAIRED AS DIRECTED BY THE OWNER.
11. CONTRACTOR TO HAVE A UNIVERSAL SPILL KIT ON SITE AT ALL TIMES. KIT TO BE AS MANUFACTURED BY PIG CORPORATION OR APPROVED EQUAL. THE SPILL KIT SHALL BE KEPT IN THE CONTRACTOR'S TRAILER (IF SO PROVIDED) OR IN THE BASEMENT OF THE RESIDENCE AT ALL TIMES.
12. THERE SHALL BE NO ON-SITE STORAGE OF FUEL FOR CONSTRUCTION EQUIPMENT.
13. CONTAINMENT BOOM TO BE "SIMPLEX BOOM" AS MANUFACTURED BY PIG CORP OR APPROVED EQUAL. BOOM TO BE SECURED TO THE EMBANKMENT AS INDICATED ON THE PLANS. PRIOR TO THE INSTALLATION OF THE BOOM, THE CONTRACTOR SHALL PROVIDE SHOP CUTS, MANUFACTURER'S BROCHURES AND INFORMATION RELATIVE TO THE INSTALLATION AND MAINTENANCE OF THE BOOM TO THE SATISFACTION OF THE TOWN ENGINEER AND THE ENGINEER OF RECORD.

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PAWLING, NEW YORK 12564
(914) 760-1800

STORMWATER
MITIGATION PLAN

KLEINSCHMIDT RESIDENCE
RENOVATIONS
MAHOPAC, N.Y. 10561
41 AVERILL ROAD

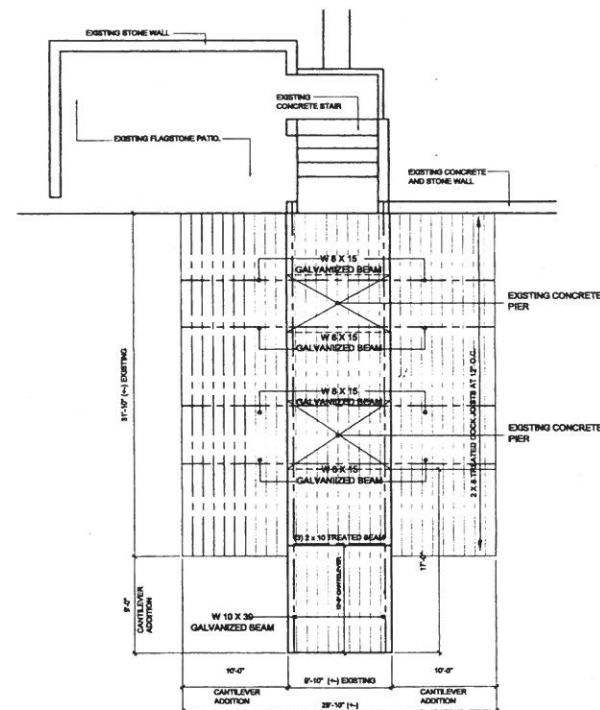
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MAP

Michael Piccirillo Architecture

NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS
FOR ACCURACY, OR CONTACT ARCHITECT. CONTACT ARCHITECT
IF THERE ARE ANY DISCREPANCIES.
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SL	DATE	DOE
1	5/8/15	ISSUED FOR ZDA
2	6/9/15	REVISED ZDA SUBMISSION
3	10/17/15	REVISED

PROJECT NAME:

RESIDENCE

PROJECT ADDRESS:

41 AVERILL DRIVE
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MICHAEL A PICCIRILLO, AIA

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FACSIMILE: 914-368-9839
michael@mpiocinilloarchitect.com
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SITE PLAN

DOCK REPAIR PLAN

NAME	AS NOTED	ONE
FORM PL	VL	SP100
DEPT	VL	
DATE	10/1	

SEQUENCE OF CONSTRUCTION

GENERAL

IT IS THE INTENT OF THIS NARRATIVE TO OUTLINE THE GENERAL STEPS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY. IT MUST BE RECOGNIZED THAT EACH JOB HAS CONDITIONS WHICH MAY WARRANT SOME DEVIATION FROM THE STEPS OUTLINED HEREIN. TO THE EXTENT PRACTICAL, THE CONTRACTOR SHALL FOLLOW THE STEPS OUTLINED HEREIN. TO THE EXTENT PRACTICAL, THE CONTRACTOR SHALL FOLLOW THE STEPS OUTLINED HEREIN. TO THE EXTENT PRACTICAL, THE CONTRACTOR SHALL FOLLOW THE STEPS OUTLINED HEREIN.

THE PRIMARY ASPECT OF THIS PROJECT IS THE CONSTRUCTION OF MODIFICATIONS TO THE RESIDENCE, INCLUDING A MAJOR WORKING OF THE GARAGE AND ACCESS DRIVEWAY. ANCILLARY TO THE WORK IS THE INSTALLATION OF DRAINAGE IMPROVEMENTS AND THE REPLACEMENT OF EXISTING WALKS WITH NEW. AS MUCH OF THE SITE LIES WITHIN ONE HUNDRED FEET OF THE EDGE OF LAKE, THE IMPLEMENTATION OF THE SEGMENT AND EROSION CONTROLS MUST RECEIVE CONSTANT ATTENTION AND MAINTENANCE UNTIL SUCH TIME AS THE DISTURBED AREAS ARE STABILIZED.

THE INCLUDED SITE PLANS DEPICT THE DISTURBANCE LIMIT LINES ASSOCIATED WITH THE WORK AND REPRESENT THOSE AREAS WHERE THE CONTRACTOR SHALL LEAVE IMPACT THROUGHOUT THE WORK TO THAT END, THE CONTRACTOR MAY ESTABLISH HIS STAGING AREA AND IF NEEDED A CONSTRUCTION TRAILER WITHIN THE LIMIT OF DISTURBANCE.

CLEARING, GRUBBING AND DEMOLITION

PRIO TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN LOCATIONS INDICATED ON THE PLANS. THE CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN OR AS RECOMMENDED BY THE MANUFACTURER. ONCE ACCORDANCE WITH THE EROSION CONTROL PLAN OR AS RECOMMENDED BY THE MANUFACTURER IS INSTALLED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND/OR REPRESENTATIVES OF THE TOWNSHIP OF CANAHE TO INSPECT THE INSTALLATION OF THE EROSION CONTROL MEASURES AND CONSTRUCTION FENCE (SEE NOTES REGARDING THE EROSION CONTROL).

UPON AUTHORIZATION TO PROCEED, THE CONTRACTOR MAY COMMENCE WITH THE CLEARING AND GRUBBING OPERATIONS WITHIN THE LIMITS OF DISTURBANCE LINES. DUE TO THE LIMITED AREA IN WHICH TO WORK, IT MAY BE NECESSARY TO STORE ANY STRIPPED TOPSOIL AT AN OFF-SITE LOCATION. IF THE CONTRACTOR INTENDS TO STORE THE TOPSOIL ON-SITE, IT SHALL BE LIMITED TO THE DISTURBANCE LIMIT LINE.

SEGMENT AND EROSION CONTROL

ONCE INSTALLED, MAINTAINING THE SEGMENT AND EROSION CONTROL MEASURES SHALL BE AN ONGOING PROCESS THROUGHOUT CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.

CONSTRUCTION SEQUENCING

WEEK 1 THROUGH 4

- INSTALL SEGMENT EROSION CONTROLS
- INITIATE DEMOLITION
- STRIP AND STORE TOPSOIL FOR LATER USE
- UTILIZE EXISTING DRIVEWAY FOR INITIAL ACCESS
- ESTABLISH STAGING AREA
- CONSTRUCT STABILIZED CONSTRUCTION ACCESS DRIVE
- INSTALL CONSTRUCTION FENCE AROUND BUFTIC FIELD

WEEK 6 THROUGH 9

- EXCAVATE AND CONSTRUCT FOOTINGS
- INITIATE CONSTRUCTION OF FOUNDATION WALLS
- ROUGH GRADE RAIN GARDEN TO CREATE THE TEMPORARY SEGMENT TRAP

WEEK 10 THROUGH 12

- INSTALL FOOTING DRAINAGE BACKFILL FOUNDATION WALLS
- INSTALL DRAINAGE ACCESS POINT FOUNDATION WALL

WEEK 13 THROUGH 19

- COMMENCE WITH CONSTRUCTION AND RENOVATIONS TO RESIDENCE
- COMMENCE CONSTRUCTION OF REAR DECK
- EXTEND DRAINAGE TO REAR YARD AREA
- RESTORE FRONT YARD AREA, TOPSOIL AND BED FOR STABILIZATION

WEEK 20 THROUGH 24

- DELIVER PLANT AND LANDSCAPING FOR RAIN GARDEN
- CONTINUE WITH BUILDING RENOVATIONS
- COMPLETE DECK CONSTRUCTION
- REMOVE ANY ACCUMULATED SATE FROM THE TEMPORARY SEGMENT TRAP

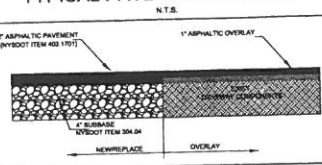
WEEK 25 - 30

- CONVERT TEMPORARY SEGMENT TRAP TO RAIN GARDEN
- CONNECT DRAINAGE SYSTEM TO RAIN GARDEN
- CONSTRUCT SIDEWALK
- RESTORE CONSTRUCTION ACCESS DRIVEWAY, TOPSOIL AND BED
- INSTALL PLANT MATERIAL IN RAIN GARDEN

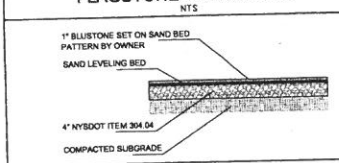
WEEK 30 - 36

- INSTALL ROOF GUTTERS AND LEADLINE CONNECT TO DRAINAGE SYSTEM
- TOPSOIL AND BED ALL DISTURBED AREAS
- REMOVE SEDIMENT AND EROSION CONTROLS
- COMPLETE HOUSE RENOVATIONS
- PAVER REPAIR DRIVEWAY
- SITE CLEAN-UP

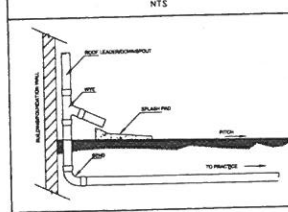
TYPICAL PAVEMENT SECTION



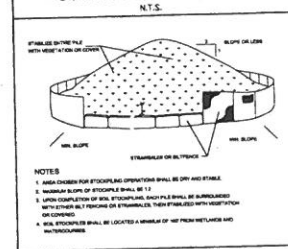
FLAGSTONE WALK DETAIL



SURCHARGE PROTECTION



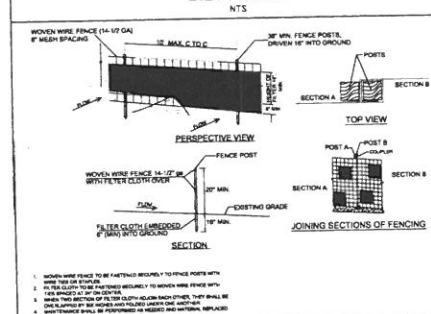
SOIL STOCKPILING DETAIL



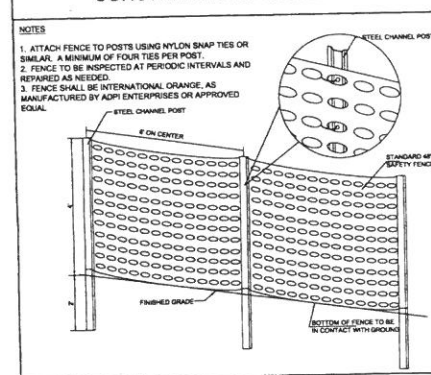
NOTES

1. SOIL STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MINIMUM SLOPE OF STOCKPILE SHALL BE 1:1.
3. UPON COMPLETION OF SOIL STOCKPILING, SOIL PILES SHALL BE SURROUNDED WITH 10\"/>

SILT FENCE



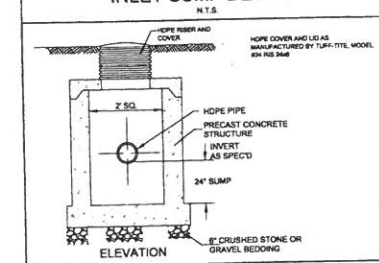
CONSTRUCTION FENCE DETAIL



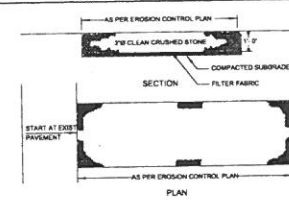
NOTES

1. ATTACH FENCE TO POSTS USING NYLON SNAP TIES OR SIMILAR. A MINIMUM OF FOUR TIES PER POST.
2. FENCE TO BE INSPECTED AT PERIODIC INTERVALS AND REPAIRED AS NEEDED.
3. FENCE SHALL BE INTERNATIONAL ORANGE, AS MANUFACTURED BY ADRI ENTERPRISES OR APPROVED EQUAL.

INLET SUMP DETAIL



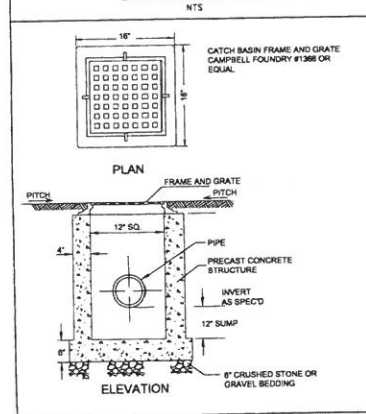
STABILIZED CONSTRUCTION ENTRANCE



INSTALLATION NOTES

1. STONE SIZE - USE 2\"/>

DRAIN INLET DETAIL



SHEET 6 OF 6

DATE: 03/23/2018

PROJECT: PCLE

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DETAILS

KLEINSCHMIDT RESIDENCE RENOVATIONS

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