

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

JULY 13, 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. Hilltop Manor Realty Corp. | 164 East Lake Blvd | 76.22-1-5 | Planning Board Referral (Boathouse) |

MISCELLANEOUS

2. Minutes – 06/15/17

ROBERT LAGA
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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Hilltop Manor Reality Corp

Address of Applicant: PO Box 636 Mahopac, NY 10541 Email: _____

Telephone# 845 628 6600 Name and Address of Owner if different from Applicant: _____

Property Address: 164 East Lake Blvd Tax Map # 76.22-1-5

Agency Submitting Application if Applicable: N/A

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: Boathouse over existing dock (14'x25')

Will Project Utilize State Owned Lands? If Yes, Specify: Lake Mahopac

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).

N/A

Proposed Start Date: 7/1/17 Anticipated Completion Date: 8/1/17 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.

SIGNATURE

6/12/17
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: Hilltop Manor Realty Corp | | | | | | | |
| Project Location (describe, and attach a location map): 164 East Lake Blvd | | | | | | | |
| Brief Description of Proposed Action: Boathouse | | | | | | | |
| Name of Applicant or Sponsor: Hilltop Manor Realty Corp | | Telephone: 845-628-6600 E-Mail: NICKVBR@AOL.COM | | | | | |
| Address: PO Box 636 | | | | | | | |
| City/PO: Mahopac | | State: NY | Zip Code: 10541 | | | | |
| 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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 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: ECB & BUILDING DEPT. | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO | YES | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | |
| 3.a. Total acreage of the site of the proposed action? | | 0.3942 acres | | | | | |
| b. Total acreage to be physically disturbed? | | 0 acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.3942 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 checked="" 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, a. A permitted use under the zoning regulations? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input 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? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | <input checked="" 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: _____ N/A | NO <input 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: _____ | 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: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| b. Is the proposed action located in an archeological sensitive area? | <input type="checkbox"/> | <input checked="" 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? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 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: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input 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 checked="" 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 <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 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 | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 10px;"> <div style="width: 60%;"> Applicant/sponsor name: _____ Signature: _____ Project Architect </div> <div style="width: 35%; text-align: right;"> Date: <u>6-2-17</u> </div> </div> | | |

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)? | | |

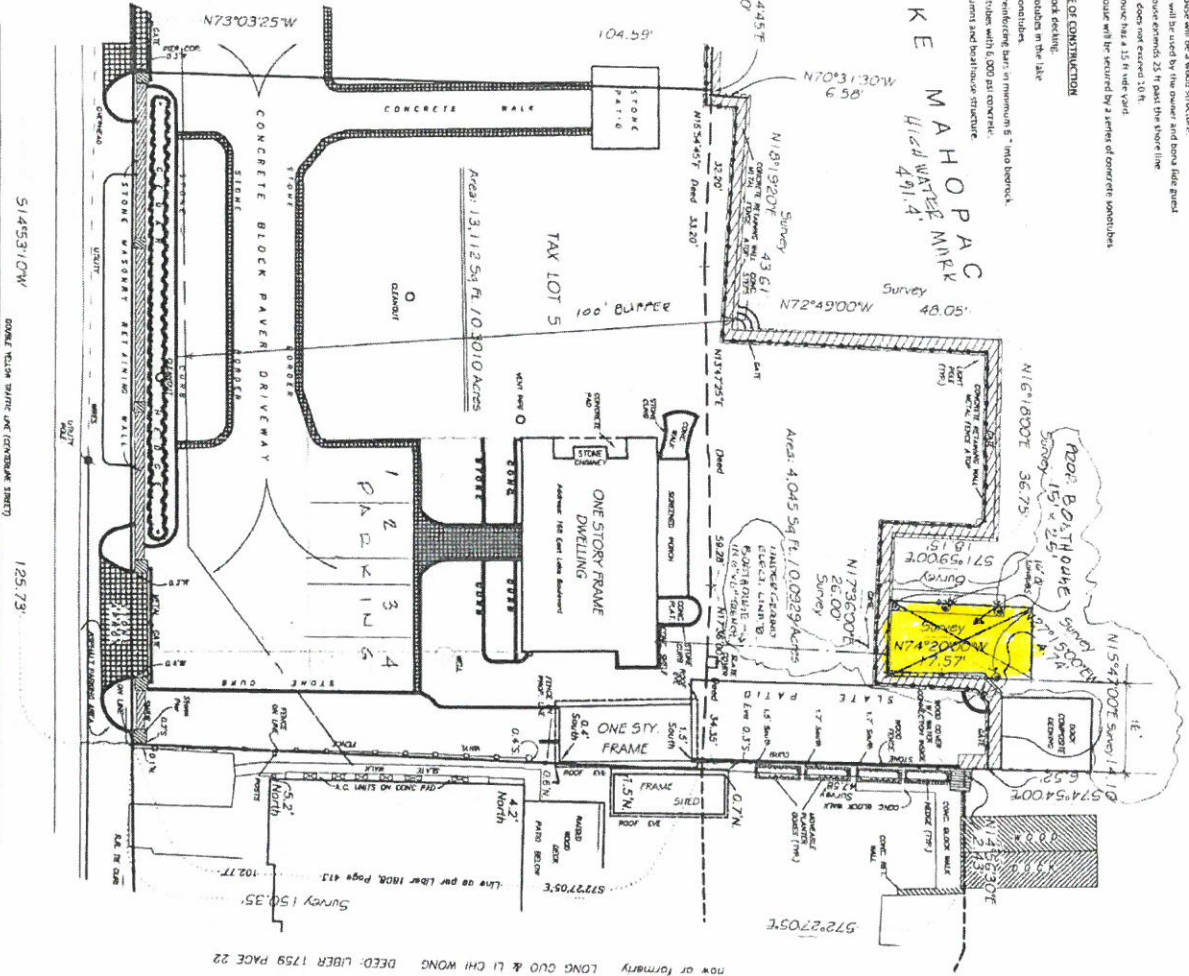
NOTES

1. No demolition is required.
2. The entire structure to be retained at the bathhouse.
3. Lights will be provided for the bathhouse.
4. The bathhouse will be retained for the existing residence.
5. Lights will be provided for the bathhouse.
6. The bathhouse will be retained for the existing residence.
7. The bathhouse will be retained for the existing residence.
8. The bathhouse will be retained for the existing residence.
9. The bathhouse will be retained for the existing residence.

SEQUENCE OF CONSTRUCTION

1. Remove dock footing.
2. Install foundation in the lake.
3. Overlaid construction.
4. Install the remaining part in minimum 5" into concrete.
5. Pour concrete with 6,000 psi concrete.
6. Install columns and bracing structure.

LAKE MAHOPAC
412 WATER MARK
491.4'



now or formerly LONG GUO & LI CHI WONG DEED: LIBER 1759 PAGE 22

formerly JOANNE C. VALE
now or formerly HILLTOP REALTY CORP. DEED: LIBER 1881 PAGE 91

EAST LAKE BOULEVARD

SITE PLAN - 11.15.00
DATED ON SURVEY BY LINE DATED 10/18/16

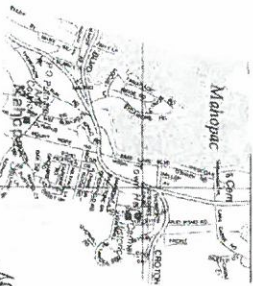
Site Data Notes

1. Owner - Hilltop Manor Realty Corp
PO Box 636
Mahopac, NY 10541
845-628-8800

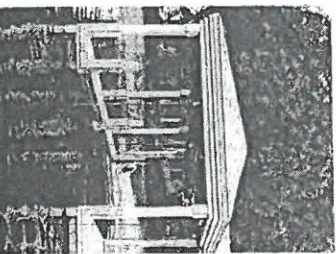
2. Project location - 154 East Lake Blvd
20 N.E. - R410 - T44 78-22-01-5
3. Proposed Use - A bathhouse with no walls, just a roof.
4. Water - existing well
5. Sewer - connected to existing town sewer
6. Snow load - 50PSF
7. Wind load - 110 MPH
8. Wind Exposure - C
9. Seismic Design - C
- a. Design Category - DI
- b. Site Class - D
- c. Group - 1

| Lot Area | Lot Coverage | Lot Width | Lot Depth | Lot Area Ratio | Minimum Required Floor Area | Height | Height | Height | Height |
|-------------|--------------|------------|------------|----------------|-----------------------------|--------|--------|--------|--------|
| 4,000.00 SF | 15.7% | 17.172.55' | 17.172.55' | 1.7% | 1.7% | 1.7% | 1.7% | 1.7% | 1.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |
| 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% | 15.7% |

EXIST. EXISTING LOT TO REMAIN



IDEAL MAP



PROPOSED BATHHOUSE
DATE: 11.15.00
BY: [Signature]

| | | |
|---|--|--|
| ARCHITECTURAL VISIONS 2 HILLTOP ROAD NORTH MAHOPAC, NY 10541 P: 845-628-8800 F: 845-628-8800 | | SCALE: AS NOTED DRAWN BY: AS PROJECT NO: 05.17.063 |
| BOATHOUSE FODI HILLTOP MANOR REALTY INC 164 EAST LAKE BLVD MAHOPAC, NY 10541 TM# 76.12.1-1-5 | | SITE PLAN & NOTES ISSUANCE P: 05.17.063 D: 05.17.063 |