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*Vice Chairman*

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CARL STONE  
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**TOWN OF CARMEL**  
**PLANNING BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
[www.ci.carmel.ny.us](http://www.ci.carmel.ny.us)

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

PATRICK CLEARY,  
AICP, CEP, PP, LEED AP  
*Town Planner*

VINCENT FRANZE  
*Architectural Consultant*

**PLANNING BOARD AGENDA**  
**JUNE 14, 2017**

**MEETING ROOM #2**

**TAX MAP #   PUB. HEARING   MAP DATE   COMMENTS**

**PUBLIC HEARING**

- |   |          |         |         |                   |
|---|----------|---------|---------|-------------------|
| 1. Putnam Hospital Center/Emergency Department<br>Addition – 670 Stoneleigh Ave | 66.-2-57 | 6/14/17 | 5/12/17 | Amended Site Plan |
|---|----------|---------|---------|-------------------|

**SITE PLAN**

- |   |           |        |                       |
|---|-----------|--------|-----------------------|
| 2. Jan-El Properties, Inc. – 7 Lupi Plaza         | 86.7-1-25 | 6/6/17 | Amended Site Plan     |
| 3. Hilltop Manor Realty Corp – 164 East Lake Blvd | 76.22-1-5 | 6/6/17 | Site Plan (Boathouse) |

**MISC.**

- |                       |
|-----------------------|
| 4. Minutes – 05/10/17 |
|-----------------------|

## Joel Greenberg

---

**From:** Joel Greenberg <joel.greenberg@arch-visions.com>  
**Sent:** Tuesday, June 6, 2017 11:35 AM  
**To:** 'Franzetti,Richard'  
**Cc:** 'Trombetta,Rose'  
**Subject:** RE: 06-06-17 86.7-1-24 Lupi Plaza - Jan Ell

Planning Board,

Response to Mr. Franzetti's memo dated 5/4/17;

1. Site Plan sent to Mahopac Fire Dept.
2. Storage units will be placed on an 8" base of gravel.
3. The cutoff has been removed from the drawing.
4. Additional approvals required. ZBA approved on 5/25/17, Bldg. permit will be applied for when the Planning Approval is granted.
5. A stormwater permit is not required.

Very truly yours,

  
**Joel Greenberg, RA, AIA, NCARB**  
Principal Architect

Architectural Visions, PLLC

2 MUSCOOT ROAD NORTH

MAHOPAC, NY 10541

P 845-628-6613

F 845-628-2807

[WWW.ARCH-VISIONS.COM](http://WWW.ARCH-VISIONS.COM)



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# Hilltop Manor Realty Corp

TOWN OF CARMEL

## SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

**No application will be placed on the agenda that is incomplete**

### Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

### Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

*Rose Yonlutta* 6/7/17  
Planning Board Secretary; Date

*[Signature]* 6/7/17  
Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Hilltop Manor Realty Corp	Application # 17-0008	Date Submitted: 6/5/17
Site Address: No. 164 Street: East Lake Blvd Hamlet: Mahopac, NY 10541		
Property Location: (Identify landmarks, distance from intersections, etc.) 164 Esat Lake Blvd		
Town of Carmel Tax Map Designation: Section 16.22 Block 1 Lot(s) 5	Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date Liber Page	Liens, Mortgages or other Encumbrances Yes No	
Existing Easements Relating to the Site <input checked="" type="radio"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="radio"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes No Attached List to this Application Form YES		
APPLICANT/OWNER INFORMATION		
Property Owner: Hilltop Manor Realty Corp	Phone #: 845-628-6600 Fax#:	Email: NICKVBR @ AOL.COM
Owners Address: No. Street: PO Box 636 Town: Mahopac State: NY Zip: 10541		
Applicant (If different than owner): Same as above	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions	Phone #: 628 6613 Fax#: 628 2807	Email: joel.greenberg@ arch-visions.com
Address: No. 2 Street: Muscoot Rd North Town: Mahopac State: NY Zip: 10541		
Other Representatives: NONE	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: BOAT HOUSE		



# TOWN OF CARMEL SITE PLAN APPLICATION

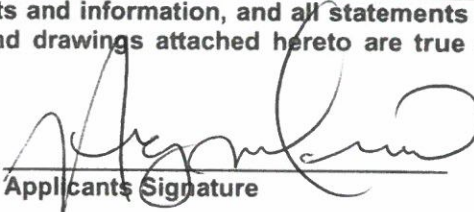
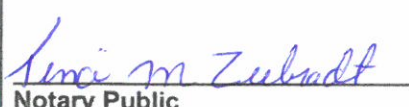
PROJECT INFORMATION			
<b>Lot size:</b> Acres: <u>0.3942</u> Square Feet: <u>17,172</u>		<b>Square footage of all existing structures (by floor):</b> <u>2250</u>	
<b># of existing parking spaces:</b> <u>5</u>		<b># of proposed parking spaces:</b> <u>5</u>	
<b># of existing dwelling units:</b> <u>1</u>		<b># of proposed dwelling units:</b> <u>0</u>	
<b>Is the site served by the following public utility infrastructure:</b>			
<div style="display: flex; justify-content: space-between;"> <div>           ▪ Is project in sewer district or will private septic system(s) be installed? <u>YES</u>            ▪ If yes to Sanitary Sewer answer the following:         </div> <div style="text-align: right;"> <u>N/A - BOATHOUSE</u> </div> </div>			
<div style="margin-left: 150px;">           ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>            ▶ Is this an in-district connection? _____ Out-of district connection? _____            ▶ What is the total sewer capacity at time of application? _____            ▶ What is your anticipated average and maximum daily flow _____         </div>			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u>N/A</u>			
<div style="display: flex; justify-content: space-between;"> <div>           ▪ Water Supply         </div> <div>           Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> </div>			
<div style="margin-left: 40px;">           If Yes:           <div style="margin-left: 20px;">             ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>              ▶ What is the total water capacity at time of application? _____              ▶ What is your anticipated average and maximum daily demand _____           </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>▪ Storm Sewer</div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>▪ Electric Service</div> <div>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>▪ Gas Service</div> <div>Yes: <input type="checkbox"/> No: <input type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>• Telephone/Cable Lines</div> <div>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div> </div>			
For Town of Carmel Town Engineer			
Water Flows <u>N/A</u> Sewer Flows <u>150 6/7/17</u>			
<b>Town Engineer; Date</b>			
<b>What is the predominant soil type(s) on the site?</b> <u>N/A</u>		<b>What is the approximate depth to water table?</b> <u>N/A</u>	
<b>Site slope categories:</b>		<b>15-25%</b> <u>100%</u> <b>25-35%</b> _____ % <b>&gt;35%</b> _____ %	
<b>Estimated quantity of excavation:</b>		<b>Cut (C.Y.)</b> <u>0</u> <b>Fill (C.Y.)</b> <u>0</u>	
<b>Is Blasting Proposed</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
<b>Is the site located in a designated Critical Environmental Area?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
<b>Does a curb cut exist on the site?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		<b>Are new curb cuts proposed?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<b>What is the sight distance?</b> Left <u>300ft</u> Right <u>300ft</u>			
<b>Is the site located within 500' of:</b>			
<div style="display: flex; justify-content: space-between;"> <div>• The boundary of an adjoining city, town or village</div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>• The boundary of a state or county park, recreation area or road right-of-way</div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>• A county drainage channel line.</div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			
<div style="display: flex; justify-content: space-between;"> <div>• The boundary of state or county owned land on which a building is located</div> <div>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> </div>			

## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? <div style="text-align: center;">90 Days</div>			

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	17,172 SF	17,172.5 SF
Lot Coverage	15%	13%	13%
Lot Width	120 FT.	125 FT.	126 FT.
Lot Depth	200 FT.	105 FT.	105 FT.
Front Yard	40 FT.	75 FT.	75 FT.
Side Yard	25 FT.	17 FT.	17 FT.
Rear Yard	30 FT.	10 FT.	10 FT.
Minimum Required Floor Area	N/A		
Floor Area Ratio	N/A		
Height	35 FT.	20 FT.	20 FT.
Off-Street Parking	2	5	5
Off-Street Loading	N/A		

## TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	N/A
Structural System	6x6 COLS & CONN. TO EXIST. CONC
Roof	2x6 RAFTERS
Exterior Walls	N/A
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Nicholas Crecco</u> Applicants Name	 Applicants Signature
Sworn before me this <u>2nd</u> day of <u>June</u> 20 <u>17</u>	
 Notary Public	TINA M. ZUBRADT Notary Public, State of New York No. 01ZU6103694 Qualified in Dutchess County <u>20</u> Commission Expires January 5, 20 <u>18</u>





# TOWN OF CARMEL

## SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed By the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input type="checkbox"/> N/A - NO REGRADING	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> BOATHOUSE OVER EXISTING DOCK	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input type="checkbox"/> NONE	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input type="checkbox"/> N/A	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input type="checkbox"/> N/A NO LTG. PRDP.	<input type="checkbox"/>
14	Proposed signage	NONE <input type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input type="checkbox"/> N/A	<input type="checkbox"/>



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Requirement		To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/>  N/A	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/>  N/A	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	N/A — ONLY BOATHOUSE PROP	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THIS FORM MUST BE COMPLETED BY THE APPLICANT OR THE PROFESSIONAL PREPARING THE SITE PLAN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE ALL NECESSARY INFORMATION TO THE TOWN OF CARMEL.

**Applicants Certification (to be completed by the licensed professional preparing the site plan:**

I Joel Greenberg hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



Signature - Applicant

Date

Professionals Seal

Signature - Owner

6-2-17

Date



TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I Rose Tronchetti hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Tronchetti

Signature - Planning Board Secretary

6/7/17

Date

[Signature]

Signature - Town Engineer

6/7/17

Date

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

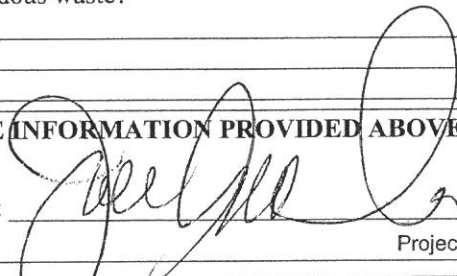
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

<b>Part 1 - Project and Sponsor Information</b>							
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> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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							

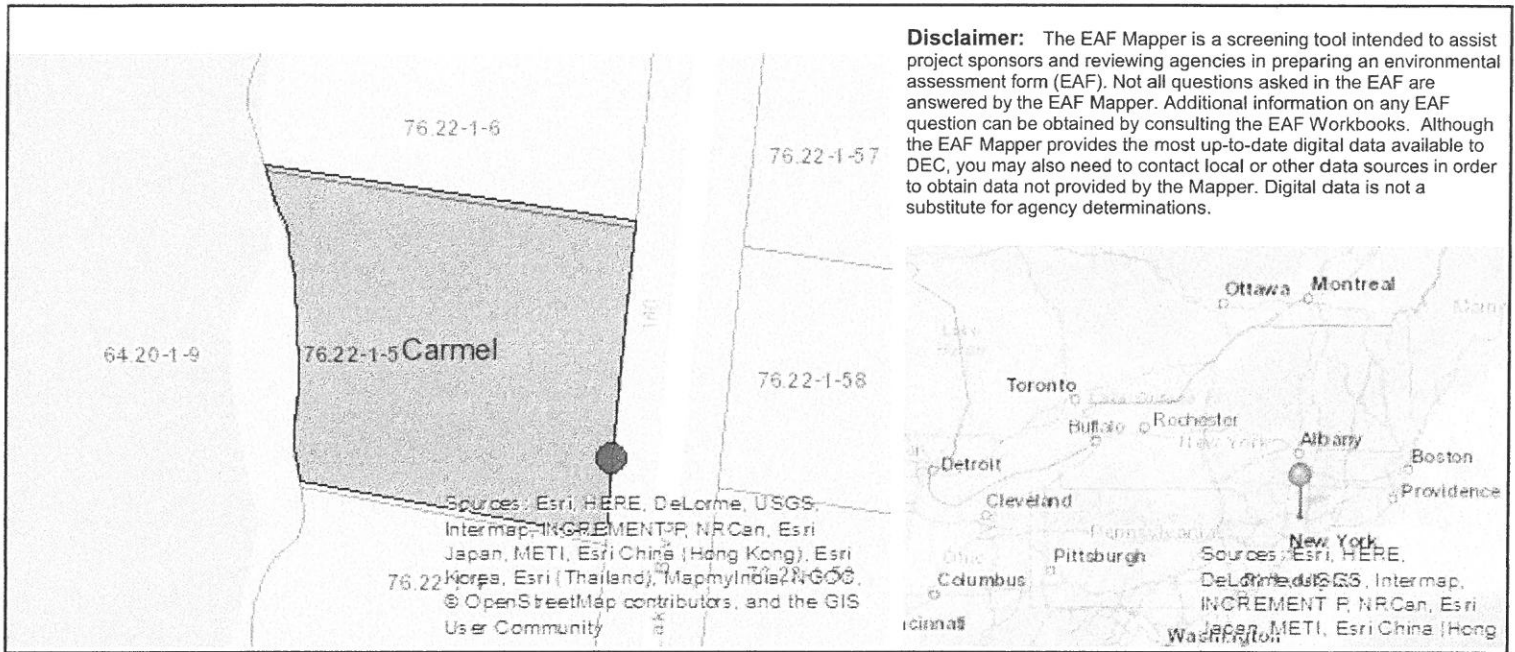


5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. 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			

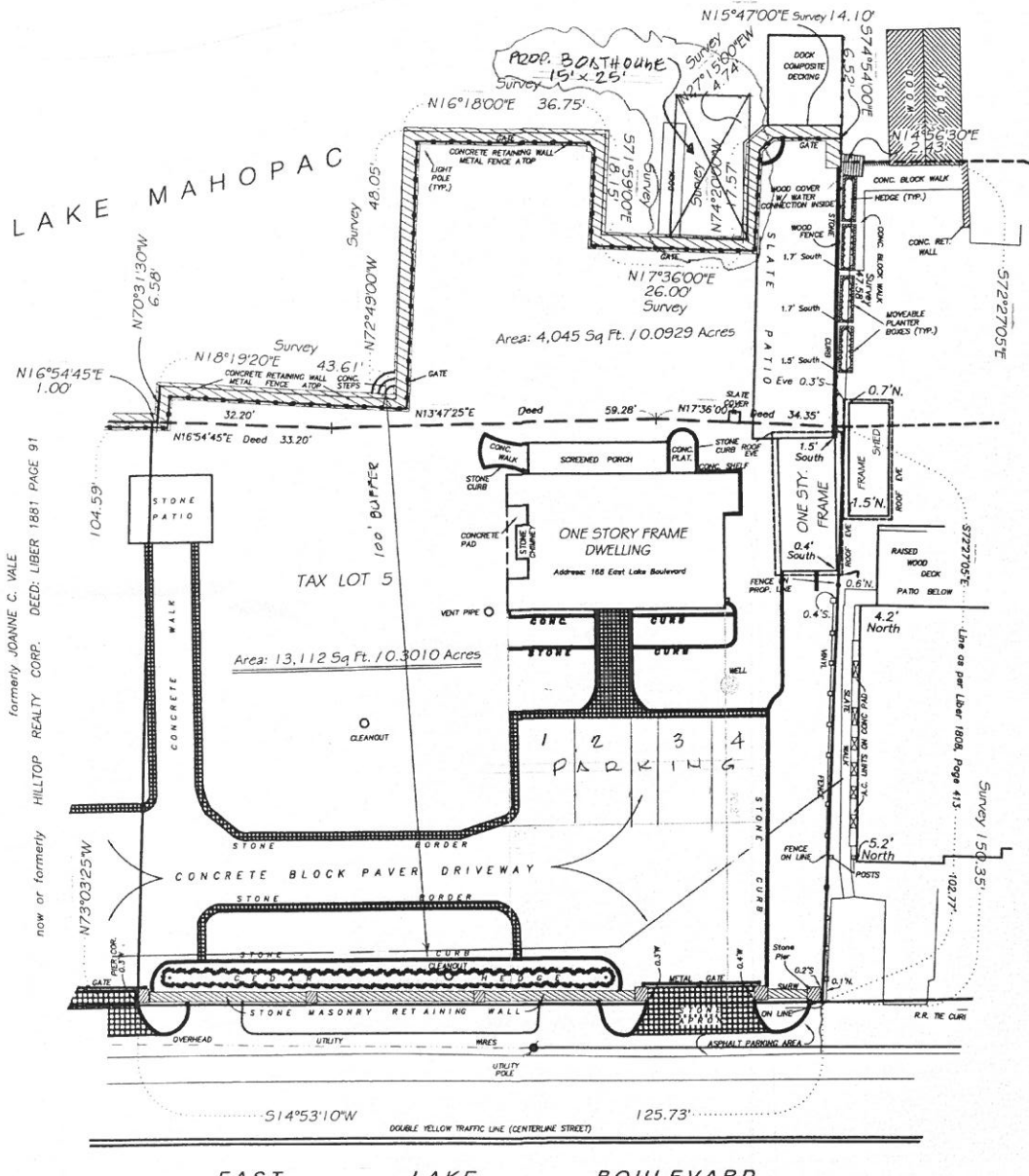
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the 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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u></u> Date: <u>6-2-17</u> 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)?		



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]	Yes



formerly JOANNE C. VALE  
HILLTOP REALTY CORP. DEED: LIBER 1881 PAGE 91  
now or formerly  
now or formerly LONG GUO & LI CH WONG DEED: LIBER 1759 PAGE 22

# Site Data Notes

- Owner - Hilltop Manor Realty Corp.  
PO Box 636  
Mahopac, NY 10541  
845-628-6800
- Project Location - 164 East Lake Blvd
- ZONE - C TM# 76.22-01-5
- Propose Use - A boathouse with no walls just a roof.
- Water - existing well.
- Sewer - connected to existing town sewer.
- Snow load - 50PSF
- Wind load - 110 MPH
- Wind Exposure - C
- Seismic Design -  
a. Design Category - DI  
b. Site Class - D  
c. Group - I

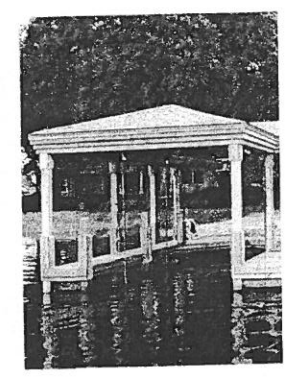
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	17,172 SF	17,172 SF (P)
Lot Coverage	15%	15%	15% (P)
Lot Width	32.2 FT.	125 FT.	125 FT. (P)
Lot Depth	200 FT.	105 FT.	105 FT. (P)
Front Yard	40 FT.	75 FT.	75 FT.
Side Yard	25 FT.	17 FT.	17 FT. (P)
Rear Yard	30 FT.	10 FT.	10 FT. (P)
Minimum Required Floor Area	N/A		
Floor Area Ratio	N/A		
Height	35 FT.	20 FT.	20 FT.
Off-Street Parking	2	4	4
Off-Street Loading	N/A		

(P) PRE-EXISTING NON-CONFORMING

EXIST. OUTDOOR LIT TO REMAIN



AERIAL MAP  
NTS



PROPOSED BOATHOUSE  
NTS

**ARCHITECTURAL VISIONS**  
A GREENBERG DESIGN GROUP  
 2 MUSCOT ROAD NORTH  
 MAHOPAC NY, 10541  
 P: 845-628-6613  
 F: 845-628-2807

**BOATHOUSE FOR:**  
 HILLTOP MANOR REALTY INC.  
 164 EAST LAKE BLVD  
 MAHOPAC, NY 10541  
 TM# 76.22-01-5

**SITE PLAN & NOTES**

ISSUANCE  
 PP: 6/12/17  
 PB: 6/16/17

SCALE 6/9  
 NOTED  
 DRAWN BY AS 100  
 PROJECT NO 05-17-063

SITE PLAN - 1"=15.00'  
BASED ON SURVEY BY LINK DATED 10/13/16