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Chairman

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ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.carmelny.org

BOARD MEMBERS

Edward Barnett
Anthony Dusovic
Marc Pekowsky
Vincent Turano

ENVIRONMENTAL CONSERVATION BOARD AGENDA

MARCH 6, 2014 – 7:30 P. M.

SUBMISSION OF APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Westchester Modular Homes/ Hackett, David	433 Barrett Hill Rd	53.-1-60	Construct New Modular Home (Revision)
2. Engle, Robert & Marianne	8 Frederick St.	64.19-1-68	Construct Gazebo and Expand Existing Dock

MISCELLANEOUS

3. Minutes – 12/5/2013, 1/16/2014

Patrick J. Hatcher
Westchester Modular Homes CC
1995 Route 22
Brewster, NY 10509

(845) 278-1700
(845) 278-8720 Fax

March 4, 2014

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

Re: Hackett Residence
433 Barrett Hill Road
Mahopac
Proposed Work

To Whom It May Concern:

This letter is a short synopsis of the work proposed at the above referenced site:

- Demolition of the existing residence and foundation and associated decks and patio.
- Construction of a new modular residence in the same general area as the existing residence.
- New construction will include a covered porch and rear covered deck.
- The closest point from the existing residence to the wetland on the site is 45.6'±.
- The closest point from the proposed residence to the wetland on the site is 45.8'±.

Very truly yours,



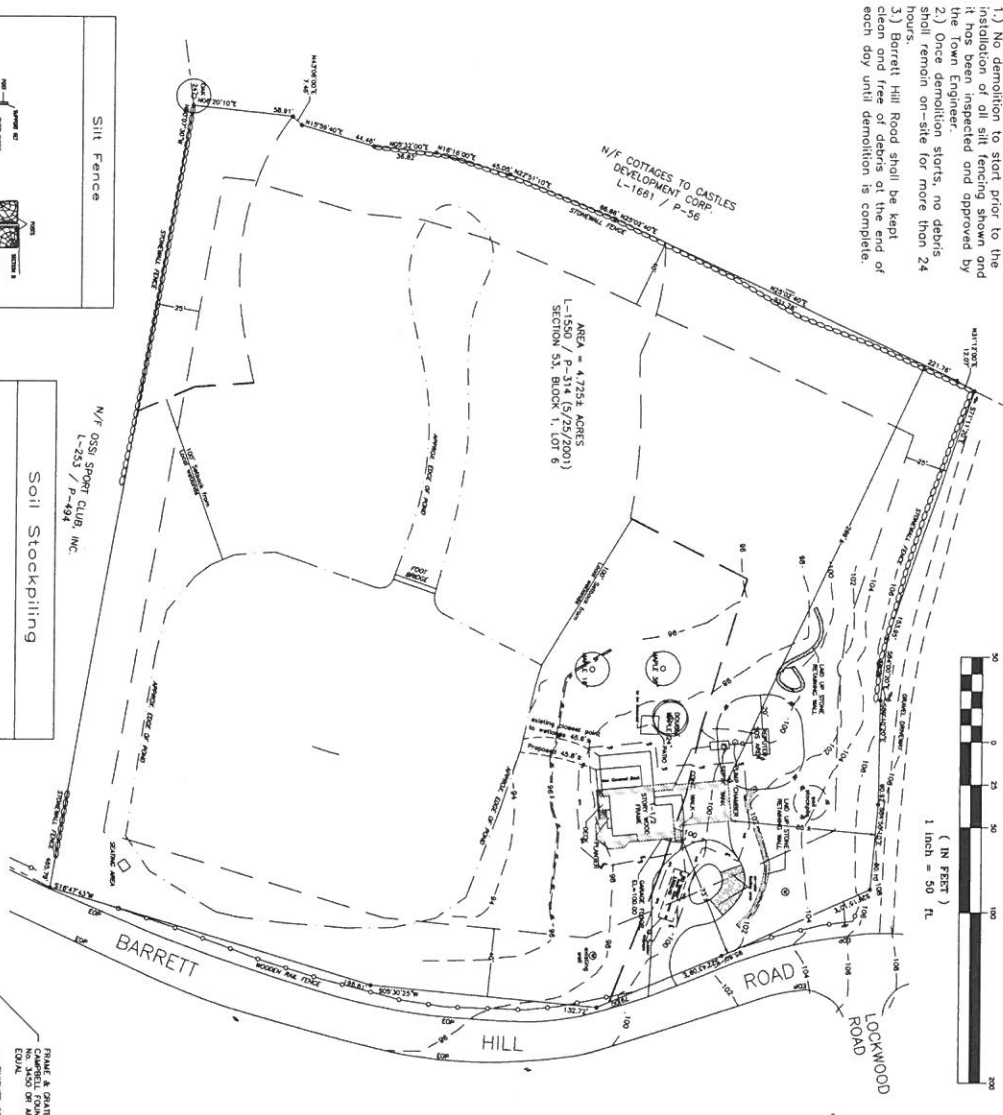
Patrick J. Hatcher.

- DEMOLITION NOTES:**
- 1.) No demolition to start prior to the installation of all silt fencing shown and it has been inspected and approved by the Town Engineer.
 - 2.) Once demolition starts, no debris shall remain on-site for more than 24 hours.
 - 3.) Barrett Hill Road shall be kept clear of debris from the start to the end of each day until demolition is complete.

DEMOLITION NOTES:

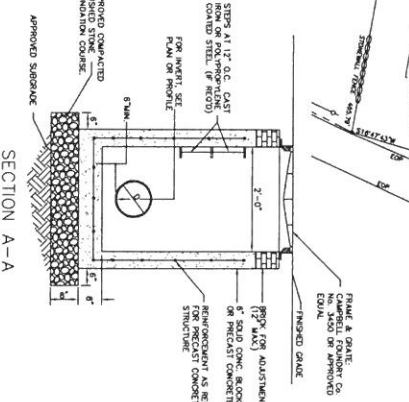
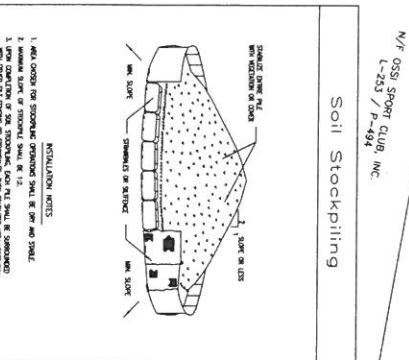
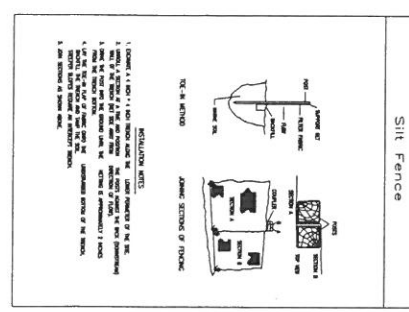
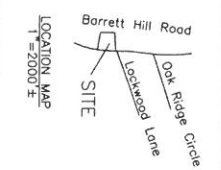
GRAPHIC SCALE

(IN FEET)
1 inch = 50 Ft



Zoning Chart - R Zone

Minimum Lot Area	Proposed
120,000 s.f.	205,823 s.f.
Minimum Lot Frontage	50 ft
Minimum Lot Width	200 ft
Minimum Lot Depth	480 ft
Min. H. Principal Bldg	200 ft
Min. H. Principal Bldg	35 ft
Front	40 ft
Side	25 ft
Rear	40 ft
Max. Bldg Coverage	15%
On-street Parking Bldg/Tot	1/4
	2/6



Cultec 3300 Recharger System

From Cultec Spec Sheet, Storage / L.F. = 1116 c.f./l.f.

From Plans, area of new impervious = 5671 s.f.

Proposed = 5671 s.f.

Existing = 4211 s.f.

Net Change = 1460 s.f.

Rainfall required = 25 yr storm = 6.0 in.

Increase in runoff = 630 c.f.

Length of recharger required = 56.41 l.f.

Effective length of each unit = 7.00 l.f.

Number of Units required = 8.06

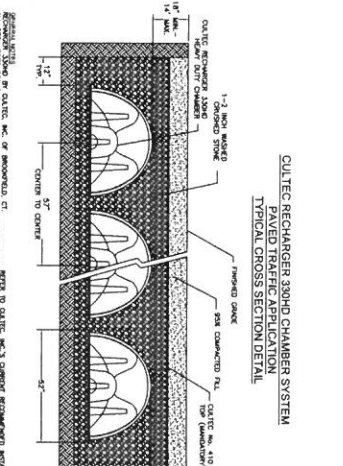
USE = 8 units

NOTES:

Existing house, planter, decks and exterior steps to be removed.

Limit of Disturbance indicates location of silt fencing.

Disturbed area within 100' wetland buffer=5,730 s.f.



CONTACT INFORMATION:

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567
Tel: (203) 775-1416
Fax: (203) 775-1462
www.aspisarriconsulting.com

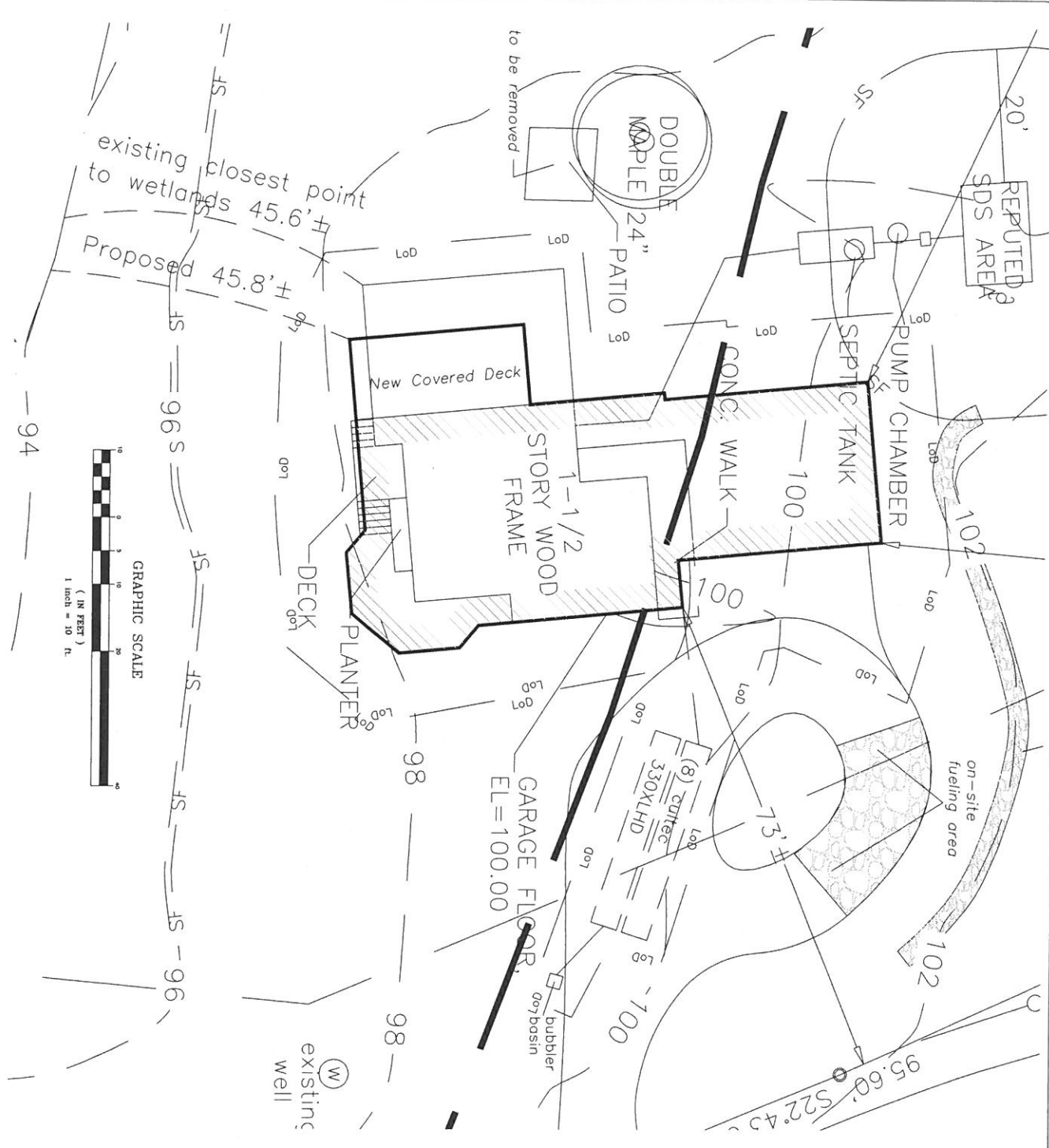
- rev 2/28/2014 new footprint, demo notes, cultec change, silt fence added
- rev 2/12/2014 new footprint
- rev 2/10/2014 new survey, new footprint
- rev 11/20/2013 cultec detail

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

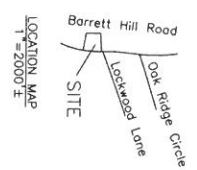
SHEET 2013-25-02
SCALE AS NOTED
FILE D:\2K7\WHMCC\HACKETT
DATE 2/10/2014

PROPOSED SITE PLAN
David Hackett - 433 Barrett Hill Road
Mahopac, New York

Unauthorized alteration or addition to this drawing is a violation of §7209(2) of the NYS Education Law.



NOTE:
A spill kit must be on-site during all fueling operations



rev 2/28/2014 new footprint, spill kit note
rev 2/12/2014 new footprint

SHEET	2013-25-02
SCALE	AS NOTED
FILE	D:\2K7\W\HCC\HACKETT
DATE	2/10/2014

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

PROPOSED SITE PLAN
David Hackett - 433 Barrett Hill Road
Mahopac, New York

HERODES & MOLÉ, P.C.

ATTORNEYS AT LAW

888 ROUTE SIX
MAHOPAC, NEW YORK 10541

ANTHONY R. MOLÉ
JENNIFER M. HERODES

TELEPHONE (845) 628-1100
FACSIMILE (845) 628-1110
WWW.HERODESMOLE.COM

BY APPOINTMENT ONLY
CROSSWEST OFFICE CENTER
399 KNOLLWOOD ROAD, SUITE 220
WHITE PLAINS, NEW YORK 10603

February 25, 2014

Carmel Environmental Conservation Board
Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Robert F. Engle III and Marianne Engle
Application for Wetland Permit
Premises: 8 Frederick Street, Mahopac, NY 10541
Tax Map No.: 64.19-1-68

Dear Chariman and Board Members:

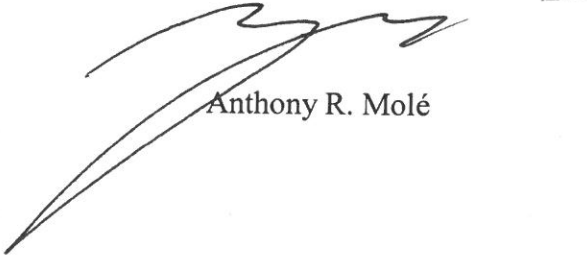
I represent Robert F. Engle III and Marianne Engle in their application to the Environmental Conservation Board for a wetland permit. The Application and supporting documents are enclosed herewith, along with the appropriate fee for the permit.

My clients own a parcel of property in Mahopac along Kirk Lake, known as 8 Frederick Street, Mahopac, NY 10541, and designated as tax map number 64.19-1-68. Currently existing on the parcel is a single family residential dwelling, and a deck and dock extending into Kirk Lake. My clients propose to renovate the deck and dock, as they are aging and in need of renovation. My clients propose to widen the existing dock, and to construct a gazebo adjoining the existing deck, as shown in the enclosed plans. The dock would comply with the requirement that it extend no further than twenty five feet (25') into Kirk Lake beyond the high water mark.

This application was before the Carmel Zoning Board of Appeals for certain area variances that were necessary for the project relating to setback requirements. The Carmel ZBA granted the area variances, and a copy of the ZBA Decision is enclosed herewith. The applicants now seek approval from your Board in order to enable them to move forward with the project.

Please place this matter on your next available agenda for review. Thank you for your time and consideration in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Anthony R. Molé', with a long, sweeping underline that extends to the left.

Anthony R. Molé

Enclosures

cc: Mr. and Mrs. Engle
NEMERJ Design Group



Environmental Conservation Board
TOWN HALL- MAHOPAC, NY 10541-(845) 628-1500

Richard Franzetti
Chairman
Carl Stone
Vice-Chair
Rose Trombetta
Secretary
David Klotzle
Wetland Inspector

Board Members
Edward Barnett
Anthony Dusovic
Robert Laga
Marc Pekowsky
Vincent Turano

APPLICATION FOR WETLAND PERMIT
OR LETTER OF PERMISSION

Name of Applicant: Robert F. Engle III and Marianne Engle
Address of Applicant: 8 Frederick St., Mahopac, NY 10541 Email: _____
Attorney Telephone: _____ Name & Address of Owner if different from Applicant: Same as above

Property Address: 8 Frederick St., Mahopac, NY 10541 Tax Map # 64.19-1-68
Agency Submitting Application if Applicable: N/A
Location of Wetland: Kirk Lake
Size of Work Section & Specific Location: <0.25 acres. Gazebo and Dock on Kirk Lake.
Will Project Utilize State Owner 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 detailed description of the regulated activity.
Construction of a gazebo to existing deck and expansion of an existing dock in Applicant's backyard on Kirk Lake.
Proposed Starting Date: Spring 2014 Completion Date: Spring 2014 Amount of Fee Paid: #225

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 herein 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] _____ 2/25/2014
SIGNATURE DATE
Anthony R. Molé, Esq., Herodes + Molé, P.C., Attorney for the Applicant.
Use this space for further explanation if necessary _____

617.20
Appendix B
Short Environmental Assessment Form

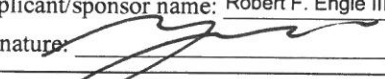
Instructions for Completing

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: Engle Gazebo and Dock Renovation			
Project Location (describe, and attach a location map): 8 Frederick Street, Mahopac, New York 10541			
Brief Description of Proposed Action: Construction of a gazebo to existing deck in a residential back yard bordering Kirk Lake, and the expansion of an existing deck on Kirk Lake.			
Name of Applicant or Sponsor: Robert F. Engle III and Marianne Engle		Telephone:	
		E-Mail:	
Address: 8 Frederick Street			
City/PO: Mahopac		State: New York	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.			NO <input type="checkbox"/>
			YES <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: The Carmel ZBA granted area variances for the setbacks relating to the project.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<0.25 acres	
b. Total acreage to be physically disturbed?		<0.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.98 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 type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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? 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>The dock would extend twenty five feet (25') onto Kirk Lake, as it currently does. The dock would be made wider than the currently existing dock.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 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 _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Robert F. Engle III and Marianne Engle		Date: 2/25/2014
Signature:  _____, Anthony R. Mole, Esq.		

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

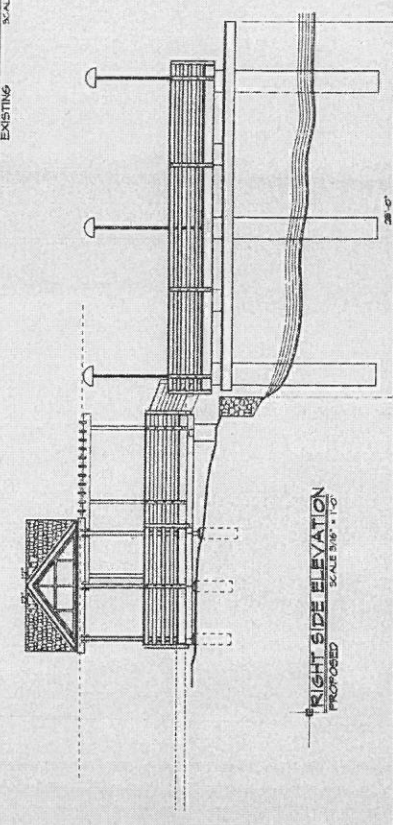
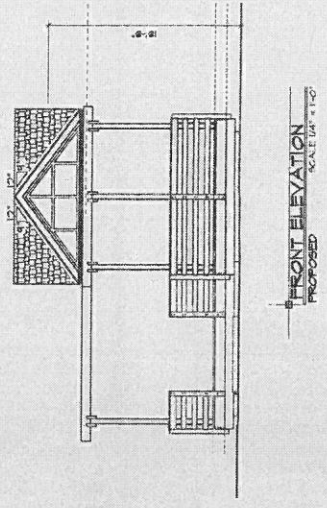
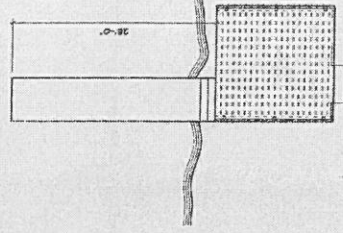
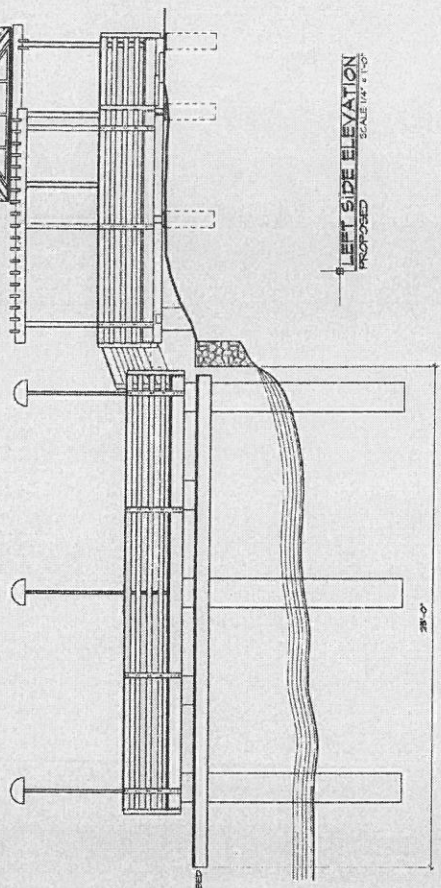
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input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

PRINT

DATE	10-08
DESIGNER	As Noted
DATE	07/28/09
OWNER	MR. & MRS. ENGLE
PROJECT	EXIST. DOCK RENOVATION & NEW GAZEBO
SCALE	AS SHOWN

MR. & MRS. ENGLE
8 FREDERICK ST.
MAHOPAC, NY

NEITRA DESIGN GROUP
218 MILL ST. MAHOPAC, NY 10948 (845) 623-4008
Project: EXIST. DOCK RENOVATION & NEW GAZEBO
Architect: NEITRA DESIGN GROUP
Client: MR. & MRS. ENGLE
Date: 07/28/09
Scale: AS SHOWN
Sheet: A-2
Title: FLOOR PLAN & DETAILS



NOTE:
ALL EXIST. DIMENSIONS
TO BE VERIFY ON SITE

