

CARL STONE
Chairman

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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
Nicholas Fannin

ENVIRONMENTAL CONSERVATION BOARD AGENDA

MAY 1, 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. Three Star Realty Corp.	160 East Lake Blvd	76.22-1-3	Dock Repair
2. Chang, George	21 Frederick St.	64.19-1-57	Replace Existing House & Driveway

ESCROW RETURNS

3. Flynn, Patrick	241 Washington Rd	54.-1-36	Addition
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MISCELLANEOUS

4. Kobu Asian Bistro/Guo	903 South Lake Blvd	75.12-2-5	Renew Wetland Permit #866
5. Bailey, Marc	Spring Lane	53.-1-59.33	Renew Wetland Permit #842
6. Minutes – 12/5/2013, 1/16/2014, 2/27/2014, 3/6/2014 & 4/3/2014			

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: THREE STAR REALTY CORP.

Address of Applicant: 23-A MILLER AVE MAHOPAC NY Email: -

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

Property Address: 160 EAST LAKE BOULEVARD MAHOPAC NY Tax Map # 76.22-1-3

Agency Submitting Application if Applicable: -

Location of Wetland: LAKE MAHOPAC

Size of Work Section & Specific Location: REPAIR DOCK 20' X 20'

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).

REPLACE DAMAGED STEEL BEAMS FOR OVERHANGING DOCK

Proposed Start Date: SPRING 2014 Anticipated Completion Date: 30 DAYS Fee Paid \$ _____

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

4-19-14
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: THREE STAR REALTY CORP / REPAIR CLOCK			
Project Location (describe, and attach a location map): 160 EAST LAKE BOULEVARD MAHOPAC NY 10541			
Brief Description of Proposed Action: 			
Name of Applicant or Sponsor: THREE STAR REALTY CORP.		Telephone: 914-231-1111	
Address: 160 EAST LAKE BOULEVARD		E-Mail: -	
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.			NO <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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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
		X	
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	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <u>LAKE MITHOPE</u>	NO	YES	
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the 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:	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>WELL</u>	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO	YES	
	X		
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	
		X	
	X		
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:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
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	YES	
	X		
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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>AMERICO SERINO</u>		Date: <u>4-19-14</u>
Signature: <u>[Signature]</u>		

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

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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)

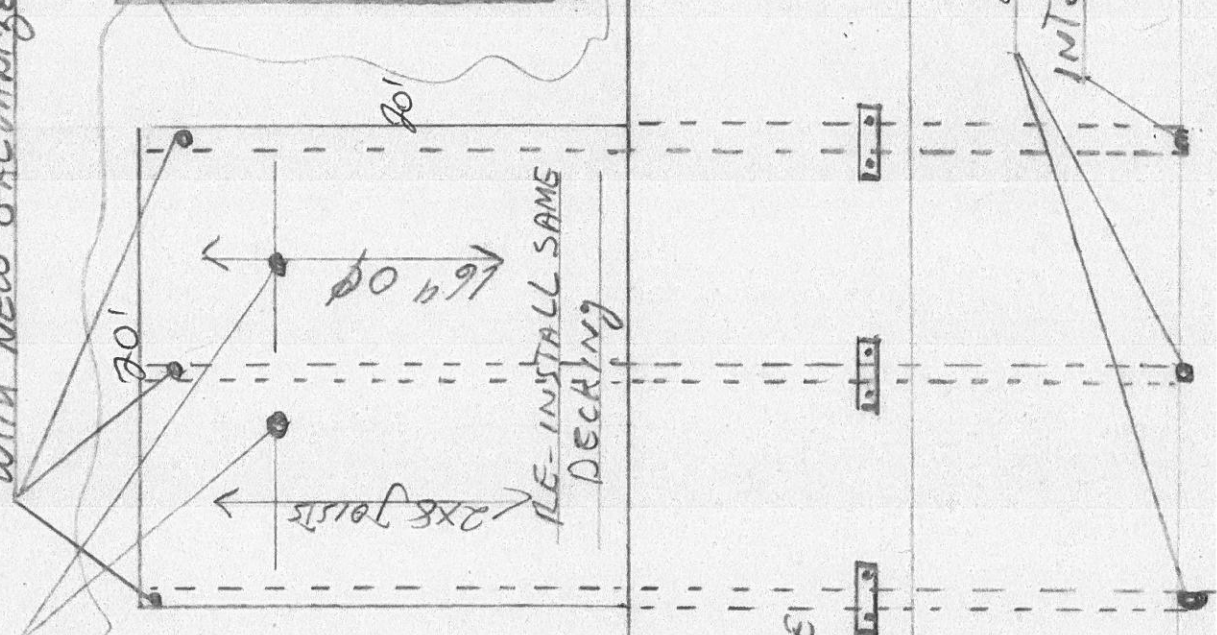
Address: 160 EAST LAKE BOULEVARD
MAHOPAC NY 10541 (SECTION 76.22 Block 1 LOT 3)



TAKE OUT OLD JOISTS AND REPLACE WITH NEW 2X8 JOISTS, RE-USE SAME JOELCHING (EXISTING) NOTE: DECK TO BE CANTILEVERED AS EXISTING ABOVE WATER LEVEL (20'x20')

CUT EXISTING CONCRETE PAD TAKE OUT OLD DAMAGED STEEL BEAMS + REPLACE WITH NEW GALVANIZED ONES

SCALE
1/8" = 1'-0"
OWNER: THREE STAR
REALTY CORP 23-A
MILLER AVE MAHOPAC NY



LAKE MAHOPAC

RE-ANCHOR STEEL BEAMS TO EXISTING CONCRETE PAD
EXTEND STEEL BEAMS INTO BUILDING FOUNDATION

EXISTING BUILDING LINE

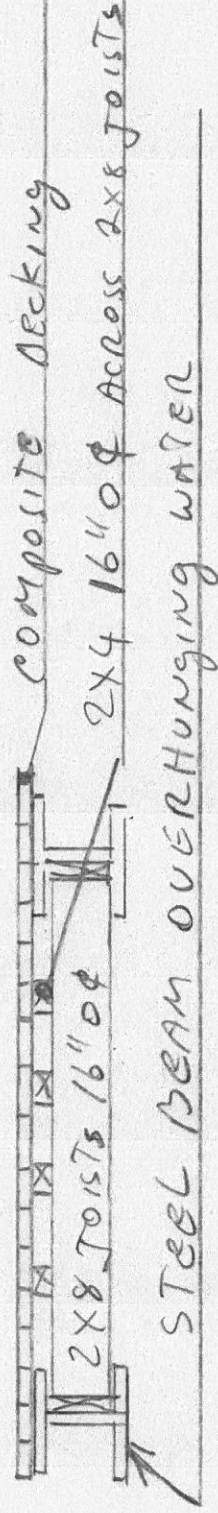
Address 160 EAST LAKE BOULEVARD

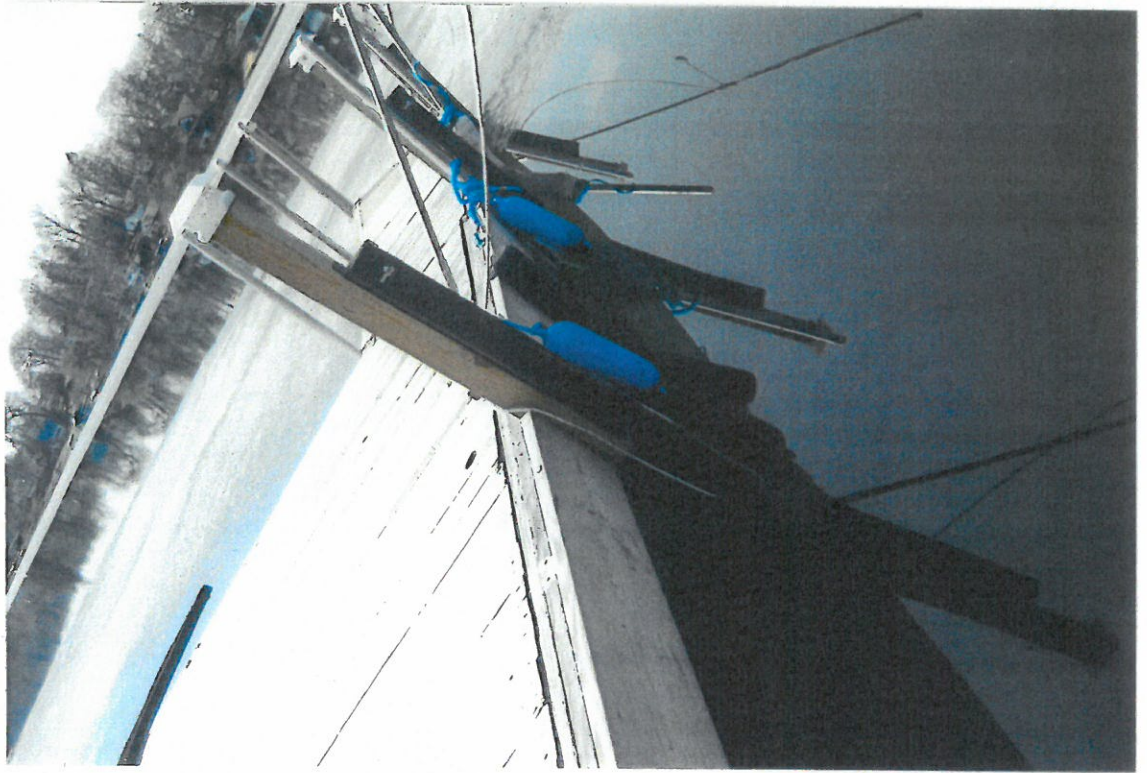
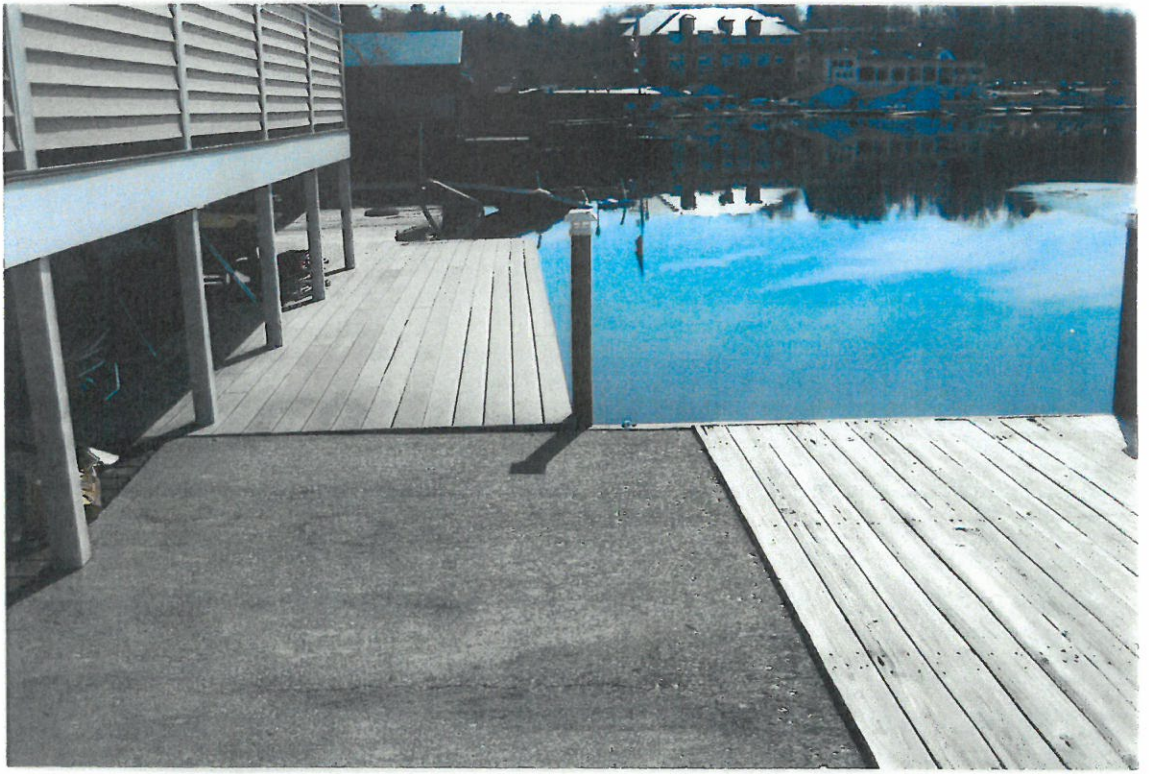
MAHOPAC NY 10541 (SECTION 76.22 BLOCK 1 LOT 3)

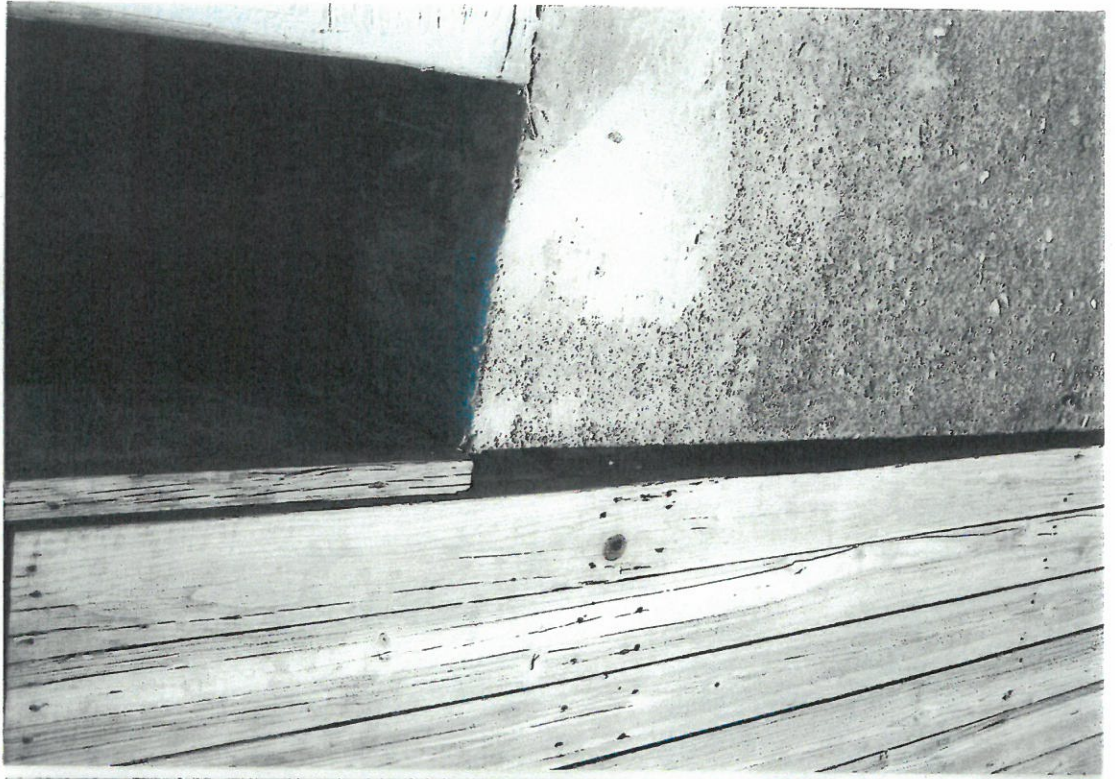
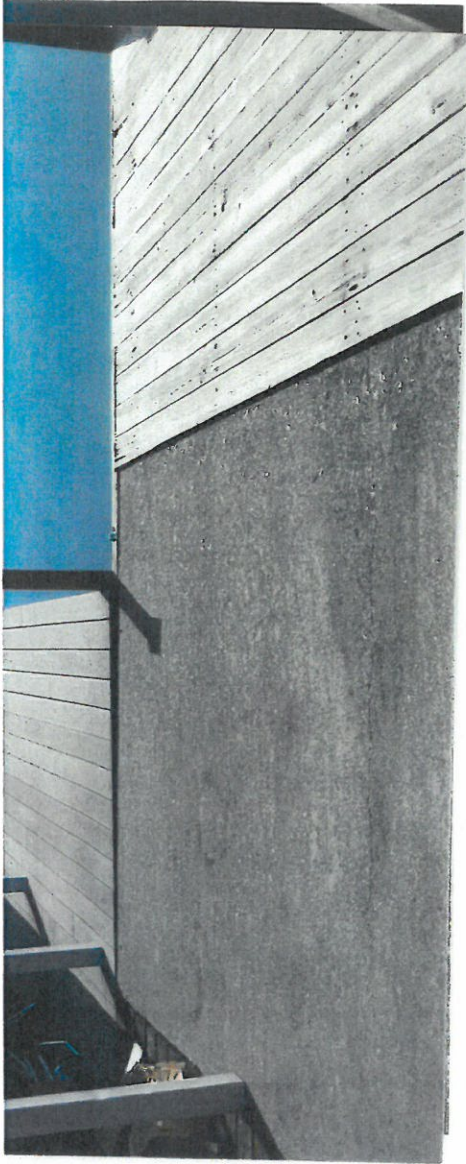
OWNER: THREE STAR REALTY CO. P.

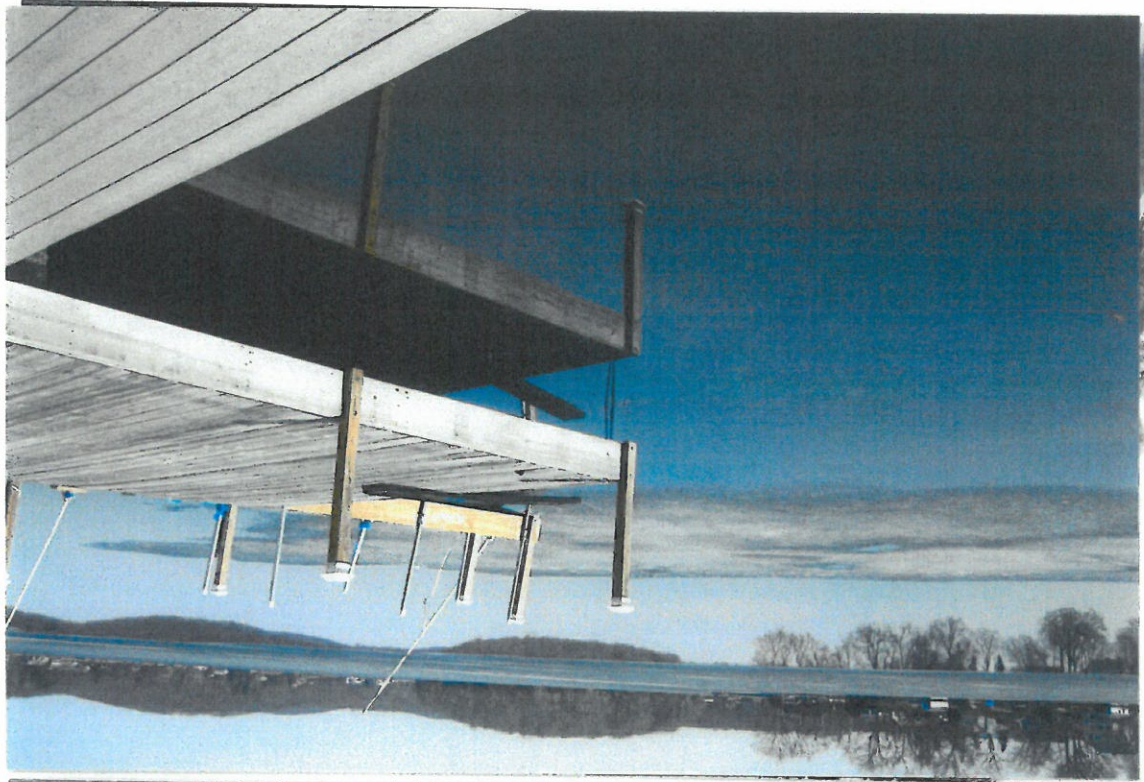
23-A MILLER AVE MAHOPAC NY 10541

END VIEW









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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: George Chang and Judy Tieh

Address of Applicant: 145 W 86th St., #3B, New York, NY 10024 Email: _____

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

Property Address: 26 Frederick St., Mahopac, NY 10541 Tax Map # 64.19-1-58

Agency Submitting Application if Applicable: n/a

Location of Wetland: Kirk Lake

Size of Work Section & Specific Location: Replacement of existing house and driveway. More details below.

Will Project Utilize State Owned Lands? If Yes, Specify: _____
No state lands will be used.

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). (1) Replacement of existing 3 bed house with new 3 bed house on same footprint, plus addition of rain garden. This work will be in the buffer zone; the size of the work will be about 1,300 sq ft. (2) Reroute existing 25% grade driveway to become 15% grade driveway; old driveway will be covered with grass. This work will be outside the buffer zone, and will be about 3,000 sq ft. Total project size is 4,300 sq ft or 0.10 acre.

Proposed Start Date: Summer 2014 Anticipated Completion Date: Spring 2015 Fee Paid \$ 600

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

4/28/2014

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: George Chang and Judy Tieh House			
Project Location (describe, and attach a location map): 26 Frederick Street, Mahopac, NY 10541			
Brief Description of Proposed Action: (1) Replacement of existing 3 bed house with new 3 bed house on same footprint, plus addition of rain garden. Removal of existing deck; new house will have decks as specified on the plan. (2) Reroute existing 25% grade driveway to become 15% grade driveway; old driveway will be covered with grass.			
Name of Applicant or Sponsor: George Chang and Judy Tieh		Telephone: E-Mail:	
Address: 145 W 86th St., #3B			
City/PO: New York		State: NY	Zip Code: 10024
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 YES
			X
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: We received approval in March 2014 from the Putnam County Department of Health to attach the new house to the existing septic system.			NO YES
			X
3.a. Total acreage of the site of the proposed action?		0.49 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.38 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 checked="" 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
		X	
		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	X
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	X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	X
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:	NO	YES	X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	X
b. Is the proposed action located in an archeological sensitive area?	X		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	X
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>Kirk Lake</u>	X		
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 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	YES	X
16. Is the project site located in the 100 year flood plain?	NO	YES	X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	X
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: <u>The replacement house will have standard gutters and downspouts</u> <u>that will be directed to the rain garden.</u>	X		

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>George Chang and Judy Tieh</u>	Date: <u>4/28/2014</u>	
Signature: <u><i>George Chang</i></u>		

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.

<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)

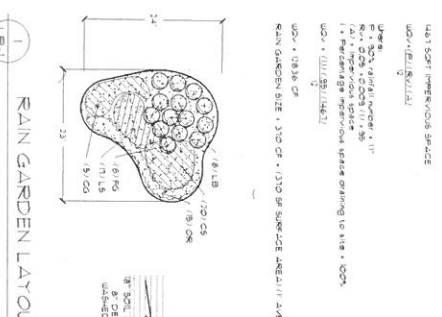
LANDSCAPE PLAN



PROPOSED DRIVEWAY
 1. ALL PLANTING TO BE INSTALLED WITHIN 60 DAYS OF DRIVEWAY COMPLETION.
 2. ALL PLANTING TO BE INSTALLED WITHIN 60 DAYS OF DRIVEWAY COMPLETION.
 3. ALL PLANTING TO BE INSTALLED WITHIN 60 DAYS OF DRIVEWAY COMPLETION.

PLANT LIST

QTY	SYMBOL	COMMON NAME	SIZE	SPECIES
1	1	Red maple	12" DBH	RED MAPLE
1	2	White oak	12" DBH	WHITE OAK
1	3	Black locust	12" DBH	BLACK LOCUST
1	4	Red maple	12" DBH	RED MAPLE
1	5	White oak	12" DBH	WHITE OAK
1	6	Black locust	12" DBH	BLACK LOCUST
1	7	Red maple	12" DBH	RED MAPLE
1	8	White oak	12" DBH	WHITE OAK
1	9	Black locust	12" DBH	BLACK LOCUST
1	10	Red maple	12" DBH	RED MAPLE
1	11	White oak	12" DBH	WHITE OAK
1	12	Black locust	12" DBH	BLACK LOCUST
1	13	Red maple	12" DBH	RED MAPLE
1	14	White oak	12" DBH	WHITE OAK
1	15	Black locust	12" DBH	BLACK LOCUST
1	16	Red maple	12" DBH	RED MAPLE
1	17	White oak	12" DBH	WHITE OAK
1	18	Black locust	12" DBH	BLACK LOCUST
1	19	Red maple	12" DBH	RED MAPLE
1	20	White oak	12" DBH	WHITE OAK
1	21	Black locust	12" DBH	BLACK LOCUST
1	22	Red maple	12" DBH	RED MAPLE
1	23	White oak	12" DBH	WHITE OAK
1	24	Black locust	12" DBH	BLACK LOCUST
1	25	Red maple	12" DBH	RED MAPLE
1	26	White oak	12" DBH	WHITE OAK
1	27	Black locust	12" DBH	BLACK LOCUST
1	28	Red maple	12" DBH	RED MAPLE
1	29	White oak	12" DBH	WHITE OAK
1	30	Black locust	12" DBH	BLACK LOCUST



RAIN GARDEN PLANT LIST

QTY	SYMBOL	COMMON NAME	SIZE	SPECIES
1	1	Black locust	12" DBH	BLACK LOCUST
1	2	Red maple	12" DBH	RED MAPLE
1	3	White oak	12" DBH	WHITE OAK
1	4	Black locust	12" DBH	BLACK LOCUST
1	5	Red maple	12" DBH	RED MAPLE
1	6	White oak	12" DBH	WHITE OAK
1	7	Black locust	12" DBH	BLACK LOCUST
1	8	Red maple	12" DBH	RED MAPLE
1	9	White oak	12" DBH	WHITE OAK
1	10	Black locust	12" DBH	BLACK LOCUST
1	11	Red maple	12" DBH	RED MAPLE
1	12	White oak	12" DBH	WHITE OAK
1	13	Black locust	12" DBH	BLACK LOCUST
1	14	Red maple	12" DBH	RED MAPLE
1	15	White oak	12" DBH	WHITE OAK
1	16	Black locust	12" DBH	BLACK LOCUST
1	17	Red maple	12" DBH	RED MAPLE
1	18	White oak	12" DBH	WHITE OAK
1	19	Black locust	12" DBH	BLACK LOCUST
1	20	Red maple	12" DBH	RED MAPLE
1	21	White oak	12" DBH	WHITE OAK
1	22	Black locust	12" DBH	BLACK LOCUST
1	23	Red maple	12" DBH	RED MAPLE
1	24	White oak	12" DBH	WHITE OAK
1	25	Black locust	12" DBH	BLACK LOCUST
1	26	Red maple	12" DBH	RED MAPLE
1	27	White oak	12" DBH	WHITE OAK
1	28	Black locust	12" DBH	BLACK LOCUST
1	29	Red maple	12" DBH	RED MAPLE
1	30	White oak	12" DBH	WHITE OAK

LEGEND

- PROPERTY LINE
- PROPOSED SITE FENCE
- SETBACK LINE
- TREE TO BE RETAINED

NOTES

1. All plant materials used shall be 100% native and size in accordance with the landscape plan.
2. All plant materials shall be installed within 60 days of driveway completion.
3. All plant materials shall be installed within 60 days of driveway completion.
4. All plant materials shall be installed within 60 days of driveway completion.
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30. All plant materials shall be installed within 60 days of driveway completion.

LANDSCAPE PLAN
CHANG RESIDENCE

26 FREDERICK ST
 MAHOPAC, NY 10541

ARBORSCAPE INC
 75 FIELDS LANE
 BREWSTER NY
 845 940 0555
 arborscape.com

P.O. BOX 564, BROOKFIELD CT 06804
 860.226.1647 • 203.994.5337
 robert@arborwood.com

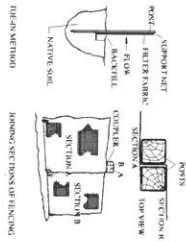
REVISIONS: 4/28/14
 SCALE: 1"=20'
 DATE: 04-23-14
 JOB NO: 14-08
 DRAWING NO: LP-1
 1 OF 2

General Notes

1. Contractor shall be responsible for compliance with all relevant state and federal control practices. The sediment and erosion control practices shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency.
2. The responsibility of sediment control structures is the responsibility of the Contractor. All structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency. All sediment control structures shall be removed only after the site has been stabilized and approved by the permit agency. All sediment control structures shall be removed only after the site has been stabilized and approved by the permit agency.
3. The location and the installation of the sediment control structures shall be approved by the permit agency and shall be shown on the plan. All structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency.
4. All erosion control structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency. All erosion control structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency.
5. All structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency. All structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency.
6. All structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency. All structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency.
7. The Contractor shall be responsible for the maintenance of the project and shall be required to provide sediment control structures for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency.
8. Sediment and erosion control structures shall be removed and replaced by permanent measures after the site has been stabilized and approved by the permit agency. All sediment and erosion control structures shall be removed and replaced by permanent measures after the site has been stabilized and approved by the permit agency.
9. All sediment and erosion control structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency. All sediment and erosion control structures shall be installed and maintained for the duration of the project and shall be removed only after the site has been stabilized and approved by the permit agency.

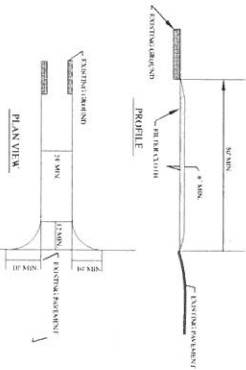
CONSTRUCTION SEQUENCE

- 1) ESTABLISH DISTURBANCE LIMITS, NO EXPOSED RESOURCES TO BE PROTECTED.
- 2) INSTALL SILT FENCING AND SEDIMENT CONTROL STRUCTURES.
- 3) CONSTRUCTION OF CONSTRUCTION SITES.
- 4) CONSTRUCTION OF CONSTRUCTION SITES.
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- 9) CONSTRUCTION OF CONSTRUCTION SITES.
- 10) CONSTRUCTION OF CONSTRUCTION SITES.
- 11) REMOVE STAGING AREAS UPON COMPLETION OF CONSTRUCTION.
- 12) SOIL RESTORATION OF DISTURBED AREAS.
- 13) SOIL RESTORATION OF DISTURBED AREAS.
- 14) REMOVE EROSION AND SEDIMENT CONTROL PRACTICES.



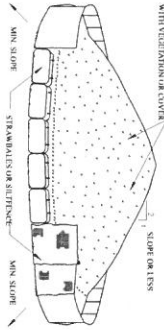
- INSTALLATION NOTES
1. INSTALL SILT FENCE AT THE END OF THE DISTURBED AREA.
 2. INSTALL SILT FENCE AT THE END OF THE DISTURBED AREA.
 3. DRIVE THE POST INTO THE EARTH TO THE METHOD OF INSTALLATION.
 4. PLACE THE SILT FENCE AT THE END OF THE DISTURBED AREA.
 5. USE SECTION A THROUGH SECTION Z.
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SILT FENCE DETAIL



- INSTALLATION NOTES
1. STONE SIZE: ONE 1" - 4" STONE OR EQUIVALENT OR RECYCLED CONCRETE TOPSHELL
 2. THICKNESS: NOT LESS THAN 18"
 3. WIDTH: 18" WIDE PER FOOT OF FENCE
 4. SPACING: 18" ON CENTER
 5. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL


GRAVEL TRACKING PAD DETAIL



- INSTALLATION NOTES
1. AREA CHOSEN FOR STOCKPILE SHOULD BE FLAT AND STABLE
 2. SANDPILE SOIL OR STOCKPILE SHALL BE 1:1
 3. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED
 4. PERIODICLY STABILIZED AS NOTED IN SPECIFICATIONS

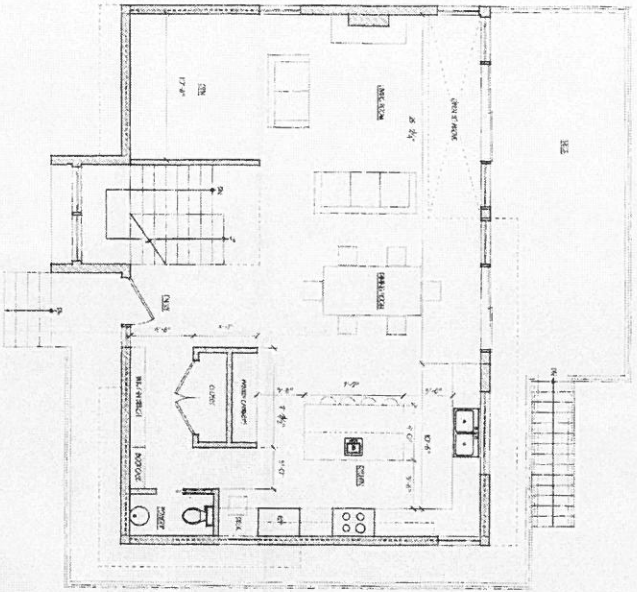
TEMPORARY SOIL STOCKPILE DETAIL

PROJECT:	LANDSCAPE PLAN CHANG RESIDENCE
CLIENT:	26 FREDERICK ST MAROPAC, NY 10541
DESIGNER:	ARBORSCAPE INC.
SCALE:	1" = 20'
DATE:	04-23-14
DRAWN BY:	11-08
DRAWING NO:	LP-2
	2 OF 2

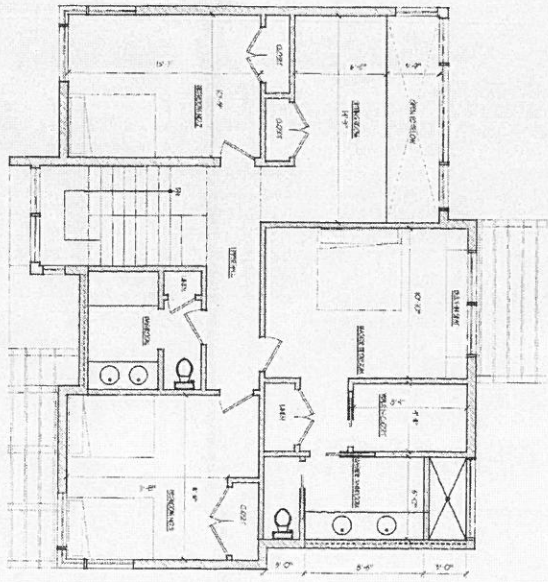

ARBORSCAPE INC.
 75 FIELDS LANE
 BREWSTER NY
 845 940 0555
 arbor@arborcape.com

NORTH


P.O. BOX 564, BROOKFIELD Ct. 05864
 pt:202.758.1547 c:202.994.5337
 r.sturwood@ra.com



A
SCALE 1/4" = 1'-0"
1ST FLOOR PLAN- SCHEME NO.1



B
SCALE 1/4" = 1'-0"
2ND FLOOR PLAN- SCHEME NO.2

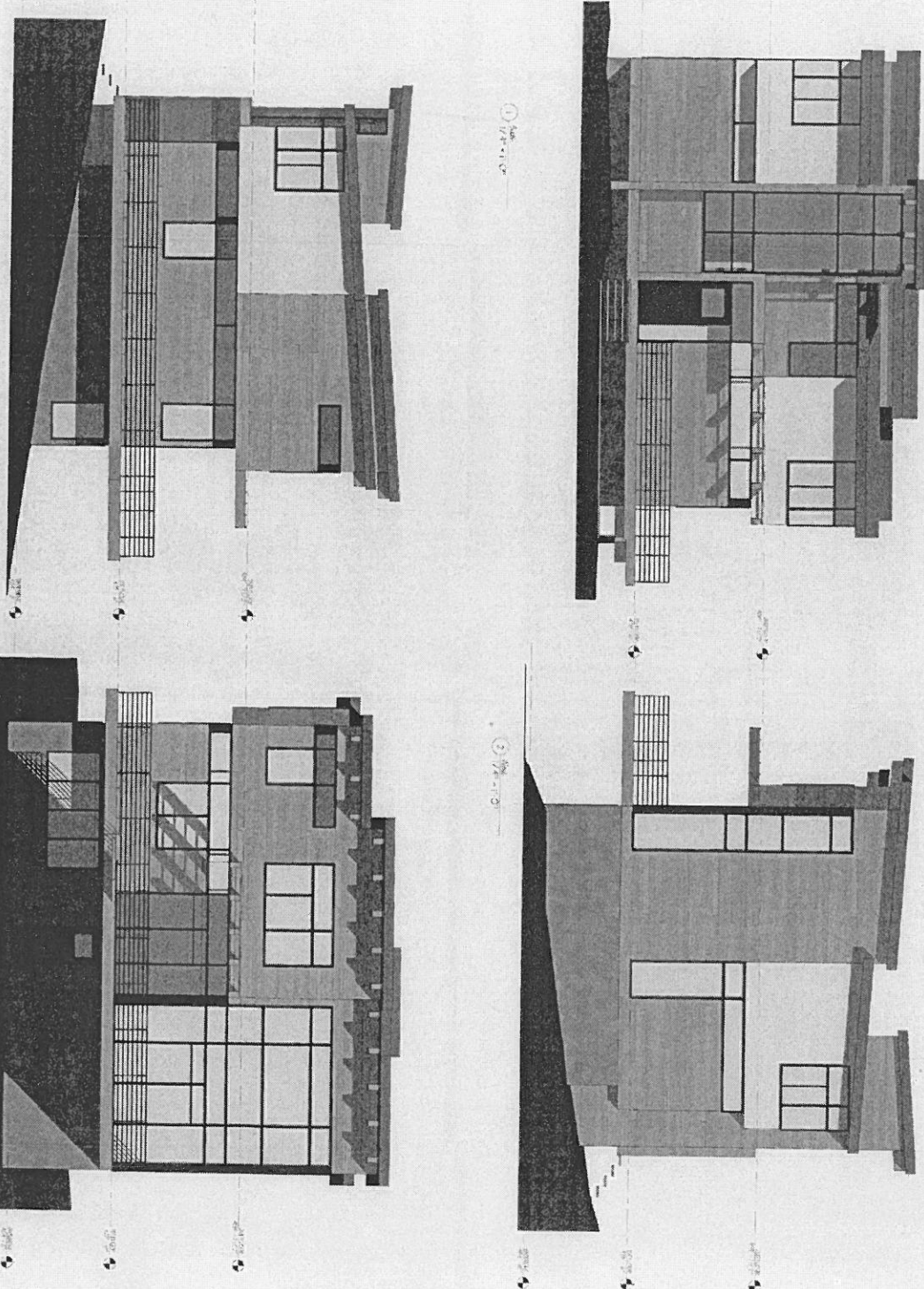
MAD
Michael Piccirillo Architects
1000 WEST 10TH AVENUE, SUITE 200, DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.MICHAELPICCIRILLO.COM

NO.	DATE	REVISION
1	10/10/07	SCHEMATIC DEVELOPMENT
2	10/10/07	SCHEMATIC DEVELOPMENT

PROJECT NAME
DEVELOPMENT
PROJECT ADDRESS
76 ECHOLS STREET
DENVER, NEW YORK

ARCHITECT
MICHAEL A. PICCIRILLO, AIA
902 EAST MAIN STREET
SERBIS OAK, NEW YORK 10988
TELEPHONE: 914-388-9833
FACSIMILE: 914-388-9839
mike@mpiccirillo.com
www.mpiccirillo.com

PROJECT NO.
A-101
DATE
6/10/07
SCALE
1/4" = 1'-0"



MAD

Michael Perrella Architects

100 West 25th Street, Suite 100
New York, NY 10001
Tel: 212 691 1000
Fax: 212 691 1001
www.perrella.com

DATE: 10/10/08

PROJECT NAME:

OWLS RESIDENCE

PROJECT ADDRESS:

360 CHINA STREET
CAMDEN, NJ

MICHAEL A. PICCIRILLO, AIA

96 EAST MAIN STREET
SIRIBU OAK, NEW YORK 10988

TELEPHONE: 914 662 8844
FAX: 914 662 8839
m.a.piccirillo@madarch.com

ELEVATION

Scale:	1/4" = 1'-0"	Date:	10/10/08
Number of Views:	4	Project No.:	A200
Client:	OWLS RESIDENCE	Architect:	MICHAEL A. PICCIRILLO, AIA

«AddressBlock»

Carmel Town Hall
60 McAlpin
Avenue □ Mahopac
New York , 10541 □

845 628-1500

E-Mail: «AddressBlock»

To: Carmel ECB
Re: Escrow Fee Return
Date: April 22, 2014
From: David J Klotzle

Flynn, Patrick – 241 Washington Road - TM #54.-1-36

The project has been completed and a full return of the \$500.00 escrow fee can be returned.