

CARL STONE
Chairman

ROBERT LAGA
Vice-Chair

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
Nicholas Fannin

ENVIRONMENTAL CONSERVATION BOARD AGENDA

MAY 15, 2014 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. CVS/Pharmacy/ GB Northeast 2, LLC.	1906 Route 6	55.10-1-12	Planning Board Referral

SUBMISSION OF APPLICATION OR LETTER OF PERMISSION

2. Lake Mahopac Woods Assoc	386 West Lake Blvd	64.12-2-55	Sea Wall Repair
3. Engle, Robert & Marianne	8 Frederick St.	64.19-1-68	Construct Gazebo and Expand Existing Dock
4. Cappelletti, Vincent	767 South Lake Blvd	75.42-1-26	Replace Existing Deck
5. Caruana, Richard	392 North Lake Blvd	64.12-2-52	Repair Jet Ski Float
6. Frenkel, Robert	43 Tamarack Road	75.8-2-20	Construct Attached One Garage and Driveway

MISCELLANEOUS

7. Crawford, Jay & Susan	809 South Lake Blvd	75.43-1-19	Renew Wetland Permit #786
8. Minutes – 12/5/2013, 3/6/2014 & 4/3/2014			

Lake Mahopac Woods Association

Mahopac NY

May 12, 2014

To Whom It May Concern:

The Board of Directors of the Lake Mahopac Woods Association has unanimously agreed that the proposed repairs of the "Concrete Head Wall" and the "West Dock" are in the best interests of the homeowners association.

It has been deemed that these repairs, as described are required for general safety and for long-term maintenance and restoration of the existing structures.

Sincerely,

Sean McKee
President

Lake Mahopac Woods Association

Mahopac NY

May 12, 2014

To Whom It May Concern:

The Board of Directors of the LMWA propose the following work scope description for maintenance repairs necessary to the "West Dock" of the community beach front property.

Spill containment boom is to be placed in the water adjacent to the work area.

The existing West Dock structure consists of composite 5/4x6 decking on top of pressure treated framing at 16" on center with pressure treated posts resting on a continuous concrete mass, which is on the land directly adjacent to the waterline.

The existing deck structure is to be removed.

New concrete piers will be constructed in place of the existing, deteriorated concrete mass.

Steel I-beams will span the new piers.

New 2x8 pressure treated framing will be installed on top of the I-beams

New composite decking will be installed on top of the framing.

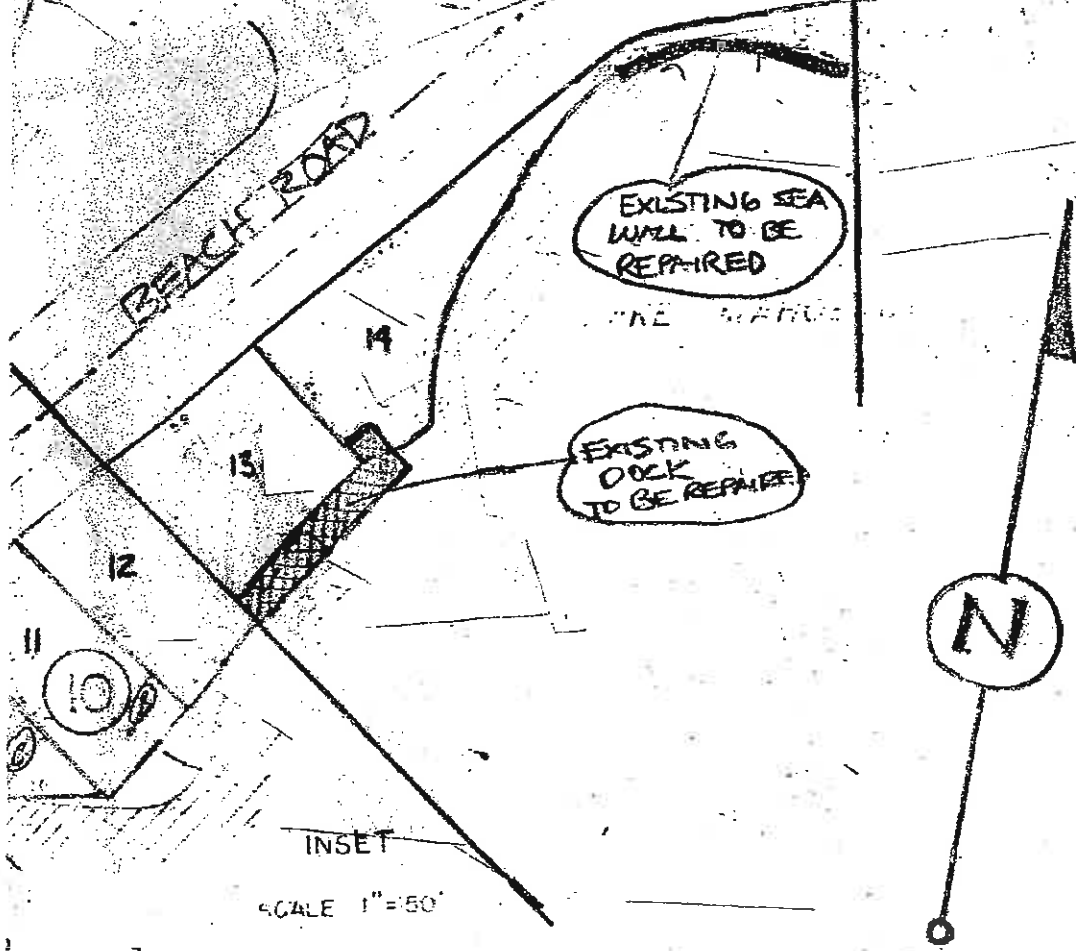
All new work will be in the same footprint as the existing structure.

Sincerely,

Sean McKee

President

88



BLOCK 10
PARCEL 13+14

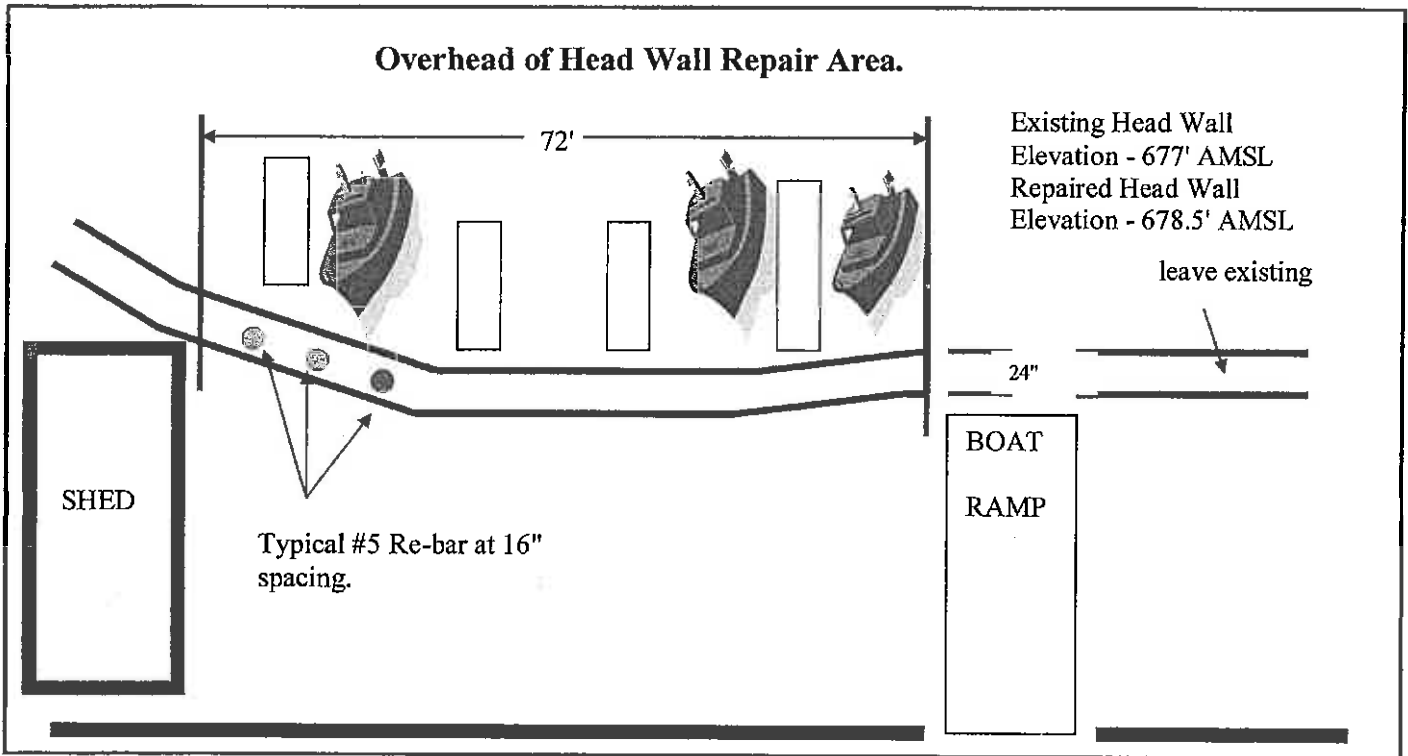
Mahopac Woods Beach Association Head Wall Repair Project.

For repair of existing damaged concrete head wall.

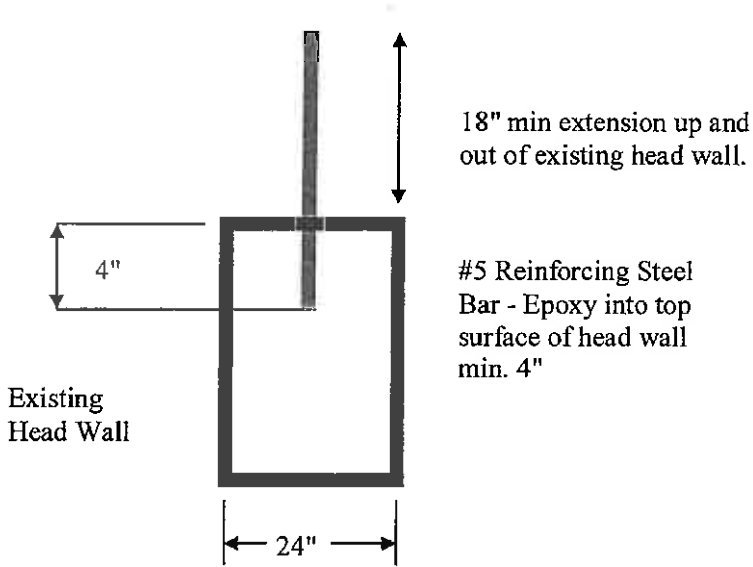
Details of Work are as follows:

- Using # 5 Reinforcing Steel Bar, hammer drill holes at a minimum of 4" depth into existing head wall (72' X 24") top surface at a minimum spacing of 16". Install Reinforcing Steel Bar in place with correct epoxy.
- Properly construct parallel #5 Steel Reinforcing Bars in a Grid Mat 14" x 14" pattern up from existing head wall.
- Affix wood forms on existing headwall, new head wall will be installed at least 18" higher than existing head wall elevation. New Head Wall will have a Minimum dimension of 72' X 24". Elevation of Repaired Head wall will be estimated @ 678.5' AMSL.
- Concrete (minimum Class C/3,000 psi) will be poured by chute into forms.
- Forms will be removed the following day and job site will be cleaned.
- All staging of materials and construction work will be performed on land with no work on the water side.

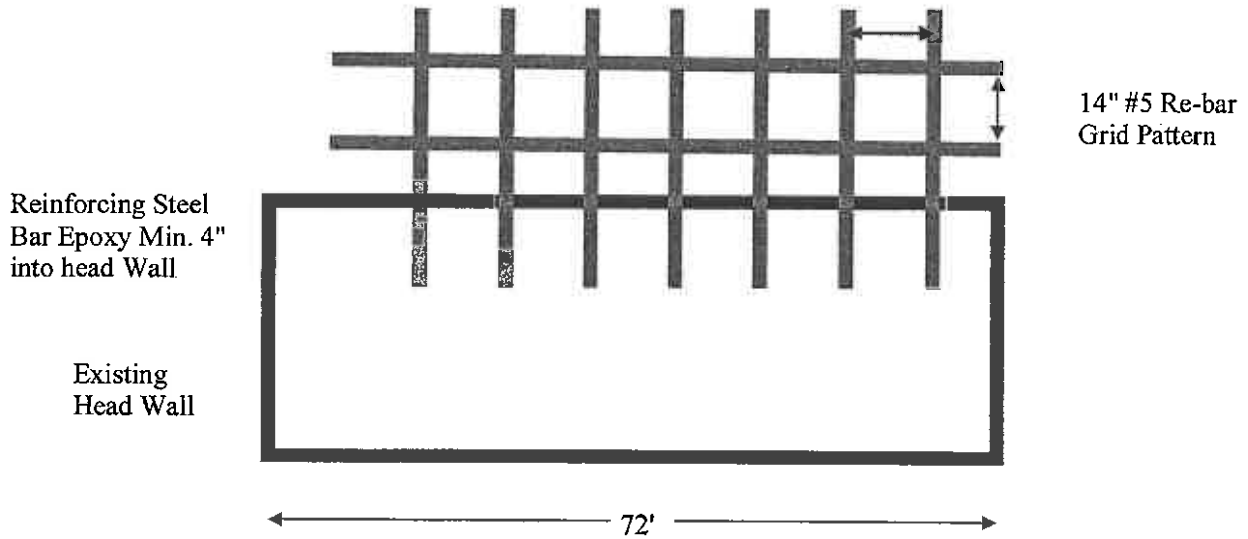
No Heavy Equipment (excavator) and only miscellaneous hand tools will be needed for the repair of head wall.



**TYPICAL DETAIL - #5 Reinforcing Bar
CROSS-SECTION VIEW**

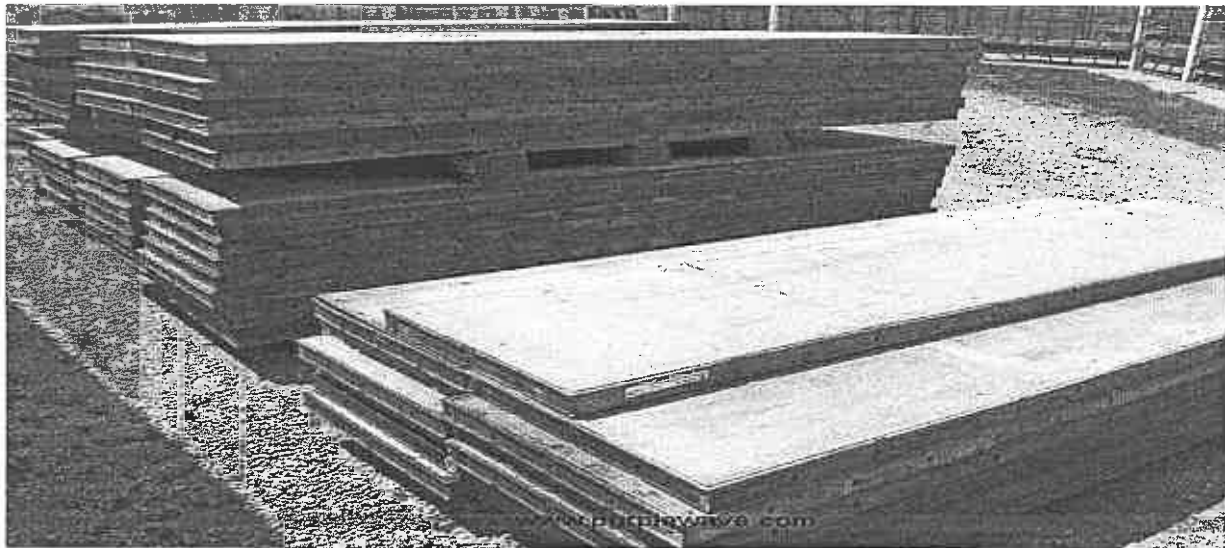
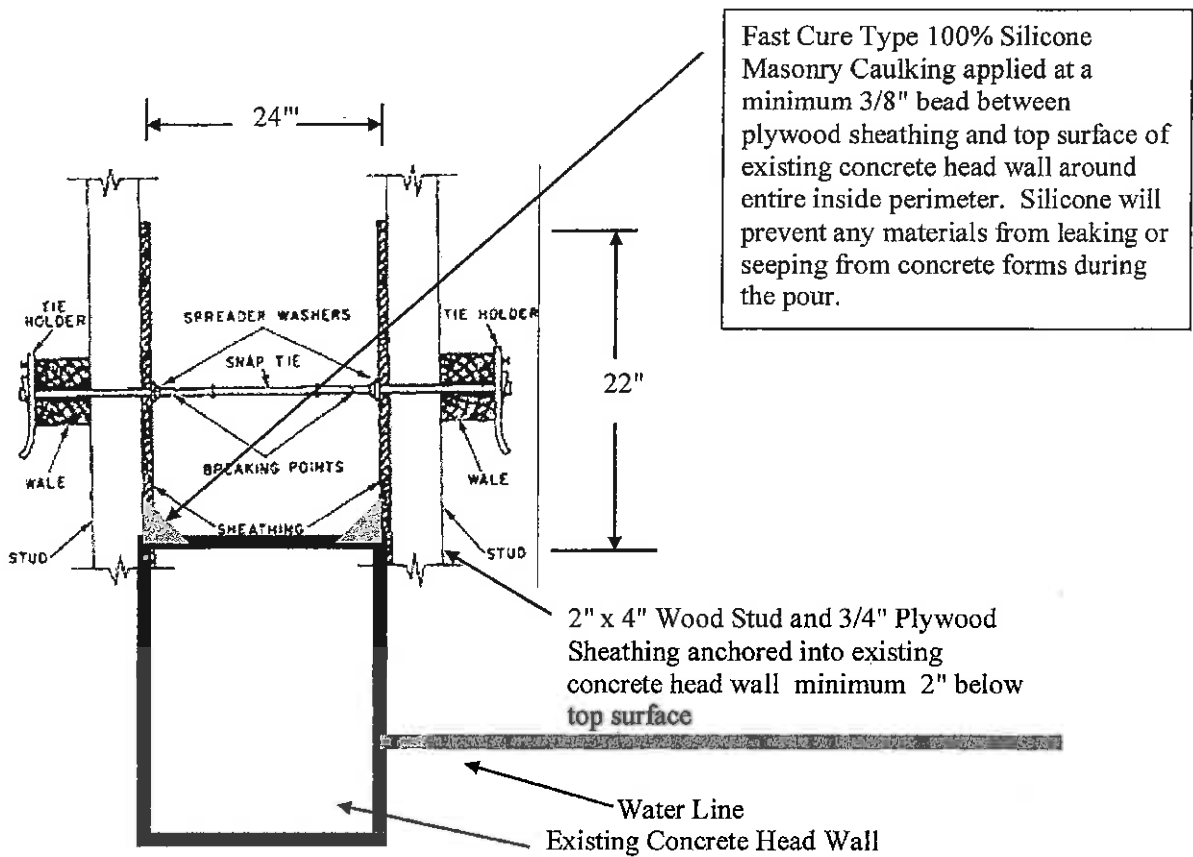


TYPICAL FRONT VIEW



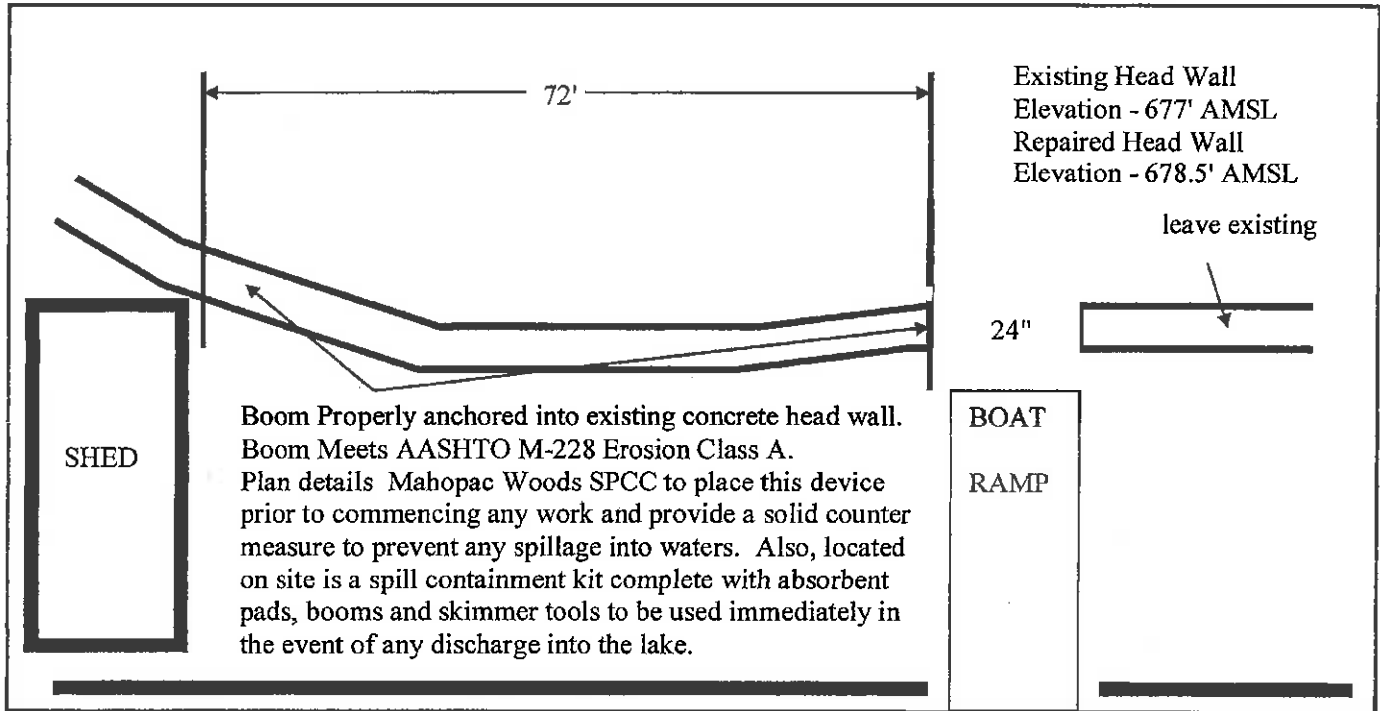
Typical Cross Section of Symons Type Concrete Forms Varying Lengths

(From 2' x 4' to 2' x 12' with S-Panel Tie Holders spaced at 16" intervals)

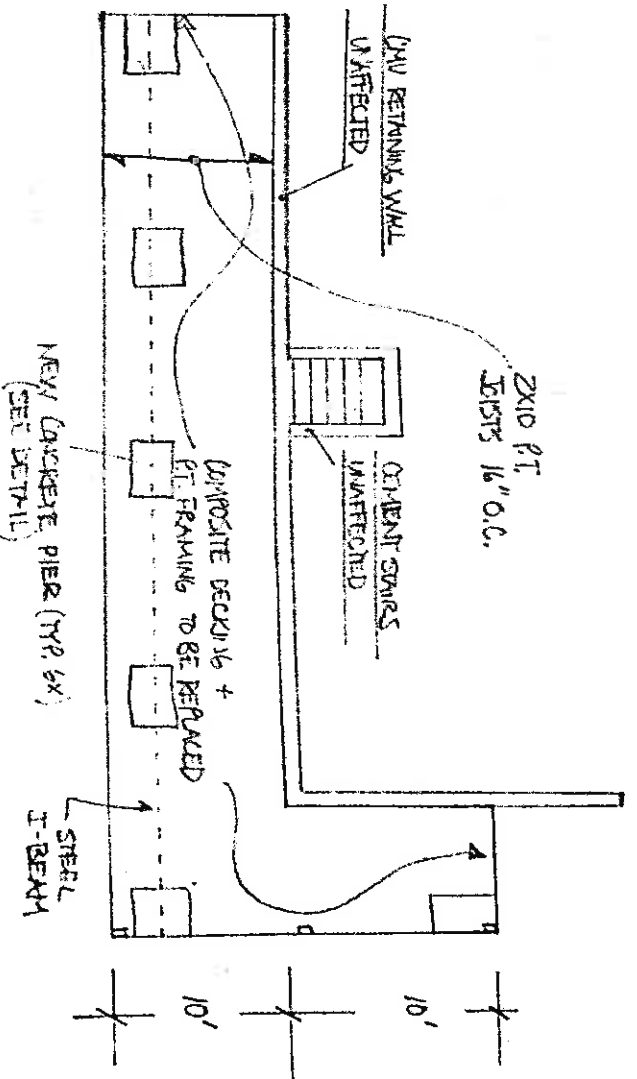


Typical Spill Containment Boom Layout

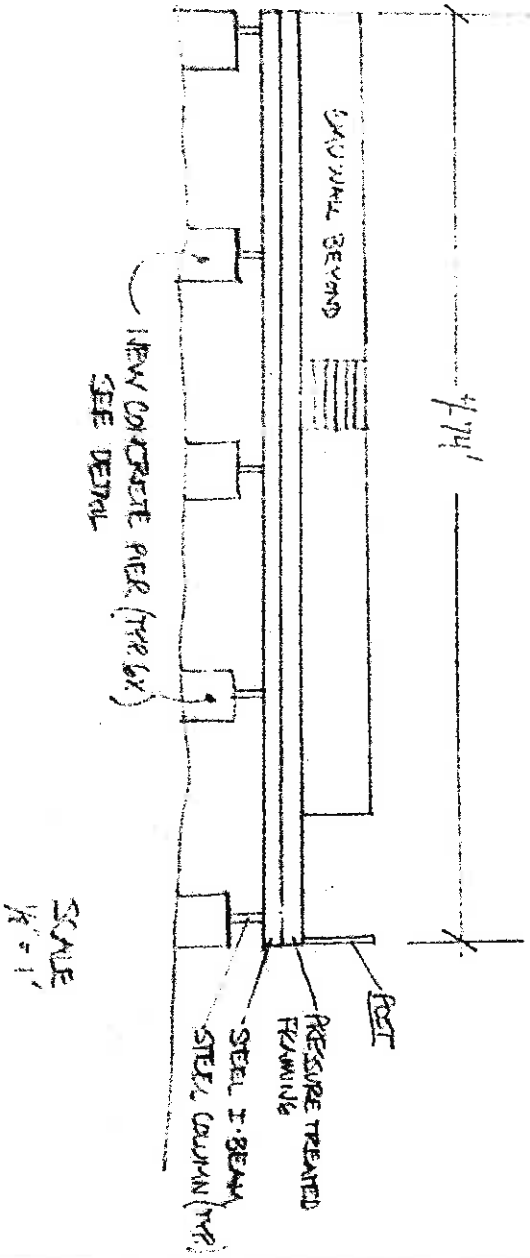
- Rectangular, closed-cell polyethylene foam flotation blocks that corral liquids and debris up to 6" above the water line.
- Skirting barrier hangs 10" below the water line to keep pollutants from creeping under.
- Galvanized steel chain runs the length of the boom to add weight and rigidity.
- High-visibility yellow for instant recognition in emergencies, Conforms to OPA-90 specifications; ideal for use in inner harbors, marinas and waterways.



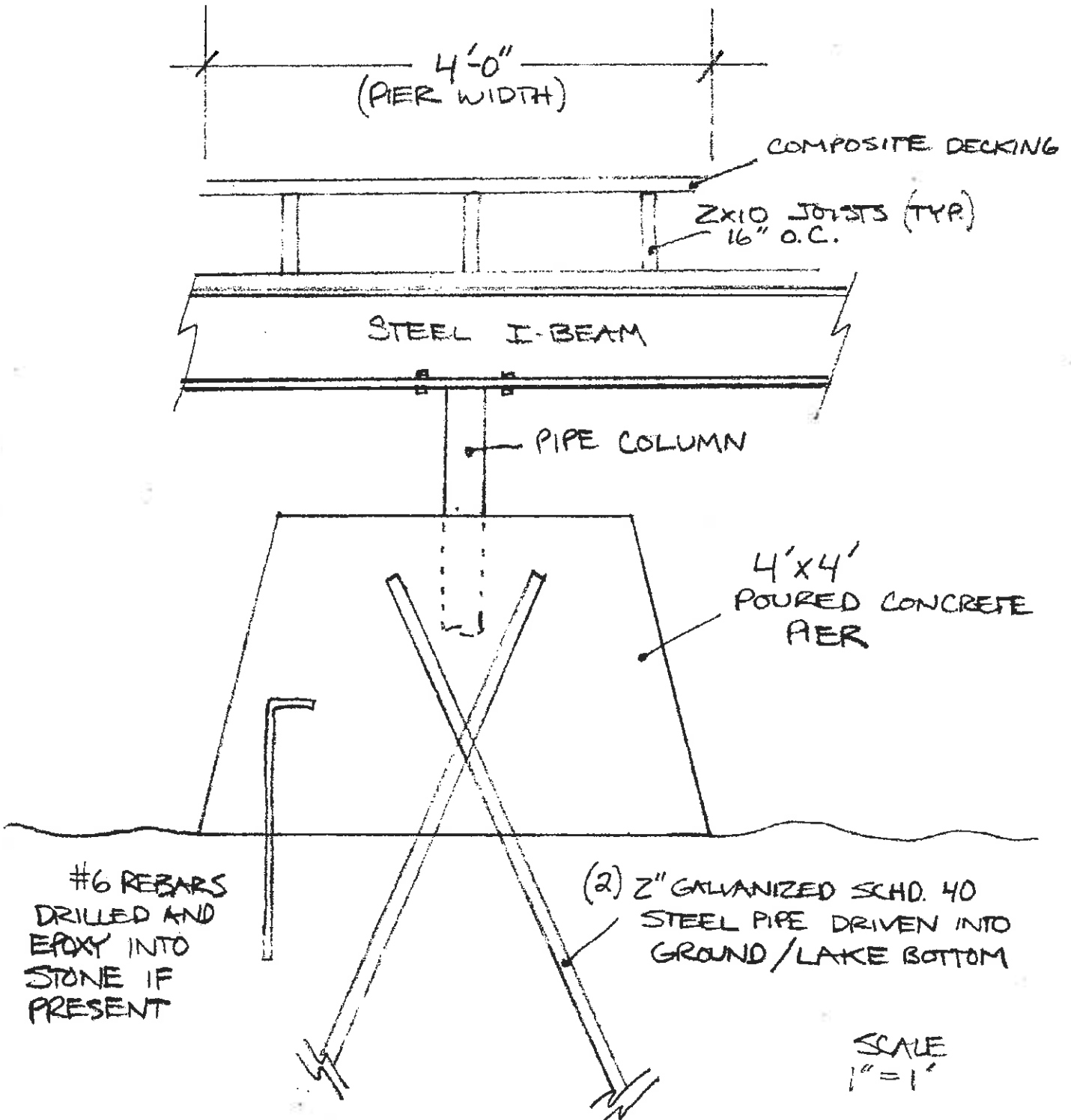
WEST DOCK
PLAN VIEW



WEST DOCK
ELEVATION VIEW



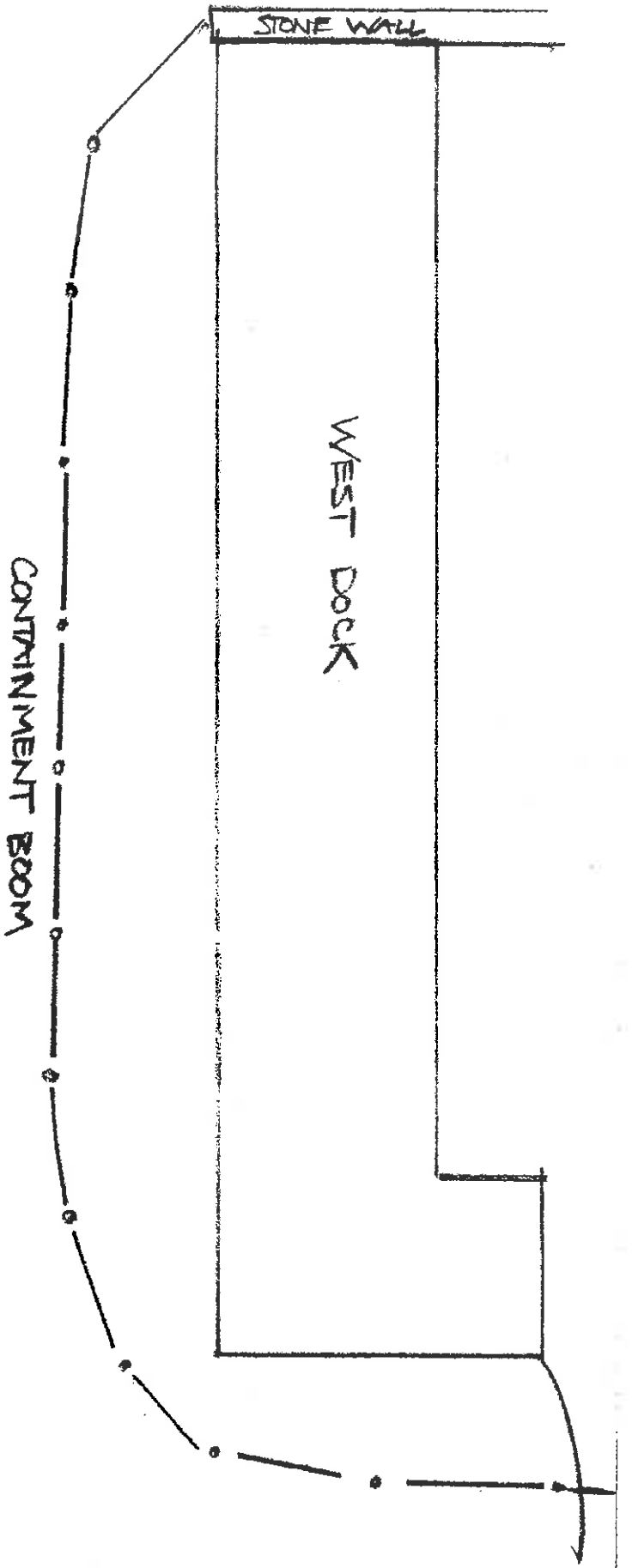
WEST DOCK
PIER DETAIL +
STRUCTURE DETAIL



#6 REBARS
DRILLED AND
EPOXY INTO
STONE IF
PRESENT

(2) 2" GALVANIZED SCHD. 40
STEEL PIPE DRIVEN INTO
GROUND/LAKE BOTTOM

SCALE
1" = 1'



STONE WALL

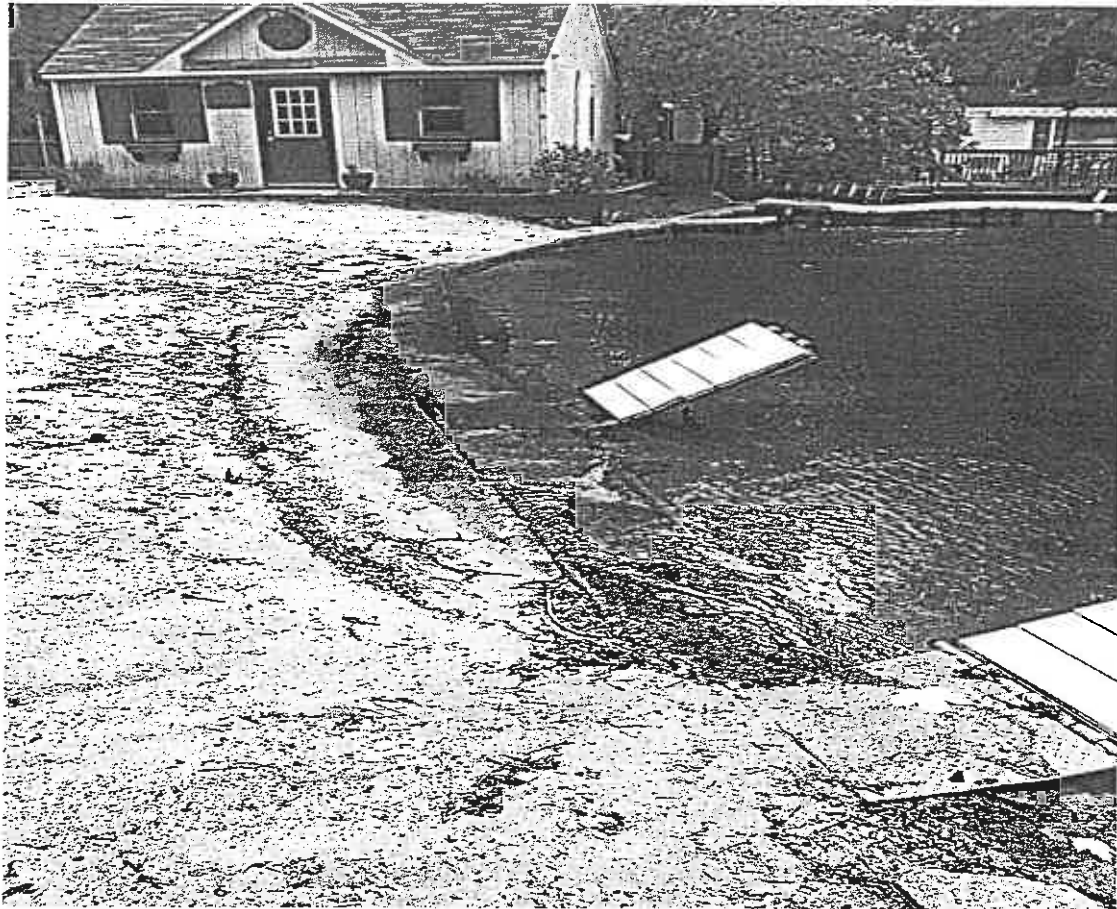
WEST DOCK

CONTAINMENT BOOM

WEST DOCK

CONTAINMENT BOOM PLAN

SEE ATTACHED DETAILS/DESCRIPTION

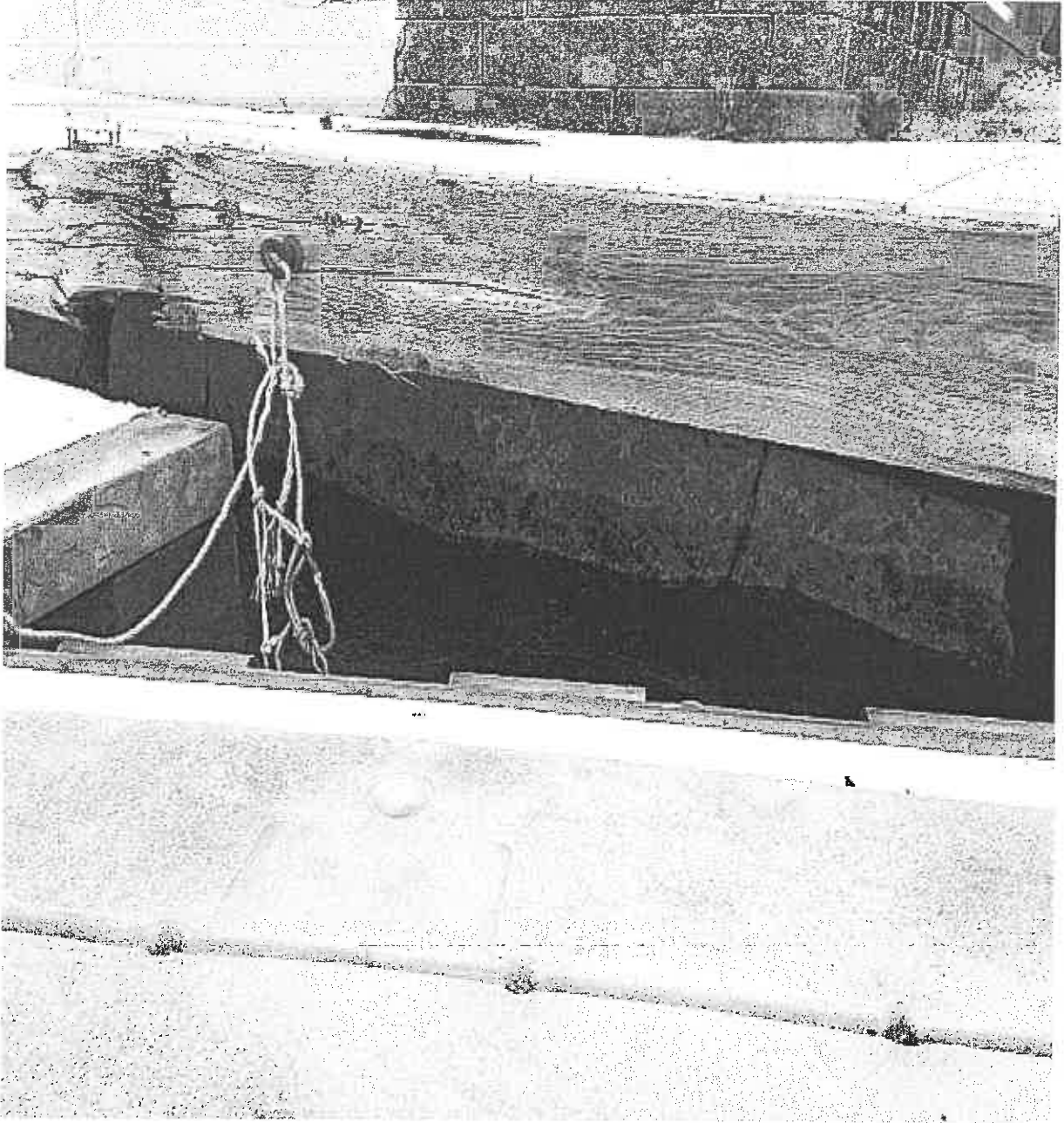


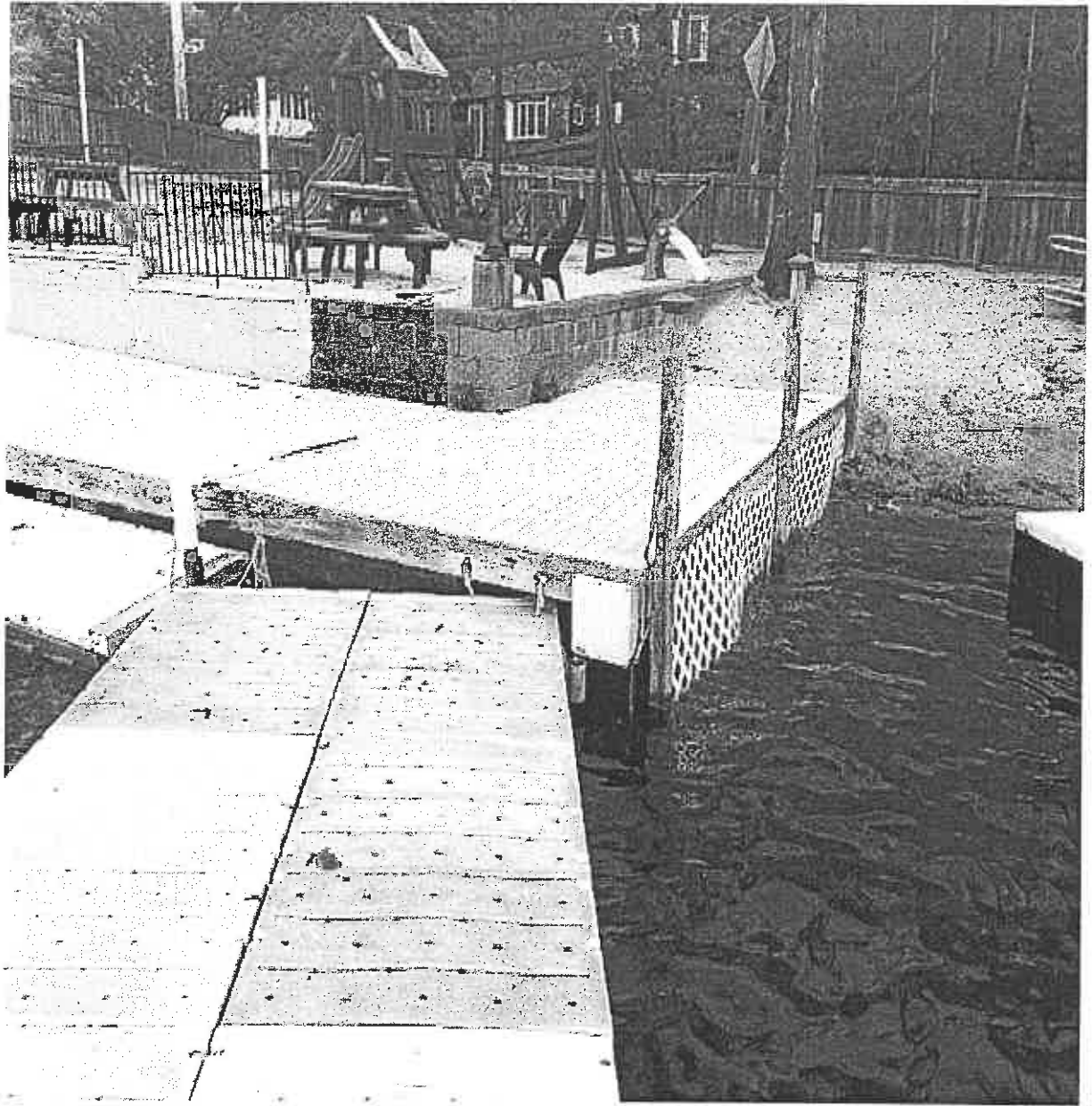
Summer of 2013 after major storms

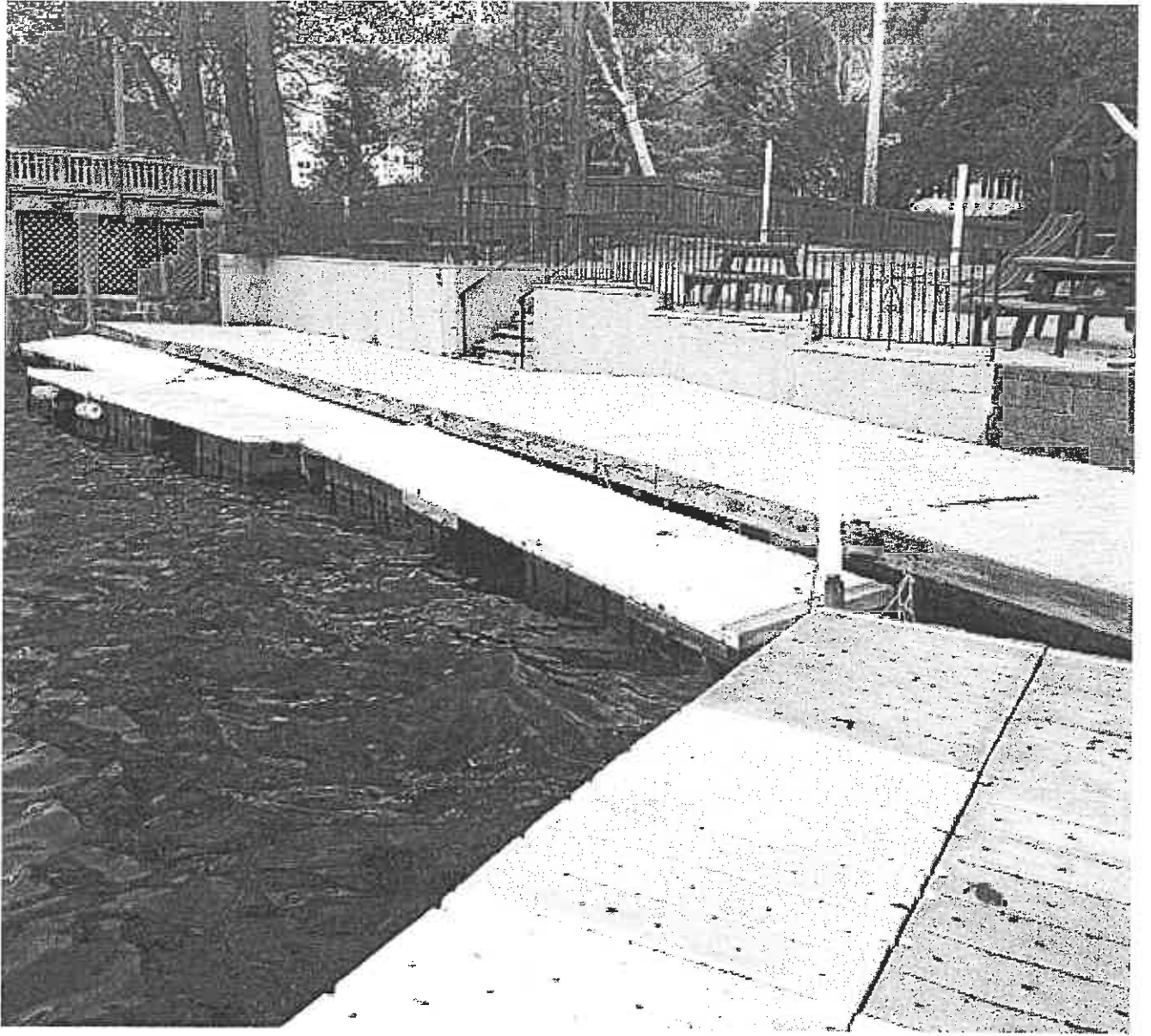


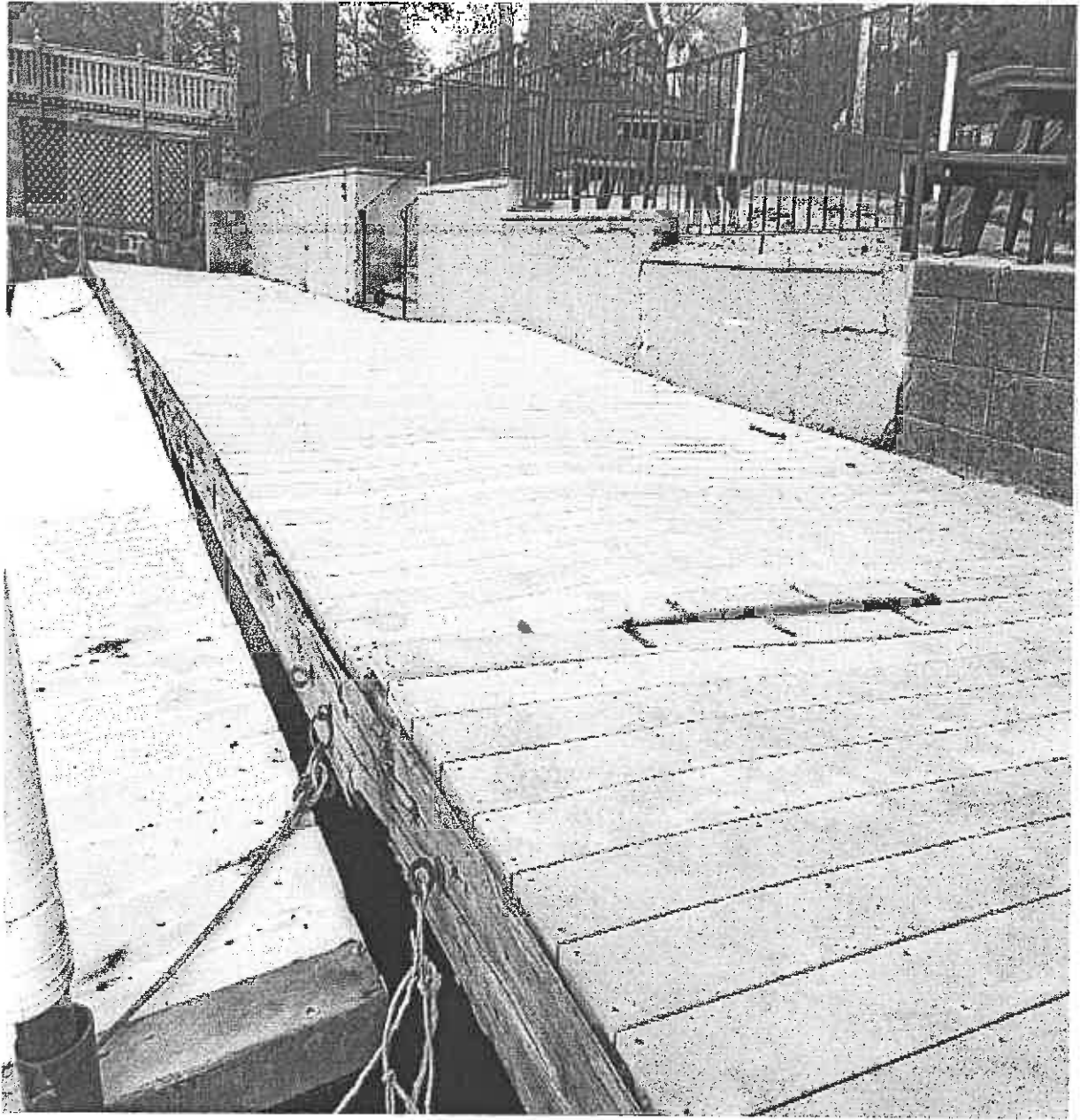


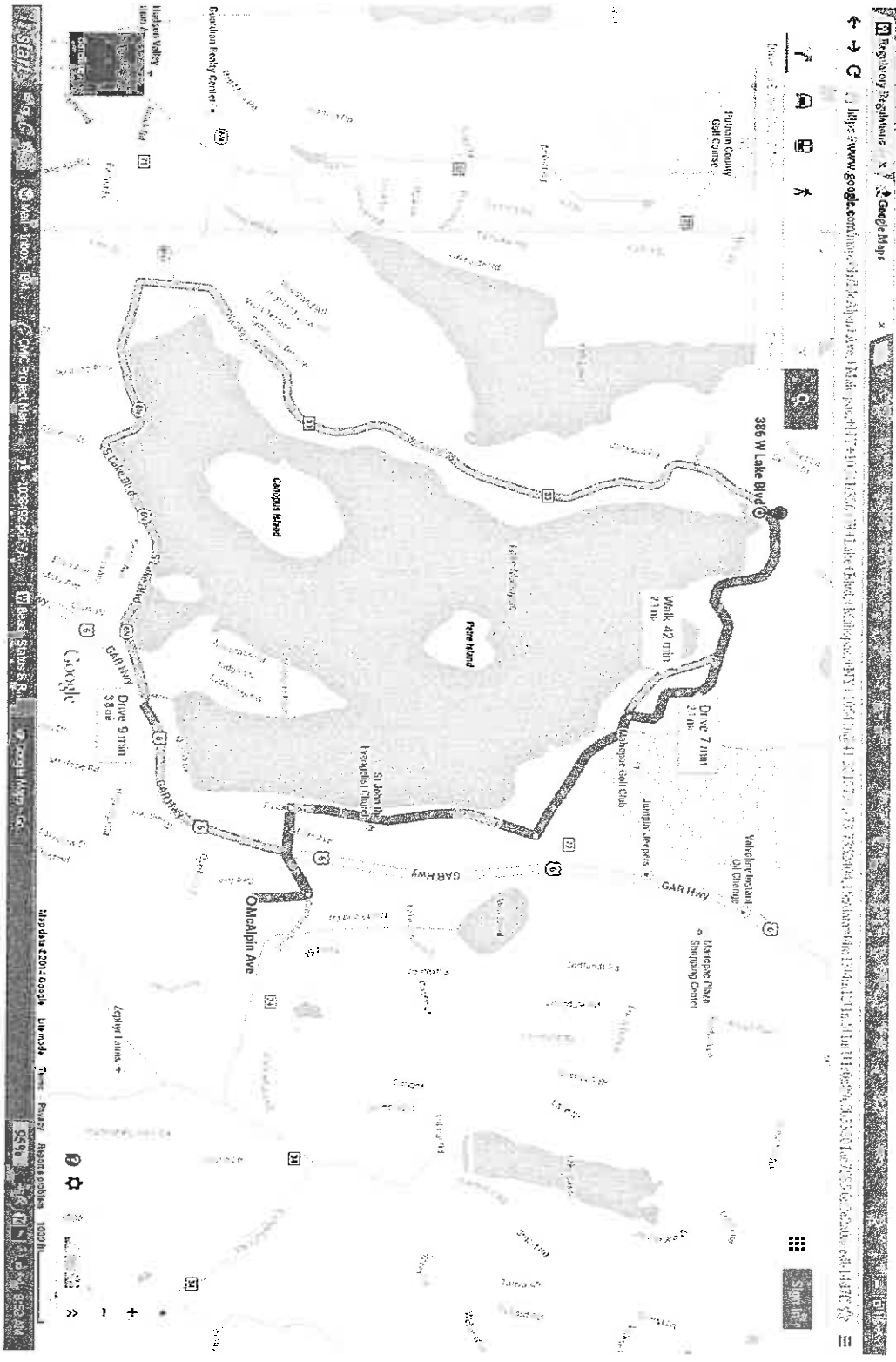












Region: Asheville
Google Maps
https://www.google.com/maps/@35.5641714, -82.5671416, 15.5z/data=!3m1!1e3!3m1!1s35.5641714,-82.5671416,15.5z/data=!3m1!1e3!3m1!1s35.5641714,-82.5671416,15.5z



386 W Lake Blvd

Walk 42 min
21.0 mi

Drive 7 min
2.1 mi

386 W Lake Blvd

Gar Hwy

Omelette Ave

St. Joseph's Hospital

Canyon Head

St. Joseph's Church

St. Joseph's Church

St. Joseph's Church

St. Joseph's Church

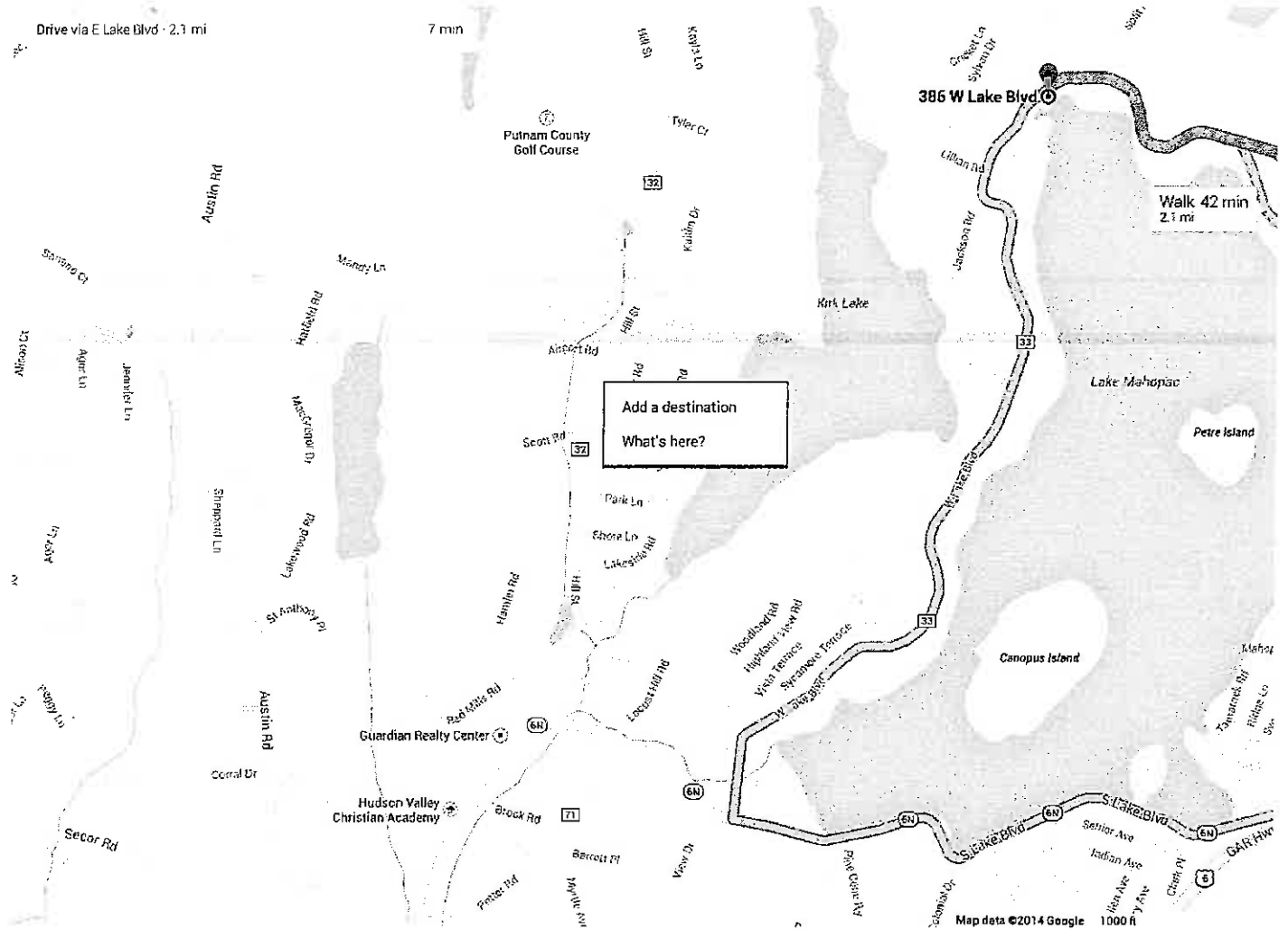
Map data ©2012 Google, Imagery ©2012 Google, Street View ©2012 Google, Terrain ©2012 Google, 95%

5/13/2014

Google Maps

Drive via E Lake Blvd - 2.1 mi

7 min



Add a destination
What's here?

Walk 42 min
2.1 mi

Map data ©2014 Google 1000 ft

HERODES & MOLÉ, P.C.

ATTORNEYS AT LAW

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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

May 12, 2014

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

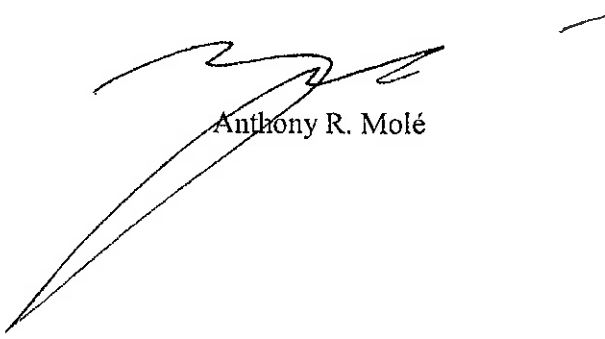
Attention: Rose Trombetta, Secretary

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 Rose:

Please place the above referenced matter on the May 15, 2014 agenda of the Carmel Environmental Conservation Board. I will appear before the Board with Raoul Matos. Thank you.

Very truly yours,



Anthony R. Molé

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: amcheradesmole.com (Attorney)
Attorney Telephone#: 845-628-1100 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]
SIGNATURE
Anthony R. Molé, Esq., Herodes, Molé, P.C., Attorney for the Applicants.
DATE
2/25/2014
Use this space for further explanation if necessary

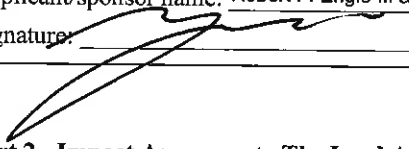
617.20
Appendix B
Short Environmental Assessment Form

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: 845-628-1100 (Attorney)	
		E-Mail: am@herodesmole.com (Attorney)	
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 checked="" 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			

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: <u>Robert F. Engle III and Marianne Engle</u>		Date: <u>2/25/2014</u>
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

SEWERAGE TREATMENT & EMISSION CONTROL NOTES

1. THE SEWERAGE TREATMENT PLANT SHALL BE DESIGNED TO TREAT THE SEWERAGE FROM THE PROPOSED DEVELOPMENT AND SHALL BE CAPABLE OF TREATING THE SEWERAGE FROM THE EXISTING DEVELOPMENT.
2. THE SEWERAGE TREATMENT PLANT SHALL BE DESIGNED TO TREAT THE SEWERAGE FROM THE PROPOSED DEVELOPMENT AND SHALL BE CAPABLE OF TREATING THE SEWERAGE FROM THE EXISTING DEVELOPMENT.
3. THE SEWERAGE TREATMENT PLANT SHALL BE DESIGNED TO TREAT THE SEWERAGE FROM THE PROPOSED DEVELOPMENT AND SHALL BE CAPABLE OF TREATING THE SEWERAGE FROM THE EXISTING DEVELOPMENT.
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9. THE SEWERAGE TREATMENT PLANT SHALL BE DESIGNED TO TREAT THE SEWERAGE FROM THE PROPOSED DEVELOPMENT AND SHALL BE CAPABLE OF TREATING THE SEWERAGE FROM THE EXISTING DEVELOPMENT.
10. THE SEWERAGE TREATMENT PLANT SHALL BE DESIGNED TO TREAT THE SEWERAGE FROM THE PROPOSED DEVELOPMENT AND SHALL BE CAPABLE OF TREATING THE SEWERAGE FROM THE EXISTING DEVELOPMENT.

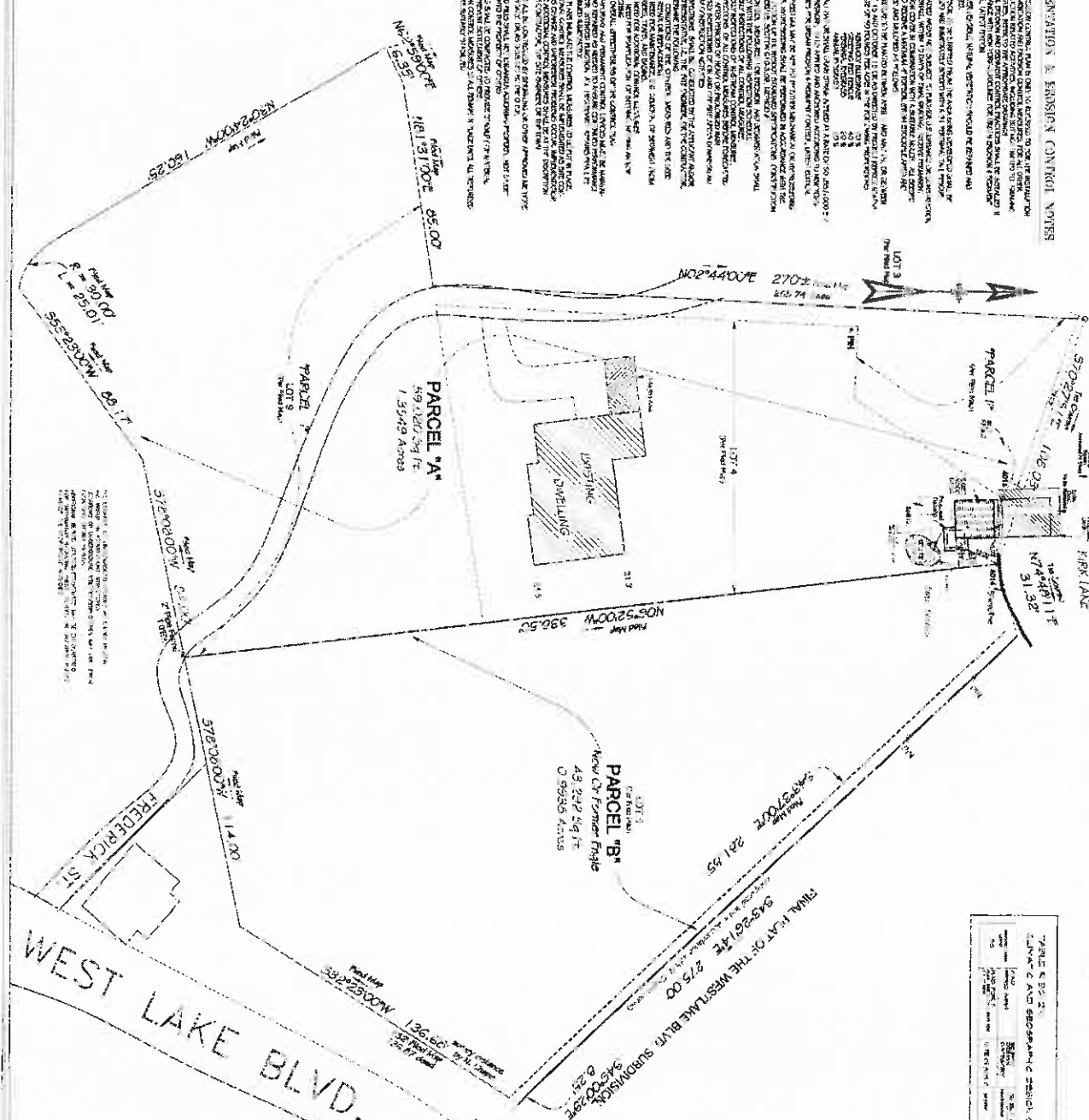


TABLE 6.5.2
PLAN AND SECTION DESIGN CRITERIA

Item	Design Criteria
1. Dock Length	100.00' (30.48m)
2. Dock Width	10.00' (3.05m)
3. Dock Depth	10.00' (3.05m)
4. Dock Area	1,000.00 sq ft (92.90 sq m)
5. Dock Volume	10,000.00 cu ft (283.17 cu m)
6. Dock Capacity	100.00 (100.00)
7. Dock Material	Aluminum
8. Dock Color	White
9. Dock Finish	Painted
10. Dock Foundation	Concrete
11. Dock Anchors	Chain
12. Dock Mooring	Chain
13. Dock Fenders	Rubber
14. Dock Safety	Handrails
15. Dock Lighting	LED
16. Dock Signage	None
17. Dock Access	Staircase
18. Dock Egress	Staircase
19. Dock Ventilation	None
20. Dock Heating	None
21. Dock Cooling	None
22. Dock Power	None
23. Dock Water	None
24. Dock Sewer	None
25. Dock Stormwater	None
26. Dock Debris	None
27. Dock Maintenance	None
28. Dock Inspection	None
29. Dock Record Keeping	None
30. Dock Training	None
31. Dock Safety Training	None
32. Dock Emergency Response	None
33. Dock Environmental Protection	None
34. Dock Noise Control	None
35. Dock Air Quality	None
36. Dock Water Quality	None
37. Dock Sediment Control	None
38. Dock Erosion Control	None
39. Dock Slope Stabilization	None
40. Dock Shoreline Protection	None
41. Dock Beach Nourishment	None
42. Dock Dune Stabilization	None
43. Dock Vegetation Management	None
44. Dock Wildlife Management	None
45. Dock Cultural Resource Management	None
46. Dock Historical Resource Management	None
47. Dock Archaeological Resource Management	None
48. Dock Paleontological Resource Management	None
49. Dock Paleontological Resource Management	None
50. Dock Paleontological Resource Management	None

DOCK LOCATION SURVEY
SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF CARMEL,
WESTCHESTER COUNTY
NEW YORK

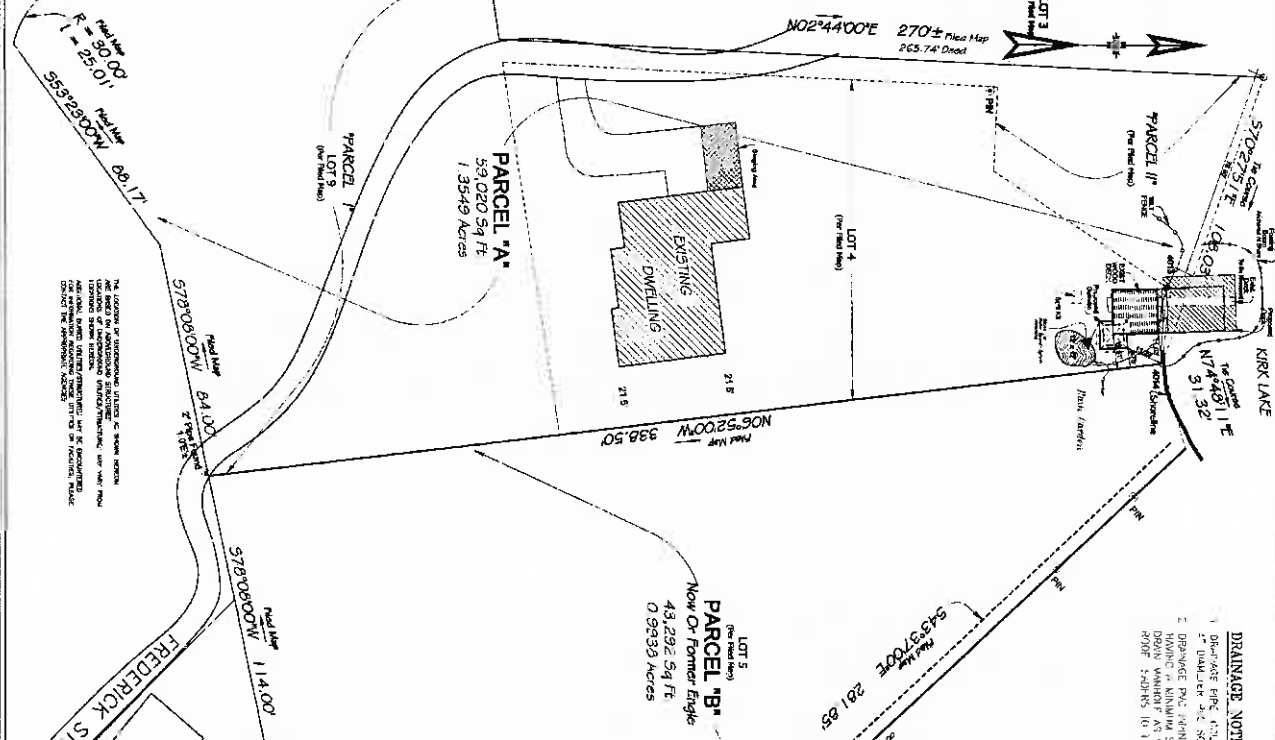
SCALE: 1"=20'
SUPPLEMENTARY NOTES:
 1. THIS PLAN IS BASED ON THE PROPERTY AS SHOWN ON THE PLAT OF THE TOWN OF CARMEL, WESTCHESTER COUNTY, NEW YORK, MAP NO. 18, BLOCK 1, LOT 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 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SEDIMENTATION & EROSION CONTROL NOTES

1. THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONTOUR OF THE SITE. THE EXISTING CONTOUR SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY CHANGES TO THE CONTOUR SHALL BE APPROVED BY THE DESIGNER.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL SEDIMENTATION BASINS SHALL BE DESIGNED TO CAPTURE 100% OF THE SEDIMENT FROM THE CONSTRUCTION SITE.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ANY EROSION CONTROL MEASURES THAT FAIL TO PREVENT EROSION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR EROSION CONTROL MEASURES.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING NOTES:
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING NOTES:
10. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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13. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING NOTES:
14. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING NOTES:

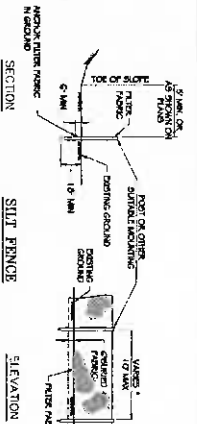
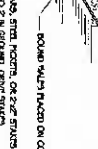
CONSTRUCTION NOTES:

1. ALL DIMENSIONS AND CONSTRUCTIONS TO BE BY HAND.
2. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
3. ALL MATERIALS TO BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
4. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
5. ALL MATERIALS TO BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
6. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
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16. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
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18. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
19. ALL MATERIALS TO BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
20. ALL WORK TO BE ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.

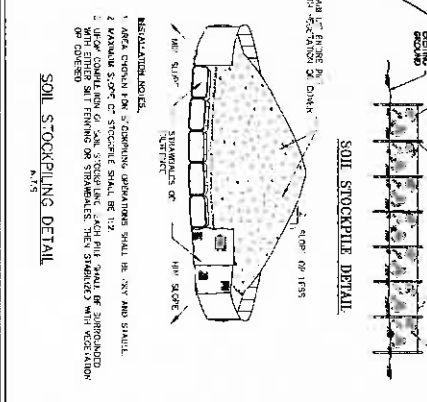


DRAINAGE NOTES:

1. DRAINAGE PIPE COLLECTING FROM DRAINS SHALL BE 4" DIA. PVC AND SHALL BE 2' DEEP.
2. DRAINAGE PIPES SHALL BE INSTALLED AT A MINIMUM OF 18" DEEP.
3. DRAINAGE PIPES SHALL BE INSTALLED AT A MINIMUM OF 18" DEEP.
4. DRAINAGE PIPES SHALL BE INSTALLED AT A MINIMUM OF 18" DEEP.
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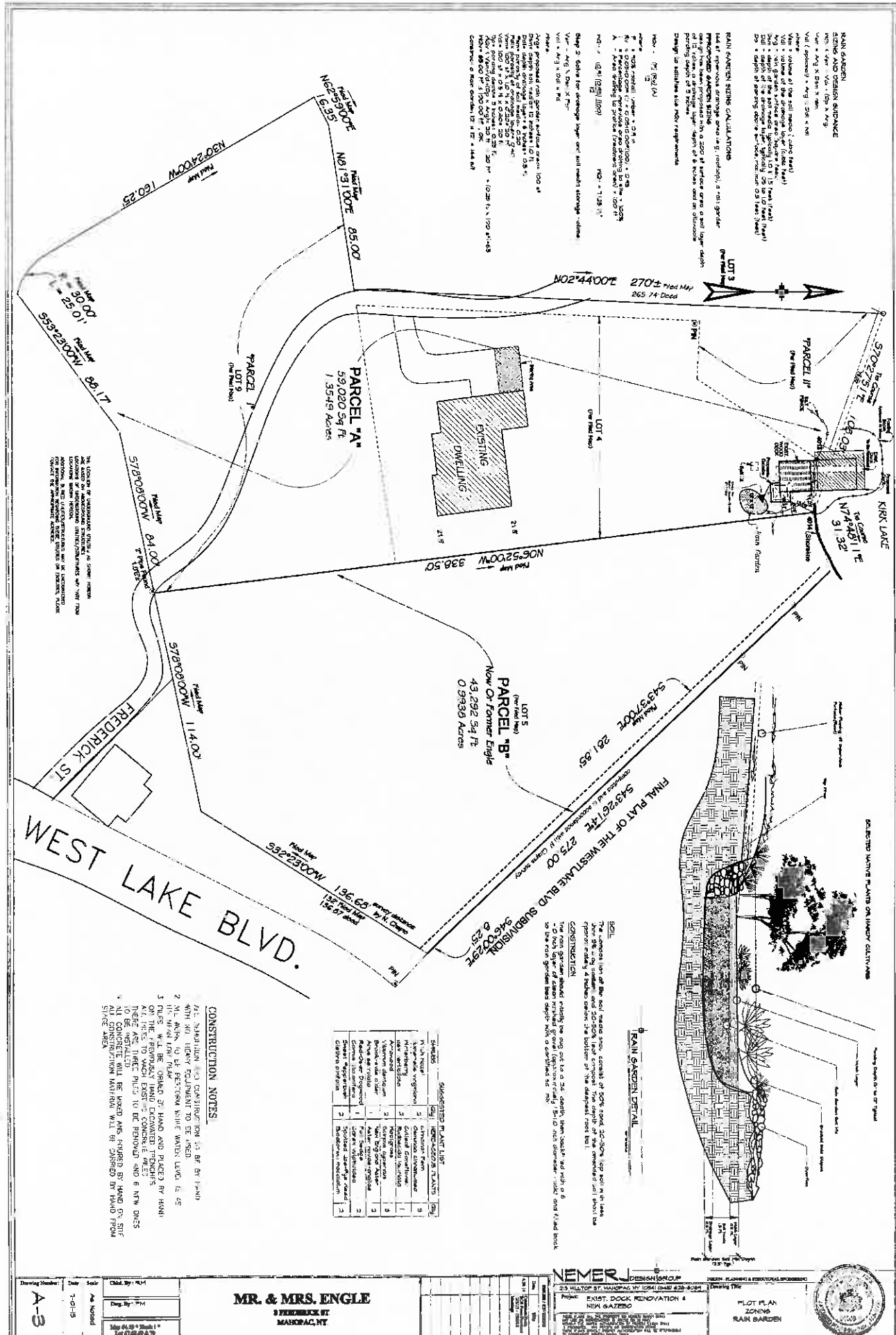
WEST LAKE BLVD.



Client: MR. & MRS. ENGLE	Scale: AS SHOWN
Drawn by: P.M.	Date: 10-15-11
Project: DOCK RENOVATION & NEW SAZEBO	Sheet: A-2

MR. & MRS. ENGLE
1 FREDERICK ST.
MADISON, VT

NEVER DESIGN GROUP
300 HILLTOP RD. MADISON, VT 05750
Project: DOCK RENOVATION & NEW SAZEBO
Sheet: A-2



RAIN GARDEN SIZE AND DESIGN SURFACE
 Run-off Area = 1,354.5 sq. ft.
 Run-off Coefficient = 0.35
 Run-off Volume = 478.32 cu. ft.
 Run-off Rate = 0.35 gpm/sq. ft.
 Run-off Time = 1.18 min.

RAIN GARDEN SIZING CALCULATIONS
 1. Run-off Volume = 478.32 cu. ft.
 2. Run-off Rate = 0.35 gpm/sq. ft.
 3. Run-off Time = 1.18 min.
 4. Run-off Area = 1,354.5 sq. ft.

RAIN GARDEN DETAIL
 1. Run-off Volume = 478.32 cu. ft.
 2. Run-off Rate = 0.35 gpm/sq. ft.
 3. Run-off Time = 1.18 min.
 4. Run-off Area = 1,354.5 sq. ft.

CONSTRUCTION NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 2. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

NO.	DESCRIPTION	QUANTITY	UNIT
1	Excavation	100	cu. yd.
2	Backfill	100	cu. yd.
3	Gravel	100	cu. yd.
4	Topsoil	100	cu. yd.
5	Planting	10	plants

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

NEMER DESIGN GROUP
 215 HUNTER ST. MAHOPAC, NY 12541 (914) 438-4321

PROJECT: EXIST. DOCK RENOVATION & NEW GARAGE

DATE: 1-20-15

SCALE: AS SHOWN

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 1-20-15

PROJECT NO.: A-3

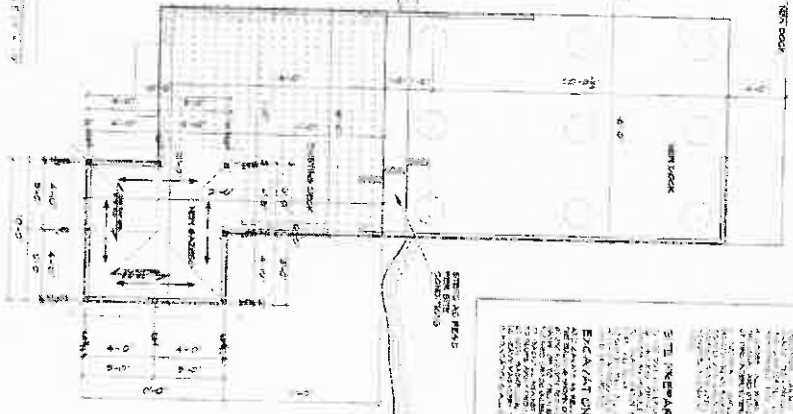
DISCLAIMER

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN OR NOT TAKEN IN RELIANCE THEREON. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

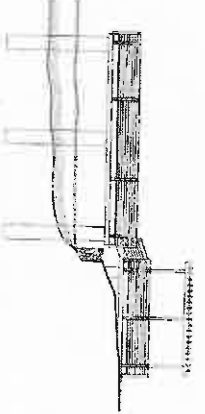
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.

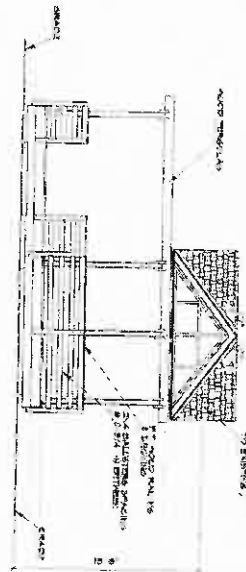
1 FLOOR PLAN



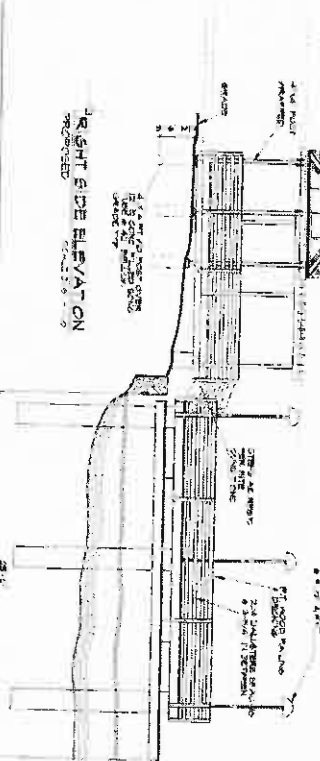
2 LEFT SIDE ELEVATION



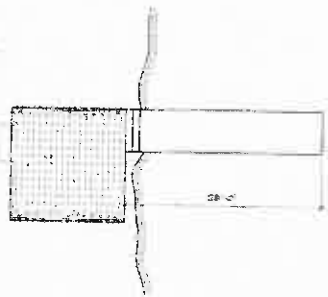
3 FRONT ELEVATION



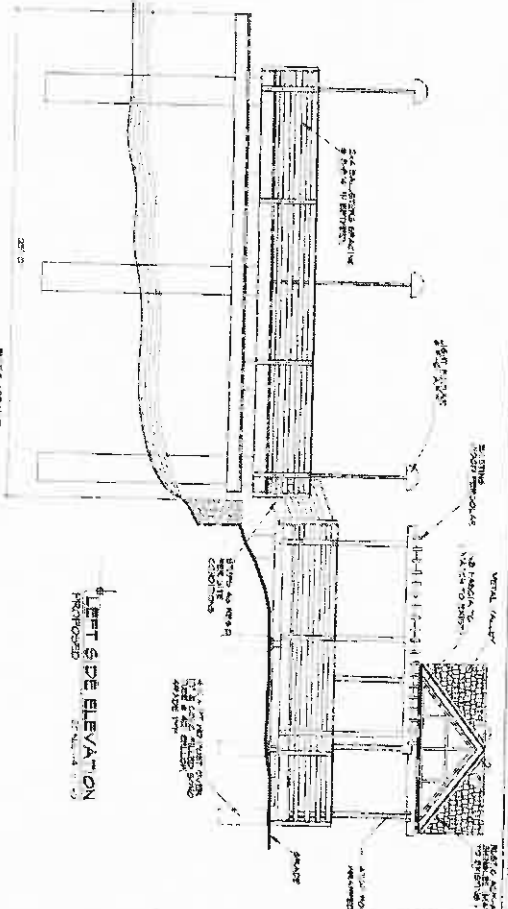
4 RIGHT SIDE ELEVATION



5 FLOOR PLAN



6 LEFT SIDE ELEVATION



MR. & MRS. ENGLE
4 FREDERICK ST
MADISON NY

NO. 1	DATE	BY
NO. 2	DATE	BY
NO. 3	DATE	BY
NO. 4	DATE	BY



RAYEX DESIGN GROUP

DESIGN PLANNING CONSTRUCTION

**266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000**

**RAYEXDESIGN@GMAIL.COM
ROY A. FREDRIKSEN, PE**

May 14, 2014

Re: Vincent Cappelletti
767 South Lake Blvd
Mahopac, NY 10541
Tax map #75.42-1-26

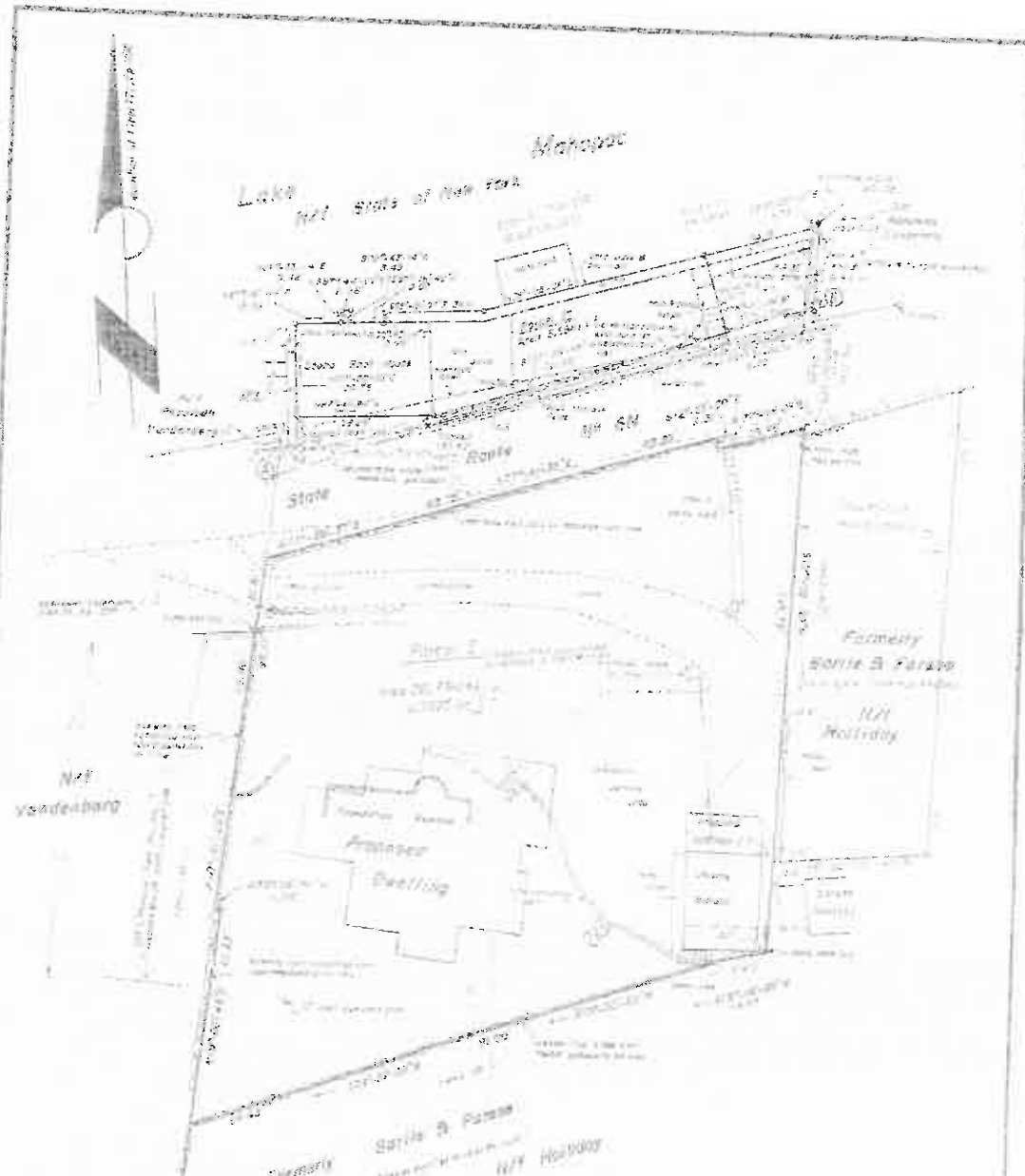
Town of Carmel ECB, Carl Stone, PE, Chairman.

The purpose of this letter is to address the construction of a new deck at the aforementioned location. The scope of work consists of replacing an existing wood frame deck with a new wood frame deck of the same size as the existing. The existing foundation will now be used to support the new deck. New cantilevered steel beams will be used to support the new deck. All work will occur inside the existing seawall. No work will occur in the lake (Lake Mahopac) and no machinery will be used during construction. All work will be completed manually.

If I could be of any further assistance, please do not hesitate to contact me.

WILLIAM BESHARAT





THIS SURVEY WAS MADE AND THE FIELD WORK WAS DONE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1892.

THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS SUBJECT TO A MORTGAGE IN FAVOR OF THE BANK OF NEW YORK AND TRUST COMPANY, NEW YORK CITY, AND THAT THE PROPERTY IS SUBJECT TO A LEASE TO THE STATE OF NEW YORK.

THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS SUBJECT TO A MORTGAGE IN FAVOR OF THE BANK OF NEW YORK AND TRUST COMPANY, NEW YORK CITY, AND THAT THE PROPERTY IS SUBJECT TO A LEASE TO THE STATE OF NEW YORK.

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STATE OF NEW YORK
 COUNTY OF PUTNAM
 TOWN OF CARMEL
 SURVEY OF PROPERTY
 PREPARED FOR
ANTHONY BERARDIS

SITUATE IN
 TOWN OF CARMEL
 COUNTY OF PUTNAM
 STATE OF NEW YORK
 SCALE 1"=20'

CERTIFIED TO ANTHONY BERARDIS
 BY THE SURVEYOR
 NICHOLAS J. ...

CARL STONE
Chairman

ROBERT LAGA
Vice Chair

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
Nicholas Fannin

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Vincent Cappellotti

Address of Applicant: 7405 Lake Blvd Email: _____

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

Property Address: 767 S Lake Blvd Tax Map # 75.42-1-26

Agency Submitting Application if Applicable: NA

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: Replace existing dock & revamp concrete

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). NO WORK IN WATER

Proposed Start Date: 6/1/2014 Anticipated Completion Date: 6/15/2014 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
Vincent Cappellotti

5/14/2014
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			
767 S Lake Blvd Mattitohuck NY.			
Name of Action or Project: Cappelletti Dock			
Project Location (describe, and attach a location map): TAX MAP # 75.42-1-26 767 S Lake Blvd Mattitohuck NY 10541			
Brief Description of Proposed Action: Repair concrete and replace existing dock with new dock of same size.			
Name of Applicant or Sponsor: Vincent Cappelletti		Telephone: _____	
		E-Mail: _____	
Address: 767 S LAKE BLVD			
City/PO: Mattitohuck		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	YES
		✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		✓	
3.a. Total acreage of the site of the proposed action?		3584 SF acres	
b. Total acreage to be physically disturbed?		600 SF acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 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			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Vincent CappelleTTI</u>		Date: <u>5/14/2014</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?		
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)?		

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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:							
Project Location (describe, and attach a location map): 392 North Lake Blvd, MAHOPAC, NY							
Brief Description of Proposed Action: Repair Jet Ski Float							
Name of Applicant or Sponsor: RICHARD CARUANA		Telephone:					
Address: 144 S PARLIAMAN Rd		E-Mail:					
City/PO: LAGRANGEVILLE		State: NY	Zip Code: 12540				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;"></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;"></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
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 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							

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>RICHARD CARUANA</u> Date: <u>5/12/14</u>		
Signature: _____		

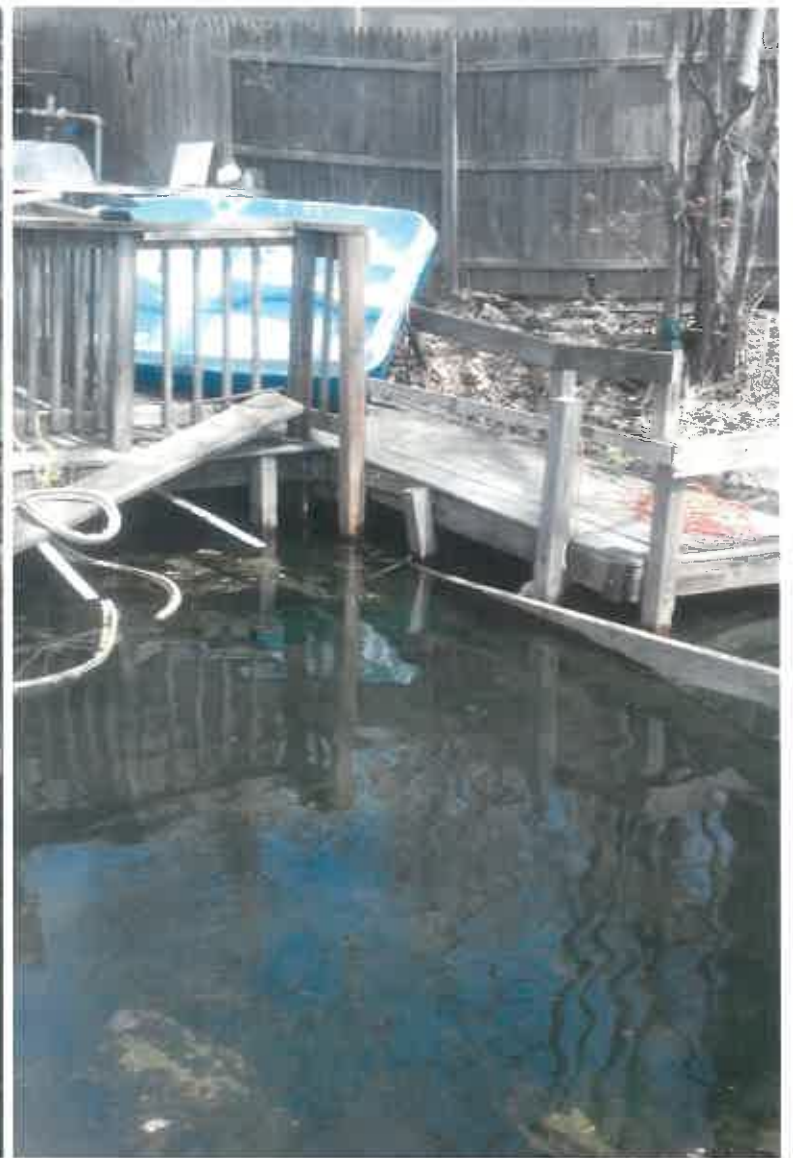
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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



CARUANA - TAX MAP # 64-12-2-52



CARL STONE
Chairman

ROBERT LAGA
Vice Chair

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

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: ROBERT FRENKEL

Address of Applicant: 38 TURNER DRIVE Email: _____
CHAPPAQUA 10514

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

Property Address: 43 TAMARACK RD Tax Map #: 79.8-2-20

Agency Submitting Application if Applicable: NA

Location of Wetland: LAKE MAHOPAC

Size of Work Section & Specific Location: SEE ATTACHED

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).
SEE ATTACHED

Proposed Start Date: IMMEDIATE Anticipated Completion Date: 6-30-14 Fee Paid \$ 225.00

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

[Signature]
SIGNATURE

5/10/14
DATE

617.20
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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 ROBERT FRENKE			
Project Location (describe, and attach a location map): 43 TAMARACK ROAD			
Brief Description of Proposed Action: CONSTRUCTION OF AN ATTACHED ONE CAR GARAGE AND DRIVEWAY CORRECTIVE REPAIRS TO STREET DRAINAGE SYSTEM WHICH DISCHARGES INTO LAKE MAHOPAC CONSTRUCTION OF MITIGATION MEASURES			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(ies) name and permit or approval.		NO	YES
3. a. Total acreage of the site of the proposed action?		<u>0.20</u>	acres
b. Total acreage to be physically disturbed?		<u>0.20</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.20</u>	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			

		NO	YES	N/A
5. Is the proposed action:				
a. A permitted use under the zoning regulations?			<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input checked="" 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: _____		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>		
b. Are public transportation services available at or near the site of the proposed action?				<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?				<input checked="" 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: _____				<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: _____		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>SEPTIC</u>		<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?		<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?		<input checked="" type="checkbox"/>		<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"/>		
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 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?		<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes:		<input checked="" type="checkbox"/>		
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" 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 impairment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (regarding or completed) for hazardous waste? If Yes, describe _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/owner name: <u>Robert Frenkel</u> Date: <u>5/10/14</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?		
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: <ul style="list-style-type: none"> 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)

NATHANIEL J. HOLT, PE

dan@holtengineering.net

May 9, 2014

Narrative
Frenkel Wetland Permit Application
43 Tamarack Road
Mahopac, NY
Section 75.8; Block 2 Lot 20

Purpose

This narrative has been prepared as an addendum to an Application for Wetland Permit associated with the above referenced property. Furthermore, this narrative will discuss the proposed activities associated with the much needed upgrades to the residence and the mitigative measures to reduce the buffer impacts associated with Lake Mahopac.

Scope

The subject property is 12,206 square feet in area, and is situated between Tamarack Road and Lake Mahopac. At present, the development of the property consists of an approximately 1,625 square foot single family residence, walkways, a boat house, a wood dock and patio fronting on the lake. In its current condition, both the house and the property are in need up maintenance and upgrades. An important aspect of one of the upgrades is the construction of a single car attached garage.

As is fairly typical with the homes sited around Lake Mahopac, much (71%) of this property lies within 100 feet of the lake, thereby requiring a wetland permit to complete the desired site improvements.

In developing the site plan the project architect had to carefully weigh the location of the garage against the zoning requirements of the area as well as the proximity to the Lake. However, due to the size and shape of the lot, it was not possible to avoid the need for a wetland permit or a variance from the Zoning Board of Appeals while also considering the architecture of the home. As with many of the properties, which have been developed over the years they optimize the lake views and recreational activities associated with water front property. Topographically, the property slopes down from Tamarack Road to Lake Mahopac and consists of graded slopes of 18% and greater. Therefore opportunities to provide such mitigation are limited. Regardless, much of the currently undisturbed lawn areas on the property will remain undisturbed.

With the exception of the proposed construction of the garage, most of the improvements can be classified as minor in nature and could be described as "maintenance". The proposed improvements which fall outside the category of maintenance are discussed below.

Proposed Attached Garage

At the present time, the only provisions for parking is immediately off Tamarack Road and consists of what is labeled on the site plans as an "raised parking" area. Although functional, the parking area is approximately fourteen (14) feet above the first floor of the residence. For obvious reasons, it would be preferable not to use the steps during inclement weather and therefore the owners are proposing to construct an attached garage to the home. As designed, the garage will be a two story structure with an approximately 440 square foot "footprint".

The raised parking area, which lies outside of the wetland buffer, would remain and be used as visitor parking.

Naturally, it will also be necessary to construct a driveway to the new garage. The driveway will be thirty feet long and 17 feet wide. The proposed driveway lies outside of the one hundred foot wetland buffer. However, it should be noted that the pavement will be a pervious material ("Flexi-Pave"). Stormwater will seep down through the pavement into a gravel based material where it will be allowed to percolate into the soil layers below. Any excess runoff will be collected into a trough drain and piped around the residence and into a proposed rain garden.

Reduction in Impervious Surfaces

Although the proposed construction of the new garage represents an increase in impervious surfaces, the applicant has taken steps to offset these increases by reducing impervious surfaces elsewhere on the property. The first of the proposed mitigative measures was referenced above and will be a porous pavement in lieu of the typical asphalt. The proposed material has a trade name of FlexiPave and is made of recycled materials. Due to its composition water can flow freely through the interstices to a deep gravel base where it is allowed to percolate into the ground.

In addition, the Site Plans provide for a reduction in the amount of concrete sidewalks in various locations across the property. As a result of these mitigative measures there is no need to provide any practices design to address stormwater quantity. Note that as is described below, a portion of the concrete patio along the lake will be removed to accommodate a proposed water garden.

Rain Garden

Although there is a net reduction in impervious surfaces associated with this site plan, the applicant is proposing to address the stormwater quality associated with the impervious surface associated with the new roof through the construction of a Rain Garden. The proposed location of the Rain Garden is in an area currently serving as a concrete patio along most of the lake frontage. By placing the Rain Garden in this location, there is an additional reduction in the impervious surface of the property.

Finally, it is pointed out that the Rain Garden has been made larger than required to address the impervious surface of the new garage. It is hoped that the Board will determine that this and the other work proposed as a mitigative measure for the wetland permit

Roadway Drainage Improvements

At the present time, stormwater runoff from Tamarack Road is piped through a portion of the applicant's property with a discharge to the lake. Several years ago, the Mahopac Property Owner's Association (MPOA) completed a partial upgrade/repair to the drainage system; however, the MPOA has determined that additional improvements are in order. To that end, the MPOA has approached the applicant to consider completing these additional improvements by redirecting its path (thereby making the pipe more accessible for maintenance) along his property. More specifically, a portion of the drain line is presently located within the structure labeled as "Raised Slate Patio" where the discharge of the street drainage is allowed to flow through the storage area under the Raised Slate Patio and down to the lake.

The new proposed alignment is depicted on the Site Plans. Note that the existing pipe will be intercepted on the adjacent property (Frumpinkin) and then installed along the common property line. At a point near the end of the raised patio, the pipe will turn across the front of the storage area and then turn again into the lake. At a convenient point and where below grade conditions permit, the pipe will be buried to reduce the potential for erosion and impact on the lake.

Sediment and Erosion Control

A sediment and erosion control plan in conformance with "Best Management Practices" has been implemented into the Site Development Plan. More importantly perhaps is that the extent of disturbance to the property is fairly limited as the work is confined to specific areas. That is the construction of the 440 square foot garage is at the extreme edge of the front yard setback and the lake is separated by existing vegetation (lawn and shrubbery). Therefore

should any runoff inundate the proposed silt fencing the natural vegetation will further dissipate the flow rate and provide a place for any sediments to settle out of the stream.

It is important to note that prior to the start of the construction activities associated with the house the Rain Garden will be rough graded to create a sediment trap. (The topography is such that runoff from the upper portion of the property flows along the path and can easily be diverted into the Rain Garden.

Conclusion

At the present time, this approximately 12,200 square foot property consists of approximately 5,230 square feet (42.9%) of impervious surfaces (not including an additional 200 square feet of rock outcroppings). Upon completion of the proposed work, there will be a net reduction in the impervious surfaces to 4,630 square feet.

In addition to the reduction in impervious surfaces, the applicant has incorporated into the Site Plan the construction of a Rain Garden to mitigate the impervious area associated with the new garage roof, while avoiding the disturbance to established vegetation in close proximity to the Lake.

Respectfully submitted;

Nathaniel J. Holt, P.E.

Frenkel Wetland Permit Application
May 9, 2014
Page 5

NATHANIEL J. HOLT, PE

dan@holtengineering.net

May 5, 2014

Construction Sequencing Narrative
Frenkel Property
43 Tamarack Road
Mahopac, NY
Section 75.8 Block 2 Lot 20

Week 1 through 4

Install erosion control measures

Remove section of concrete patio and rough grade the Rain Garden to function as a temporary sediment trap

Strip and store topsoil

Create construction access from Tamarack Road. Remove portion of existing retaining wall.

Import clean fill to establish rough grade of proposed driveway

Commence with construction of garage foundation and entry portico

Demolish walks and other site improvements designated for removal/replacement

Week 5 through 9

Complete foundation work

Initiate construction of footing drains and repair foundation walls

Commence with building framing

Begin construction of driveway retaining walls

Week 10 and 12

Complete footing drains, backfill excavated area, install drainage system along front of house

Finish building framing, install sheathing and roof system.

Bring driveway to finished subgrade

Week 13 through 16

Relocate walkway to commence construction of wood deck

Construct wood deck

Complete siding of garage and portico. Install roof and roof drains

Remove required sections of walks in front of house. Install new walks

Finish grading of front yard, place topsoil and seed disturbed areas.

Week 17 through 19

Construct new drainage system

Week 20 through 17

Repair patio, sea wall, boat dock and swimming platform

Install Rain Garden

- remove accumulated silt and debris
- install soil medium
- install plant material

Repair retaining wall along front property line

Place permeable pavement in driveway

Week 18 thorough 23

Install new walks and retaining wall along the westerly side of the garage. fine grade disturbed areas with topsoil and grass seed

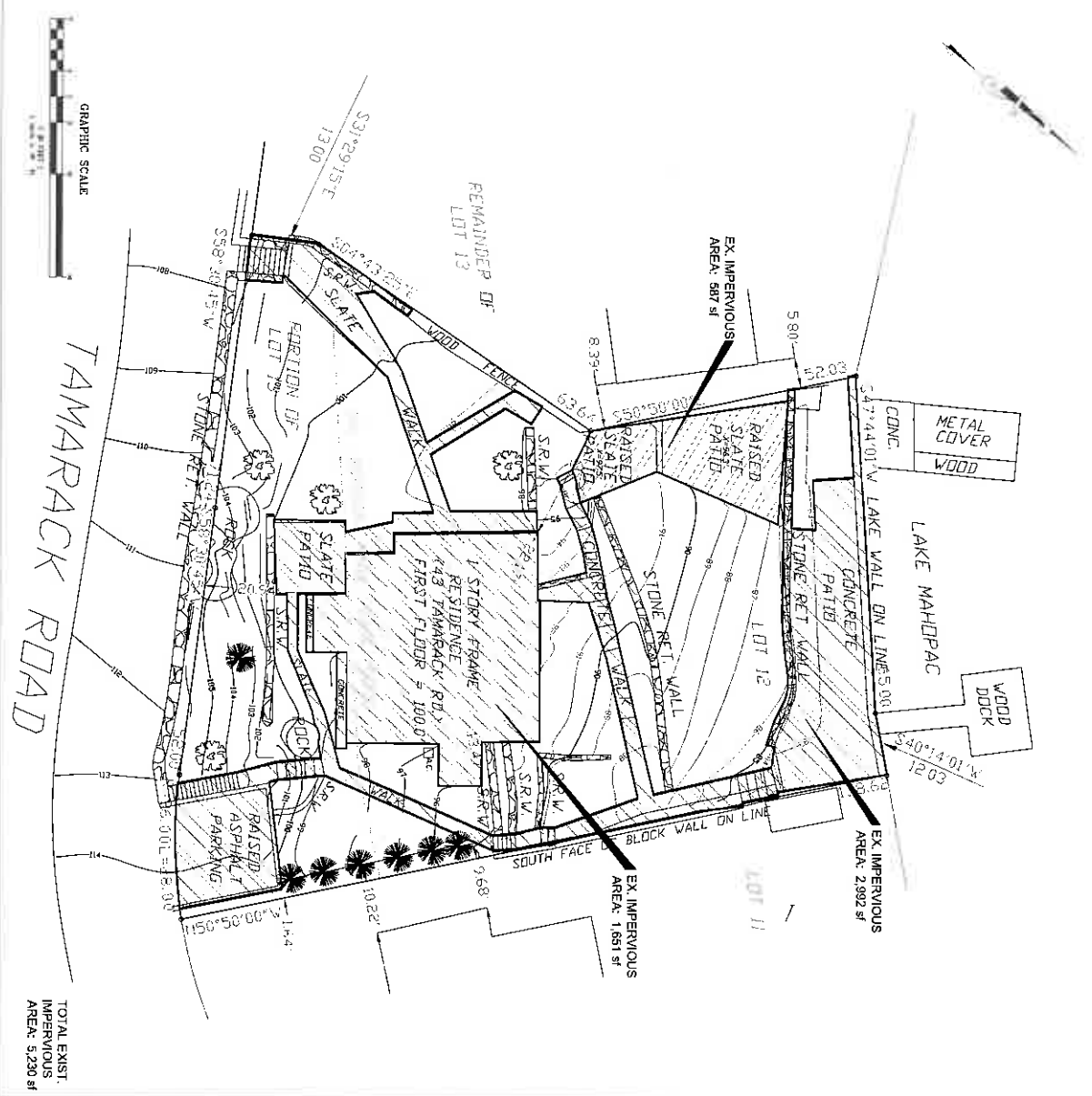
Replace/repair damaged walks, retaining walls and other site improvements as required and/or as directed by the owner

Install roof gutters

Finalize building construction (interior and exterior)

Week 24

Remove silt fence and other erosion control measures that may have been implemented during the work



TOTAL EXIST.
IMPERVIOUS
AREA: 5,230 SF

- NOTES**
1. EROSION CONTROL MUST BE PROPERLY INSTALLED, MAINTAINED AND INSPECTED
 2. CONSTRUCTION ENTRANCES MUST BE PROPERLY MAINTAINED SO THAT NO DEBRIS OR DIRT IS DEPOSITED ON THE STREET
 3. ANY UNDERGROUND PIPING OR STRUCTURES MUST BE INSPECTED PRIOR TO BACKFILLING
 4. ANY UNDERGROUND PIPING OR STRUCTURES MUST BE INSPECTED PRIOR TO BACKFILLING
 5. SITE PLAN FROM A NEW EXISTING OPERATIONS THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) TO BE STORED IN THE AREA
 6. PROPERTY LINE AND TOPOGRAPHIC INFORMATION FROM A SURVEY PREPARED BY JOHN J. WILSON, L.S. DATED LAST REVISED OCTOBER, 2010 IS TO BE STORED IN THE AREA
 7. REFERRED FOR ANY STORMWATER MITIGATION SYSTEM
 8. EXISTING SITE PLAN TO BE PROVIDED THROUGHOUT THE CONSTRUCTION PROCESS
 9. ACTION TO INVESTIGATE EXISTING UTILITY AS TO LOCATION, DEPTH, SIZE AND FUNCTIONALITY BY MEANS OF TEST PITS, TV INSPECTION, ETC. IF NECESSARY, THE CONTRACTOR SHALL REMOVE SECTIONS OF THE EXISTING WALKS PRIOR TO STARTING WORK. THE CONTRACTOR SHALL MAINTAIN THE REMAINING WALKS PARALLEL TO THE PROPERTY LINE AND BETWEEN THE TWO EXISTING CONNECTIONS. THE PIPE IS TO GENERALLY FOLLOW THE EXISTING CORNER WITH A CONSTANT RADIUS.

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 (914) 760-1800

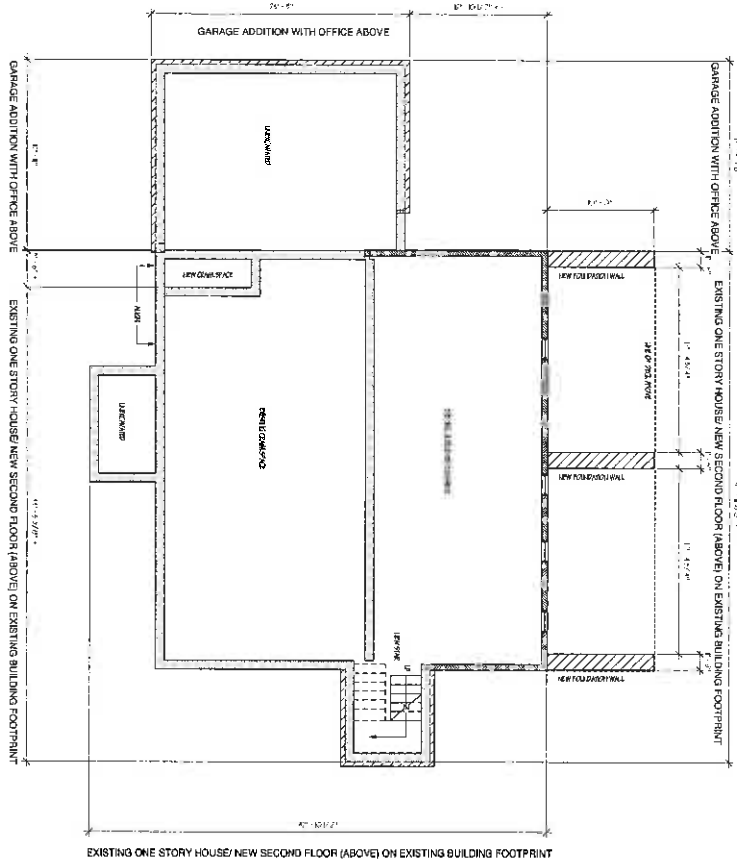
FRENKEL RESIDENCE RENOVATIONS
 43 TAMARACK ROAD MAHOPAC, N.Y. 10551

STORMWATER MITIGATION PLAN

NATHANIEL J. HOLT, P.E.
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Number of P.E.	5
1	4
2	3
3	2
4	1
Original Date:	MAY 15, 2014
PROJECT:	PIG/PEN

SHEET:
1
 of
 4



No.	Date	Issue
1	10/17/18	EXISTING BUILDING FOOTPRINT
2	11/14/18	PROPOSED PLAN
3	02/01/19	PROPOSED PLAN

PROJECT NAME:

FRENCH RENOVATION

PROJECT ADDRESS:

45 BAYVIEW COURT
 WYCKOFF, NEW YORK 10981

MICHAEL A. PICCIRILLO, AIA

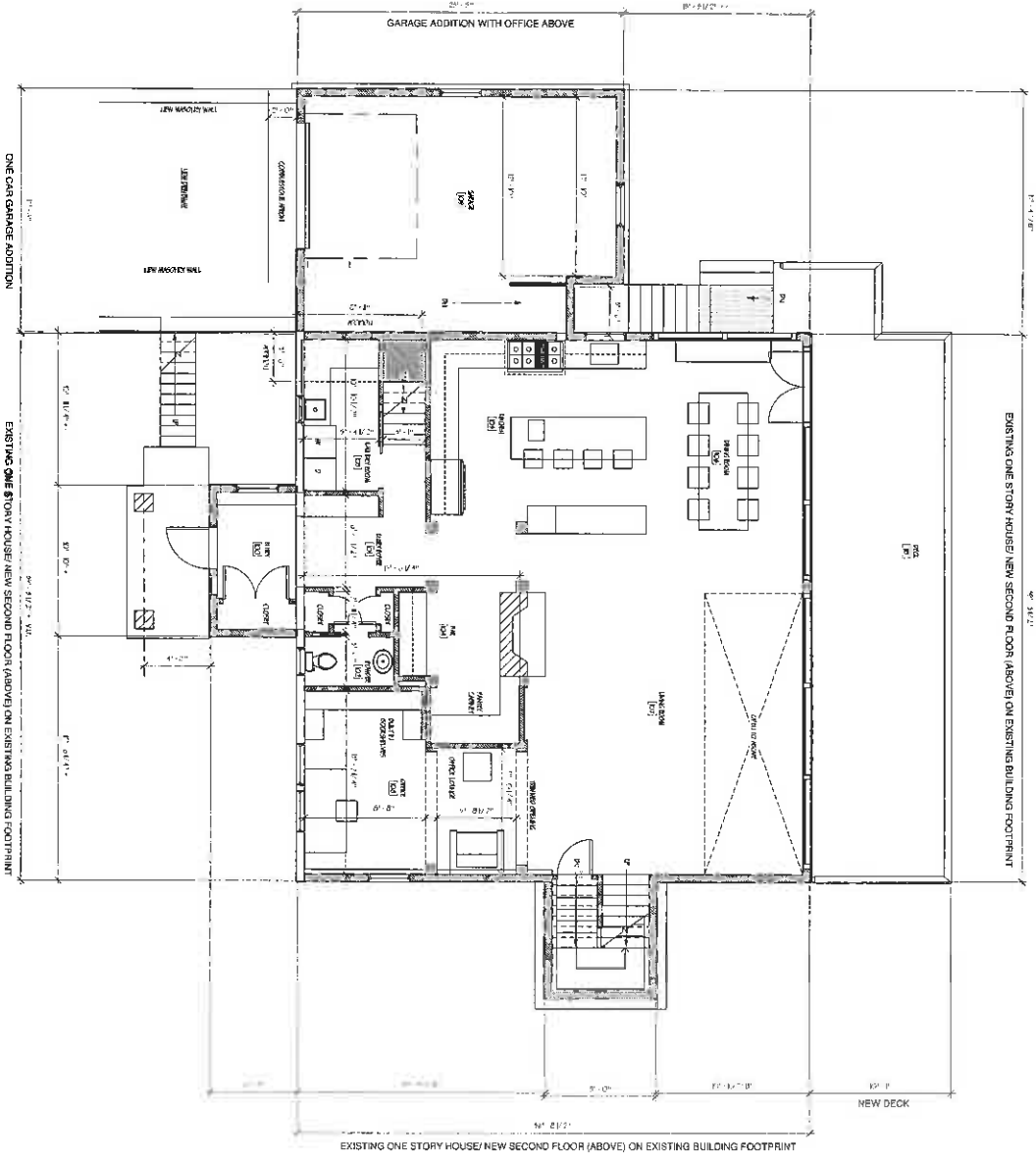
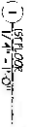
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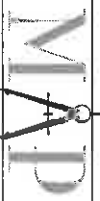
PRELIMINARY FOUNDATION PLAN

Scale:	DATE:	1/10/19	BY:	RYAN DAVIS
Drawn By:	Author			
Checked By:	Designer			
Project No.:				
A100				

MAP
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TAX ID: 75.8-2-21





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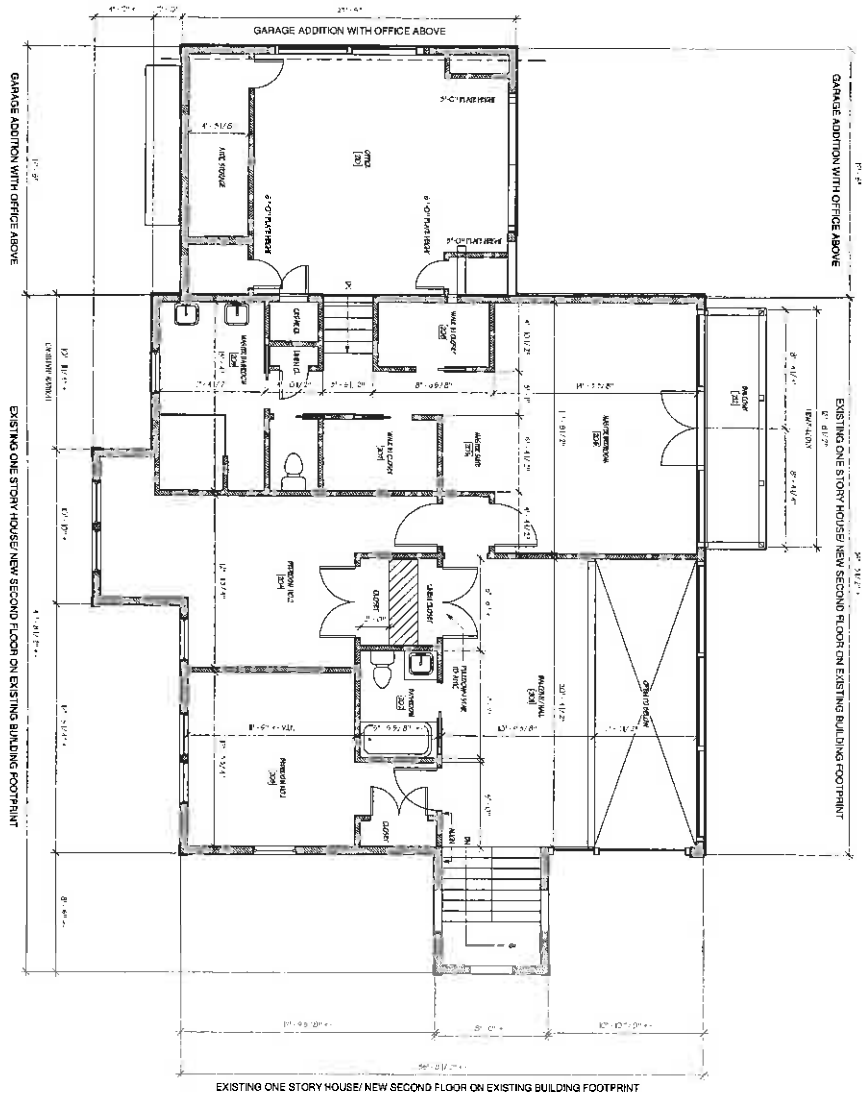
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Astoria, OR 97103

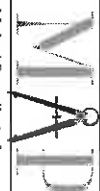
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A101

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Scale: 1/4" = 1'-0" **Date:** **Sheet:** A101

201508
7/1/10





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PROJECT NAME:
FRANZEL RENOVATION

PROJECT ADDRESS:
19 PARKWAY FROM
WINDYK, NEW YORK, NY 10461

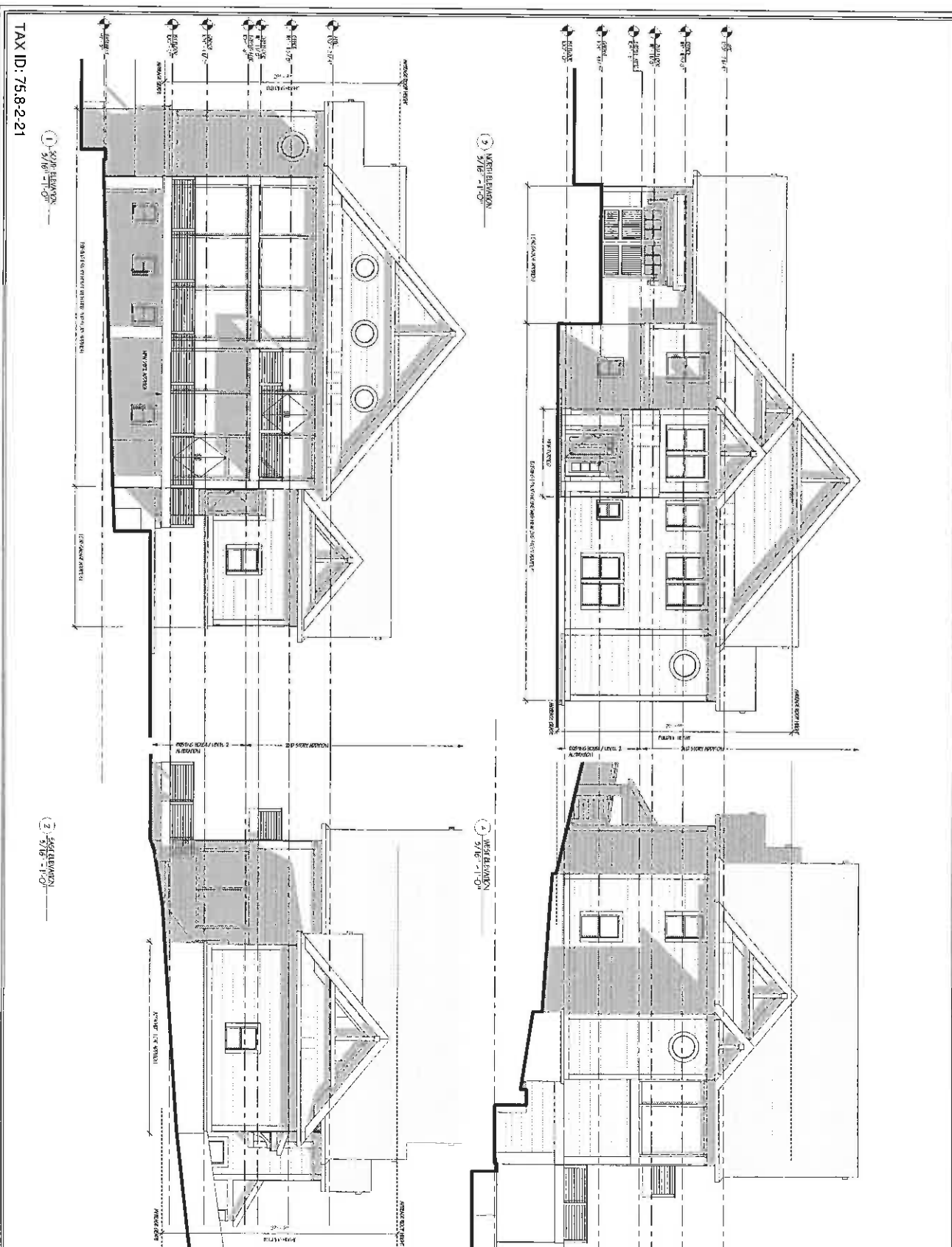
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522 AND RUCKELMAN

NO.	DATE	REVISION
1	12/1/10	SCHEMATIC DEVELOPMENT
2	1/1/11	PERMITTING
3	2/1/11	CONSTRUCTION

Scale: 1/4" = 1'-0"

Sheet: **A102**



MAP
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DATE: 2018-11-09
DRAWN BY: ALBERT
CHECKED BY: ALBERT
SCALE: 1/8" = 1'-0"

A200