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Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barnett
Vincent Turano

ENVIRONMENTAL CONSERVATION BOARD AGENDA

FEBRUARY 6, 2020 – 7:30 P.M.

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Vitello, Thomas	192 West Lake Blvd	64.19-1-78	Construct 10'x14' Shed
2. The Water Club at Lake Mahopac Condo	141 East Lake Blvd	76.30-1-21	Beach Renovation (Replace Bulkhead Wall)

MISCELLANEOUS

3. Minutes – 10/3/19, 11/07/19 & 01/20/20

Thomas M Vitello
192 w Lake Blvd
Mahopac, New York 10541

Feb. 3, 2020

Re: Vitello shed narrative

Town of Carmel ECB

To whom it may concern

This letter is to serve as a narrative for the construction sequence at the property of Thomas M Vitello. To build a new 10' x 14' shed and install under ground electric.

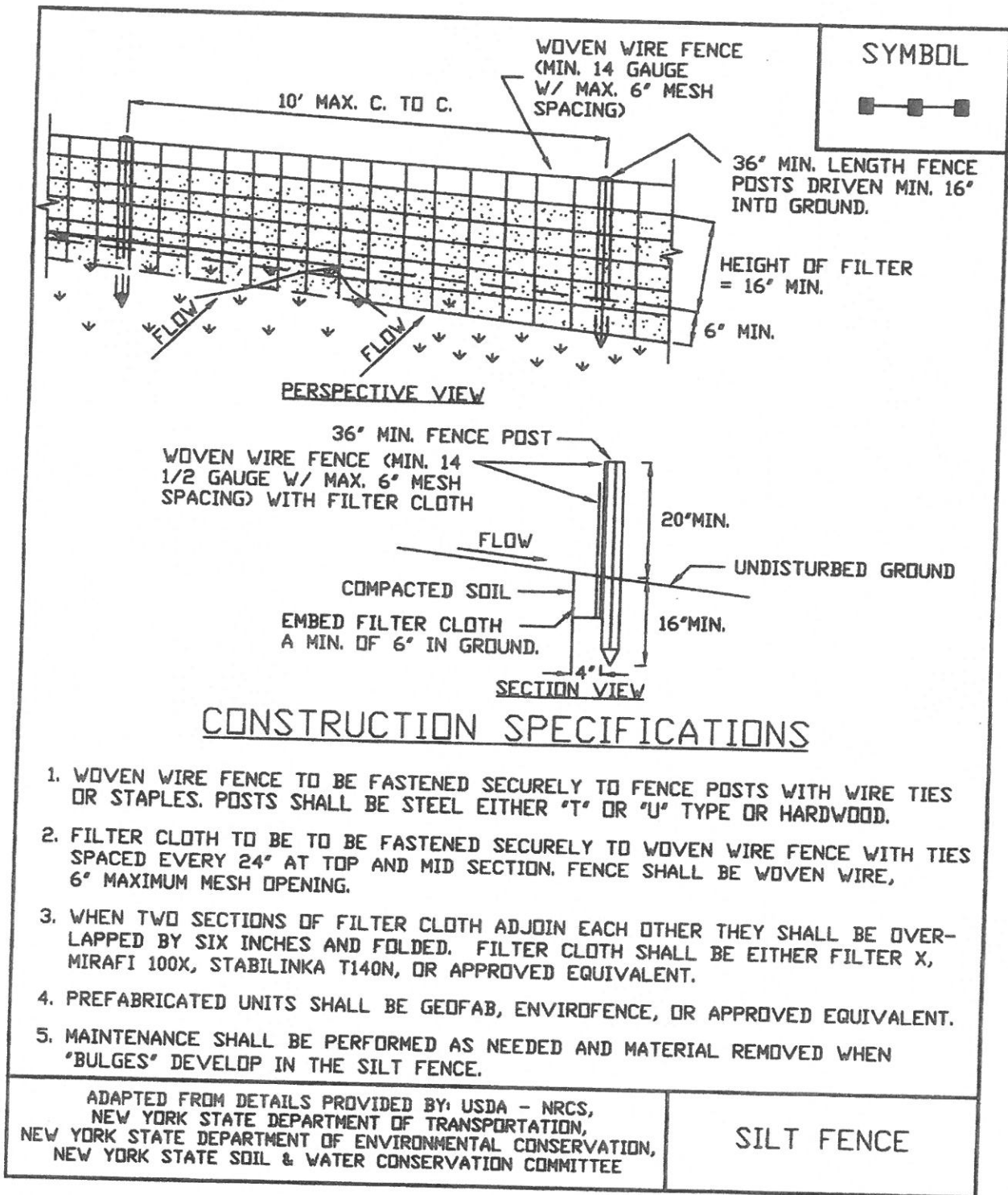
- Call the wet land inspector prior to installing fence.
- We will provide, install and maintain a silt fence during construction.
- We will use a ditch witch to install the under ground electric from the pole to the shed.
- All construction will be executed by hand.
- The foundation will be poured by pre mixed 4000 psi bag's by electric mixer.
- Delivered by pick up.
- Wood framing and sheating.
- Total construction should be 2 week's of work.
- Clean up all debris and remove silt fence after inspector's approval.

Best Regard's



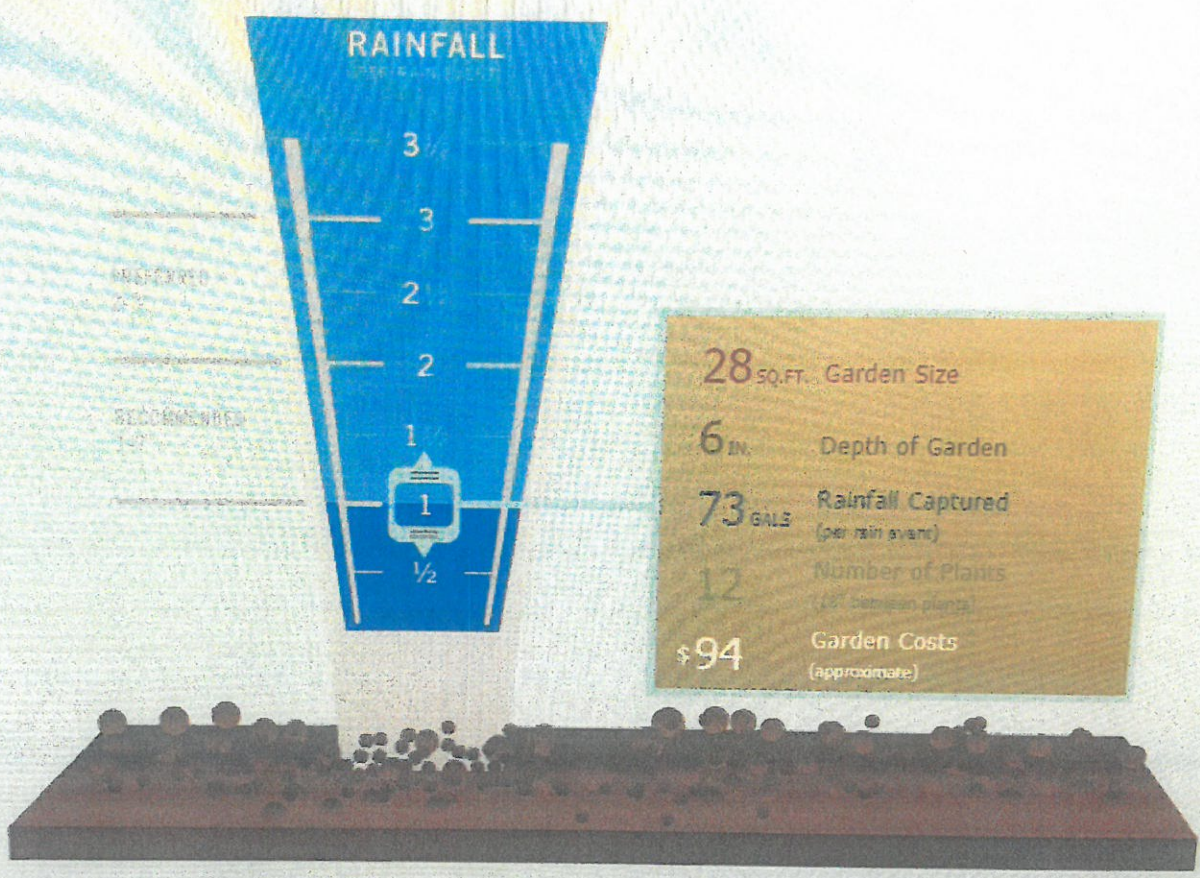
Thomas M Vitello

Figure 5A.8
Silt Fence



What size garden do I need?

Before using our garden calculator below, read these guidelines to get you started. The size of your garden is determined by a number of variables. Some are established by the conditions of your yard (such as soil type and yard slope), while others are determined by you (such as amount of rain you want to capture or address or rainfall to prepare for). Enter information for the four items across the top (surface area, downspouts, soil type, and slope) then gauge up and down to see how rainfall capacity influences the size and cost of your garden.



Surface area




ft. Length
 ft. Width
 OR
 sq. ft.

Downspouts

Soil quality

 Sandy
  Silty
  Clayey

Slope

 Flat (4 in. deep)
  Moderate (6 in. deep)
  Steep (8 in. deep)

Most houses are square or rectangular so measuring the length and width of your house will give you the surface area that collects water. If you have an unusually

Most roofs are symmetrical so you can enter the number of downspouts attached to the surface area that you just measured. All values are per downspout -- if connecting more

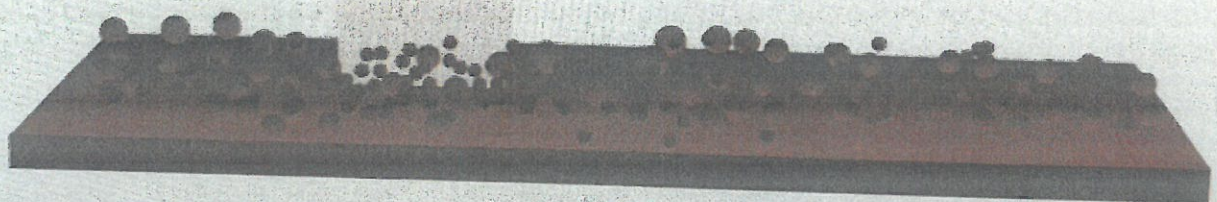
Soil type determines how quickly water is absorbed into the ground. Most soil in Western PA has a high clay content, we can help you determine your soil type.

Yard slope determines how deep your garden is. Find the slope of your yard.



What size garden do I need?

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Surface area **Downspouts** **Soil quality** **Slope**

ft. ft.

Length Width

OR

sq. ft.

Sandy Silty Clayey

Flat Moderate Steep

(4 in. deep) (6 in. deep) (8 in. deep)

Most houses are square or rectangular so measuring the length and width of your house will give you the surface area that collects water. If you have an unusually

Most roofs are symmetrical so you can enter the number of downspouts attached to the surface area that you just measured. All values are per downspout — if connecting more

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- [Resources](#)
- [Partner Login](#)
- [Member Login](#)

- [What is a Rain Garden?](#)
- [Is a Rain Garden Right For Me?](#)
- [Planting a Rain Garden](#)
- [Registering my Garden](#)
- [Rain Garden Performance](#)
- [About the Rain Garden Alliance](#)

- [Overview](#)
- [Garden Location](#)
- [Soil Evaluation](#)
- [Yard Slope](#)
- [Garden Calculator](#)

What size garden do I need?

Before using our garden calculator below, read these guidelines to get you started. The size of your garden is determined by a number of variables. Some of these are established by the conditions of your yard (such as soil type and yard slope), while others are determined by you (such as amount of roof top to be addressed or rainfall to prepare for). Enter information for the four items across the top (surface area, downspouts, soil type, and slope) then slide the rain gauge up and down to see how rainfall capacity influences the size and cost of your garden.

Garden Size

41 SQ.FT.

6 IN. Depth of Garden

99 GALS Rainfall Captured
(per rain event)

18 Number of Plants
(18" between plants)

\$141 Garden Costs
(approximate)

Surface area

15 ft. Length 11 ft. Width
OR
165 sq ft.

Most houses are square or rectangular so measuring the length and width of your house will give you the surface area that collects water. If you have an unusually shaped house or are just connecting a portion of an

Downspouts

2

Most roofs are symmetrical so you can enter the number of downspouts attached to the surface area that you just measured. All values are per downspout — if connecting more than one downspout to the

Soil quality

Sandy
 Silty
 Clayey

Soil type determines how quickly water is absorbed into the ground. Most soil in Western PA has a high clay content, we can help you determine [your soil type](#).

Slope

Flat (4 in. deep)
 Moderate (6 in. deep)
 Steep (8 in. deep)

Yard slope determines how deep your garden is. Find [the slope](#) of your yard.

area, calculate the square footage of the garden, multiply garden size by total number of connections, and enter it directly here.

Remember — these are guidelines, not rules! Each garden site and individual circumstances are different. If your yard or budget can not accommodate the garden size recommended, consider limiting the amount of rooftop directed to the garden or installing multiple smaller gardens. No matter what size garden you put in, something is better than nothing!

- The site is made possible through the generosity of TogetherGreen and Audubon Society of Western Pennsylvania.
- [Contact Us](#)

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Section 9.5.1 Alternative Stormwater Management Practices Rain Gardens

Description

The rain garden is a stormwater management practice to manage and treat small volumes of stormwater runoff using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. They are most commonly used in residential land use settings. The method is a variation on bioretention and combines physical filtering and adsorption with bio-geochemical processes to remove pollutants. Rain gardens are typically smaller than bioretention and are generally designed as a more passive filter system without an underdrain connected to the stormdrain system, although a gravel filter bed is recommended. Rainwater is directed into the garden from residential roof drains, driveways and other hard surfaces. The runoff temporarily ponds in the garden and seeps into the soil over several days. The system consists of an inflow component, a shallow ponding area over a planted soil bed, a mulch layer, a gravel filter chamber, plant materials consisting of attractive shrubs, grasses and flowers, and an overflow mechanism to convey larger rain events to the storm drain system (see Figure 1) or receiving waters.

Recommended Application of the Practice

The rain garden is suitable for townhouse and single family residential applications where it is used to treat small storm runoff from residential rooftops, driveways, and sidewalks. Rain gardens can be utilized in residential redevelopment projects, including townhouse projects, and in some institutional settings such as schoolyard projects. Since rain gardens do not need to be tied directly into the stormdrain system, they can be used to treat areas that may be

difficult to otherwise address due to inadequate head or other grading issues. Rain gardens are designed as an “exfilter,” allowing rainwater to slowly seep through the soil. They have a prepared soil mix and should be designed with a deeper gravel chamber to improve treatment volume, and to compensate for clays and fines washing into the area. They are typically 150 - 300 square feet for a residential area. Rain gardens can be integrated into a site with a high degree of flexibility and work well in combination with other structural management systems, including porous pavement, infiltration trenches, and swales.

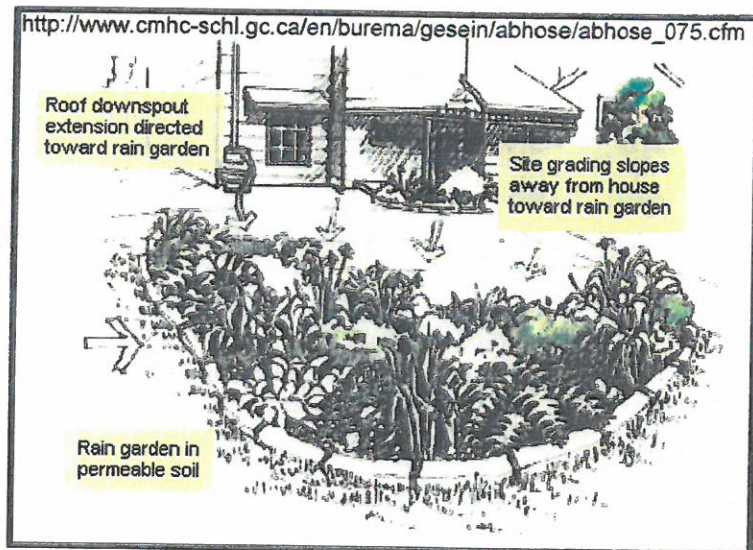


Figure 1: Layout of a typical rain garden

Benefits

Rain gardens can have many benefits when applied to redevelopment and infill projects in urban settings. The most notable include:

- Effective pollutant treatment for residential rooftops and driveways, including solids, metals, nutrients and hydrocarbons
- Groundwater recharge augmentation
- Micro-scale habitat
- Aesthetic improvement to turfgrass or otherwise hard urban surfaces (Figure 2)
- Ease of maintenance, coupling routine landscaping maintenance with effective stormwater management control
- Promotion of watershed education and stewardship

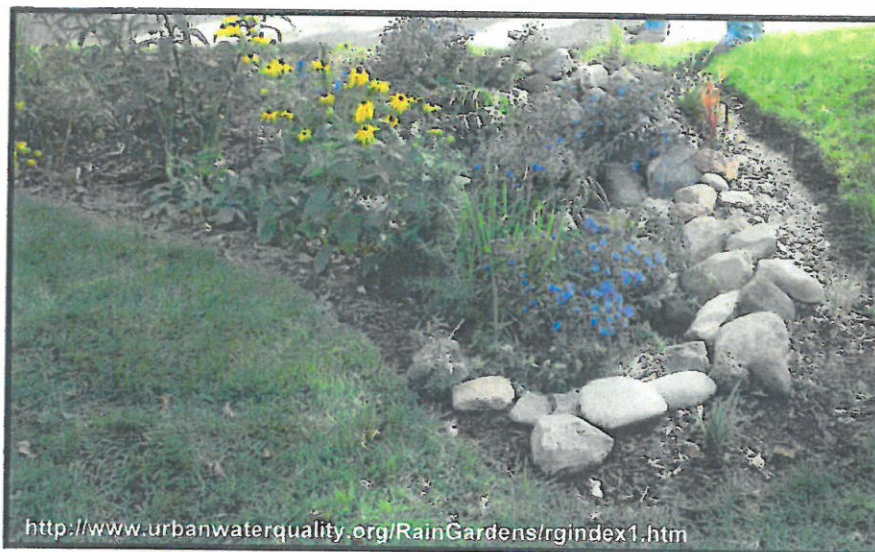


Figure 2: Rain gardens also have aesthetic value.

Feasibility/Limitations

Rain gardens have some limitations, similar to bioretention, that restrict their application. The most notable of these include:

- Steep slopes. Rain gardens require relatively flat slopes to be able to accommodate runoff filtering through the system. Some design modifications can address this

constraint through the use of berms and timber or block retaining walls on moderate slopes.

- Compacted and clay soils. Soils compacted by construction and heavy clay soils need more augmentation than sandy soils, though all soils should be prepared to specification. In compacted soils and clay, additional excavation is necessary, along with a gravel bed and, under some circumstances, an underdrain system.
- A single rain garden system should be designed to receive sheet flow runoff or shallow concentrated flow from an impervious area or from a roof drain downspout with a drainage area equal to or less than 1,000 square feet. Because the system works by filtration through a planting media, runoff must enter at the surface.
- The rain garden must be sited in a location that allows overflow from the area to sheet flow or be otherwise safely conveyed to the formal drainage system. Rain gardens should be located downgradient and at least 10 feet from basement foundations.
- Rain gardens require a modest land area to effectively capture and treat residential runoff from storms up to approximately the 1-inch precipitation event.
- Rain gardens should not be located in areas with heavy tree cover, as the root systems will make installation difficult and may be damaged by the excavation.

Sizing and Design Guidance

Stormwater quantity reduction in rain gardens occurs via evaporation, transpiration, and infiltration, though only the infiltration capacity of the soil and drainage system is considered for water quality sizing. The storage volume of a rain garden is achieved within the gravel bed, soil medium and ponding area above the bed. The size should be determined using the water quality volume (WQV), where the site area is the impervious area draining to the rain garden. The following sizing criteria should be followed to arrive at the surface area of the rain garden, based on the required WQV:

$$WQV \leq V_{SM} + V_{DL} + (D_P \times A_{RG})$$

$$V_{SM} = A_{RG} \times D_{SM} \times n_{SM}$$

$$V_{DL} \text{ (optional)} = A_{RG} \times D_{DL} \times n_{DL}$$

where:

V_{SM} = volume of the soil media [cubic feet]

V_{DL} = volume of the drainage layer [cubic feet]

A_{RG} = rain garden surface area [square feet]

D_{SM} = depth of the soil media, typically 1.0 to 1.5 feet [feet]

D_{DL} = depth of the drainage layer, typically .05 to 1.0 feet [feet]

D_P = depth of ponding above surface, maximum 0.5 feet [feet]

- n_{SM} = porosity of the soil media ($\geq 20\%$)
 n_{DL} = porosity of the drainage layer ($\geq 40\%$)
 WQV = Water Quality Volume [cubic feet], as defined in Chapter 4 of the New York Stormwater Management Design Manual

A simple example for sizing rain gardens based upon WQV is presented in Table 1.

Table 1: Rain Garden Simple Sizing Example
<p><i>Given a 1,000 square foot impervious drainage area (e.g., rooftop), a rain garden design has been proposed with a 200 square foot surface area, a soil layer depth of 12 inches, a drainage layer depth of 6 inches, and an allowable ponding depth of 3 inches. Evaluate if the proposed rain garden design satisfies site WQV requirements</i></p>
<p>Step 1: Calculate water quality volume using the following equation:</p> $WQV = \frac{(P)(Rv)(A)}{12}$ <p>where:</p> <p>P = 90% rainfall number = 0.9 in $Rv = 0.05 + 0.009(I) = 0.05 + 0.009(100) = 0.95$ I = Percentage impervious area draining to site = 100% A = Area draining to practice (treatment area) = 1,000 ft²</p> $WQV = \frac{(0.9)(0.95)(1,000)}{12} \quad WQV = 71.25 \text{ ft}^3$
<p>Step 2: Solve for drainage layer and soil media storage volume:</p> $V_{SM} = A_{RG} \times D_{SM} \times P_{SM}$ $V_{DL} = A_{RG} \times D_{DL} \times P_{DL}$ <p>where:</p> <p>A_{RG} = proposed rain garden surface area = 200 ft² D_{SM} = depth soil media = 12 inches = 1.0 ft D_{DL} = depth drainage layer = 6 inches = 0.5 ft P_{SM} = porosity of soil media = 0.20 P_{DL} = porosity of drainage layer = 0.40 $V_{SM} = 200 \text{ ft}^2 \times 1.0 \text{ ft} \times 0.20 = 40 \text{ ft}^3$ $V_{DL} = 200 \text{ ft}^2 \times 0.5 \text{ ft} \times 0.40 = 40 \text{ ft}^3$ D_P = ponding depth = 3 inches = 0.25 ft $WQV \leq V_{SM} + V_{DL} + (D_P \times A_{RG}) = 40 \text{ ft}^3 + 40 \text{ ft}^3 + (0.25 \text{ ft} \times 200 \text{ ft}^2)$ $WQV = 71.25 \text{ ft}^3 \leq 130.0 \text{ ft}^3$, OK</p>
<p><i>Therefore, the proposed design for treating an area of 1,000 ft² satisfies the WQV requirements.</i></p>

Siting Rain gardens should be located within approximately 30 feet of the downspout or impervious area treated. Rooftop conveyance to the rain garden is through roof leaders directed to the area, with stone or splash blocks placed at the point of discharge into the rain garden to prevent erosion. Runoff from driveways and other paved surfaces should be directed to the rain garden at a non-erosive rate through shallow swales, or allowed to sheet flow across short distances (Figure 3).

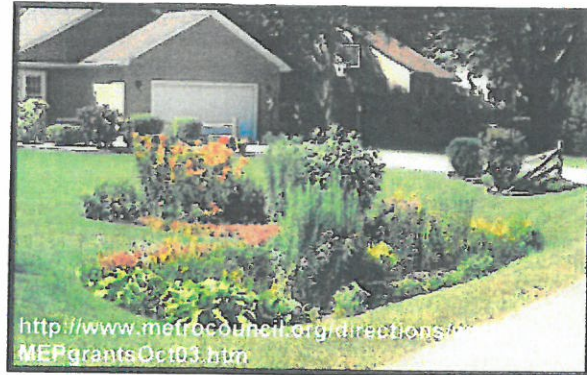


Figure 3: This rain garden treats road and driveway runoff.

Sizing The following considerations should be given to design of the rain garden (after PA Stormwater Design Manual, Bannerman 2003 and LID Center):

- Ponding depth above the rain garden bed should not exceed 6 inches. The recommended maximum ponding depth of 6 inches provides surface storage of stormwater runoff, but is not too deep to affect plant health, safety, or create an environment of stagnant conditions. On perfectly flat sites, this depth is achieved through excavation of the rain garden and backfilling to the appropriate level; on sloping sites, this depth can be achieved with the use of a berm on the downslope edge, and excavation/backfill to the required level.
- Surface area is dependent upon storage volume requirements but should not exceed a maximum loading ratio of 5:1 (drainage area to infiltration area, where drainage area is assumed to be 100% impervious; to the extent that the drainage area is not 100% impervious, the loading ratio may be modified)
- A length to width ratio of 2:1, with the long axis perpendicular to the slope and flow path is recommended.

Soil The composition of the soil media should consist of 50% sand, 20-30% topsoil with less than 5% clay content, and 20-30% leaf compost. The depth of the amended soil should be approximately 4 inches below the bottom of the deepest root ball.

Construction Rain gardens should initially be dug out to a 24" depth, then backfilled with a 6 - 10 inch layer of clean washed gravel (approximately 1.5-2.0 inch diameter rock), and filled back to the rain garden bed depth with a certified soil mix.

Environmental/Landscaping Elements

The rain garden system relies on a successful native plant community to stabilize the ponding area, promote infiltration, and uptake pollutants (Figure 2). To do that, plant species need to be selected that are adaptable to the wet/dry conditions that will be present. The goal of planting the

rain garden is to establish an attractive planting bed with a mix of upland and wetland native shrubs, grasses and herbaceous plant material arranged in a natural configuration starting from the more upland species at the outer most zone of the system to more wetland species at the inner most zone. Plants should be container grown with a well established root system, planted on one foot centers. Table 2 provides a representative list of possible plant selections. Rain gardens should not be seeded as this takes too long to establish the desired root system, and seed may be floated out with rain events. The same limitation is true for plugs. Shredded hardwood mulch should be applied up to 2” to help keep soil in place.

Table 2: Suggested Plant List	
Shrubs	Herbaceous Plants
Witch Hazel <i>Hamamelis virginiana</i>	Cinnamon Fern <i>Osmunda cinnamomea</i>
Winterberry <i>Ilex verticillata</i>	Cutleaf Coneflower <i>Rudbeckia laciniata</i>
Arrowwood <i>Viburnum dentatum</i>	Woolgrass <i>Scirpus cyperinus</i>
Brook-side Alder <i>Alnus serrulata</i>	New England Aster <i>Aster novae-angliae</i>
Red-Osier Dogwood <i>Cornus stolonifera</i>	Fox Sedge <i>Carex vulpinoidea</i>
Sweet Pepperbush <i>Clethra alnifolia</i>	Spotted Joe-Pye Weed <i>Eupatorium maculatum</i>
	Switch Grass <i>Panicum virgatum</i>
	Great Blue Lobelia <i>Lobelia siphatica</i>
	Wild Bergamot <i>Monarda fistulosa</i>
	Red Milkweed <i>Asclepias incarnata</i>
<i>Adapted from NYSDM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.</i>	

Maintenance

Rain gardens are intended to be relatively low maintenance. Weeding and watering are essential the first year, and can be minimized with the use of a weed free mulch layer. Rain gardens should be treated as a component of the landscaping, with routine maintenance provided by the homeowner or homeowners’ association, including the occasional replacement of plants, mulching, weeding and thinning to maintain the desired appearance. Homeowners and

TITLE SURVEY OF NUMBER 192 WEST LAKE BOULEVARD

SITUATED IN THE TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

PREPARED BY:

THE OFFICE OF EDWARD G. MIHALCZO LAND SURVEYOR LLC
24 BERKSHIRE ROAD
YONKERS, NEW YORK 10710
(914) 456-1453 (914) 969-2341 FAX
Edward G. Mihalczko
EDWARD G. MIHALCZO, L.S.
N.Y.S. LICENSE # 36181

DATE: October 16, 2013

TITLE # 41036555-PI

GUARANTEED TO

PROSPECT LENDING, LLC ITS SUCCESSORS AND/OR ASSIGNS
A YITONWIDE SETTLEMENT SOLUTIONS, INC
THOMAS VITELLO AND LAUREN JO VITELLO

THIS SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY
IT IS NOT TO BE USED FOR THE DESIGN OR CONSTRUCTION
OF STRUCTURES, FENCES, WALLS, LANDSCAPING, OTHER
IMPROVEMENTS OR FOR THE REMOVAL OF TREES, BUSHES, ETC.

THERE WERE NO STAKES SET AS PART OF THIS SURVEY

THIS SURVEY IS NOT TO BE USED FOR "BUILDING DEPARTMENT" PURPOSES

THIS SURVEY IS NOT TO BE UPDATED BY "VISUAL INSPECTION"

SURVEYED "AS IN POSSESSION"

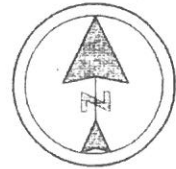
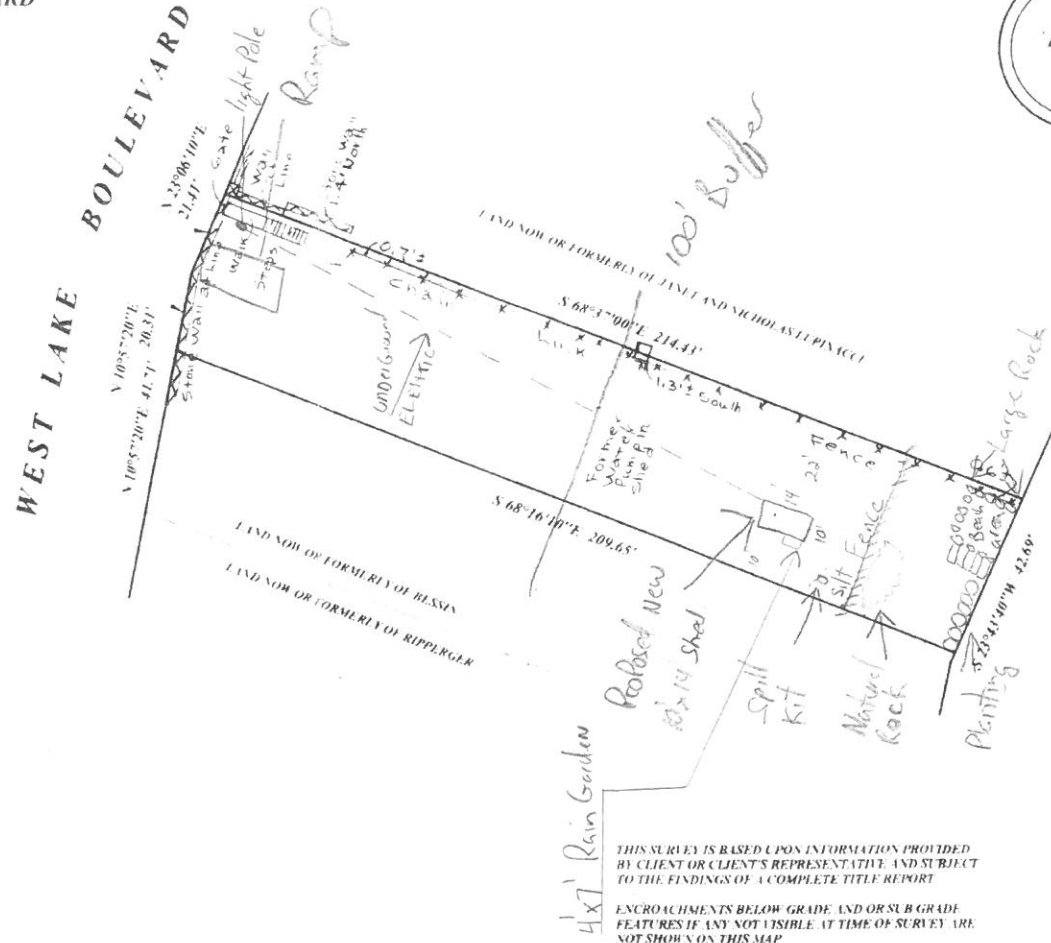
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Feeling for Ditch with on 195 W Lake Blvd



THIS SURVEY IS BASED UPON INFORMATION PROVIDED
BY CLIENT OR CLIENT'S REPRESENTATIVE, AND SUBJECT
TO THE FINDINGS OF A COMPLETE TITLE REPORT

ENCROACHMENTS BELOW GRADE AND/OR SUB GRADE
FEATURES IF ANY NOT VISIBLE AT TIME OF SURVEY ARE
NOT SHOWN ON THIS MAP

TAX DESIGNATION
SECTION: 64.19
BLOCK: 2
LOT: 78



REVANS DESIGN, PE PC
60 SOMERSTON RD
YORKTOWN HEIGHTS, NY 10598
rdpepc@gmail.com

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD
60 MCALPIN AVE
MAHOPAC, NY 10541

RE: SEQUENCE OF CONSTRUCTION
TAX MAP # 76.30-1-21,3
LOC: 141 EAST LAKE BLVD
MAHOPAC, NY
SCOPE OF WORK: REPLACE NEW BULKHEAD WALL ALONG THE LAKE

Sequence of Construction:

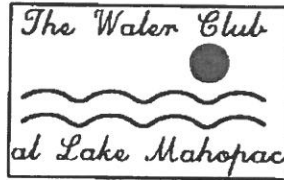
1. Place floating boom in water connected to both ends of work site
2. Place spill kit, silt fencing, concrete washout containment, and 6 mil plastic where equipment will be placed
3. Notify town wetlands inspector and wait for inspection before commencing work
4. Use wet saw and saw cut existing wall as close as possible to adjacent properties without undermining walls on adjacent properties
5. Use excavator with claw to remove sections of existing wall
6. Debris to be placed on 6 mil plastic
7. Install vinyl sheet piling using vibrating tamp. Install rebar in sheet piling cores.
8. Set-up plywood behind wall on water side to prevent concrete from spillage
9. Pour concrete
10. Remove debris from site
11. Install filter fabric and French drains behind wall
12. Provide certificate of clean fill to town inspector
13. Backfill sand
14. Install pre-cast concrete steps and handrails
15. Grade planted area and seed
16. Notify town wetlands inspector and wait for inspection
17. After inspection, remove floating boom, spill kit, and concrete washout

If you have any further questions or comments, please feel free to contact us. Thank you.

Respectfully submitted,



Paul Revans, PE



Date: October 24th, 2019

From: The Water Club at Lake Mahopac Condominium
960 Route 6
Box 124
Mahopac, New York
10541

Re: Letter of Authorization

To: Authority Having Jurisdiction

We hereby authorize Paul Revans, PE to file on behalf of the Water Club at Lake Mahopac Condominium.

Thank You,


Ronald J. Carpino
President, Board of Managers
845-598-1718

SA-82007-PX

DECLARATION

Establishing THE WATER CLUB AT LAKE MAHOPAC CONDOMINIUM pursuant to Article 9-B of the Real Property Law of the State of New York.

NAME: THE WATER CLUB AT LAKE MAHOPAC CONDOMINIUM
141 East Lake Boulevard
Mahopac, New York

DECLARANT: MILACRON DEVELOPMENT CORP.
5 Wyeth Court
Pleasantville, New York 10570

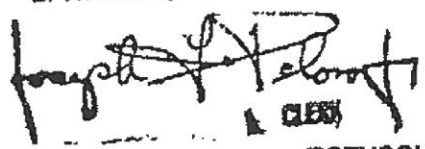
DATE OF DECLARATION MARCH 2, 1990

The land affected by the within instrument lies in

PUTNAM COUNTY CLERK'S OFFICE
RECEIVED ON THE 9 DAY OF MARCH 1990
AT 10 H 39 M 4 A.M. RECORDED IN
BOOK No. 1086 OF ALBANY
AT PAGE 271 AND EXAMINED

SECTION 81, BLOCK 1, LOT 20
SECTION 81, BLOCK 2, LOT 9

Village of Mahopac
Town of Carmel
County of Putnam
State of New York



R+R

ROTHSCHILD, HIMMELFARB, SHER & PEARL
Attorneys for Sponsor
One North Broadway
White Plains, New York 10601

Telephone: (914) 682-0040

MAR 9 10 39 AM '90
PUTNAM COUNTY
CLERK'S OFFICE

DECLARATION ESTABLISHING THE WATER CLUB AT LAKE MAHOPAC CONDOMINIUM
SECTION 81, BLOCK 1, LOT 20 & SECTION 81, BLOCK 2, LOT 9
VILLAGE OF MAHOPAC, TOWN OF CARMEL, COUNTY OF PUTNAM,
STATE OF NEW YORK PURSUANT TO ARTICLE 9-B OF THE
REAL PROPERTY LAW OF THE STATE OF NEW YORK

MILACRON DEVELOPMENT CORP., a New York Corporation, having an office at 5 Wyeth Court, Pleasantville, New York 10603, hereinafter referred to as the "Declarant or Grantor", does hereby declare:

1. Submission of Property. The Declarant hereby submits the land more particularly described on Schedule A attached hereto and made a part hereof, together with the building and improvements thereon erected (hereinafter called the "Building") owned by the Declarant in fee simple absolute (the land and the Building hereinafter collectively called the "Property"), to the provisions of Article 9-B of the Real Property Law of the State of New York. Pursuant thereto Declarant does hereby establish a condominium to be known as THE WATER CLUB AT LAKE MAHOPAC CONDOMINIUM ("the CONDOMINIUM").

2. Building. The Building is known as The Water Club at Lake Mahopac, 141 East Lake Boulevard, Mahopac, New York 10541.

Schedule B attached hereto and made a part hereof contains a description of the Building, including the number of stories, basements and cellars, the number of units and the principal materials of which it is constructed. Each such condominium unit within the Building is hereinafter referred to as a "Unit".

3. Name of Condominium. This condominium shall be known as The Water Club at Lake Mahopac Condominium.

4. Units. Annexed hereto and made a part hereof as Schedule C is a list of all units in the Building, their unit designations and the tax lot numbers, locations, approximate areas, number of rooms, common elements to which each has immediate access as shown on the floor plans of the Building, certified by Joel Lawrence Greenberg Architect - Town Planner and filed in the Office of the Clerk of Putnam County, Division of Land Records, simultaneously with the recording of this Declaration, and the percentage of interest of each unit in the common elements.

5. Dimensions of Units. Each unit consists of the area measured horizontally from the unit side of the walls and partitions separating such unit from the corridors, stairs, and other mechanical equipment spaces, and where walls and partitions separating such unit from other units, to the side of such walls and partitions facing such unit; vertically each unit consists of the space between the top of the wooden floor and the underside of the ceiling.

6. Use of Units. Each of the Units is to be used only for residential purposes or such other home occupation as permitted by law, by the Owner of each Unit ("Unit-Owner") thereof or his permitted lessees, his immediate family, (spouse, children, parents and siblings) guests,

SCHEDULE AMETES AND BOUNDS DESCRIPTION OF PROPERTY

ALL that certain plot, place or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at a point marked by a pin set on the easterly side of East Lake Boulevard where the same is intersected by the southerly line of lands now or formerly of Rothman;

RUNNING thence along the same, South 64 degrees 16' 30" East 247.55 feet to lands now or formerly of Garabo;

RUNNING thence along the same and lands now or formerly of LaSalvia, South 35 degrees 51' 20" West 263.32 feet to lands now or formerly of Erickson, formerly of Miller;

THENCE running along the same, North 64 degrees 18' 50" West 233.92 feet to the easterly side of East Lake Boulevard;

RUNNING thence in the same course 25.11 feet to a point in the center of East Lake Boulevard;

THENCE running along the center line of East Lake Boulevard, North 42 degrees 07' 00" East 45.84 feet and North 30 degrees 49' 30" East 82.32 feet;

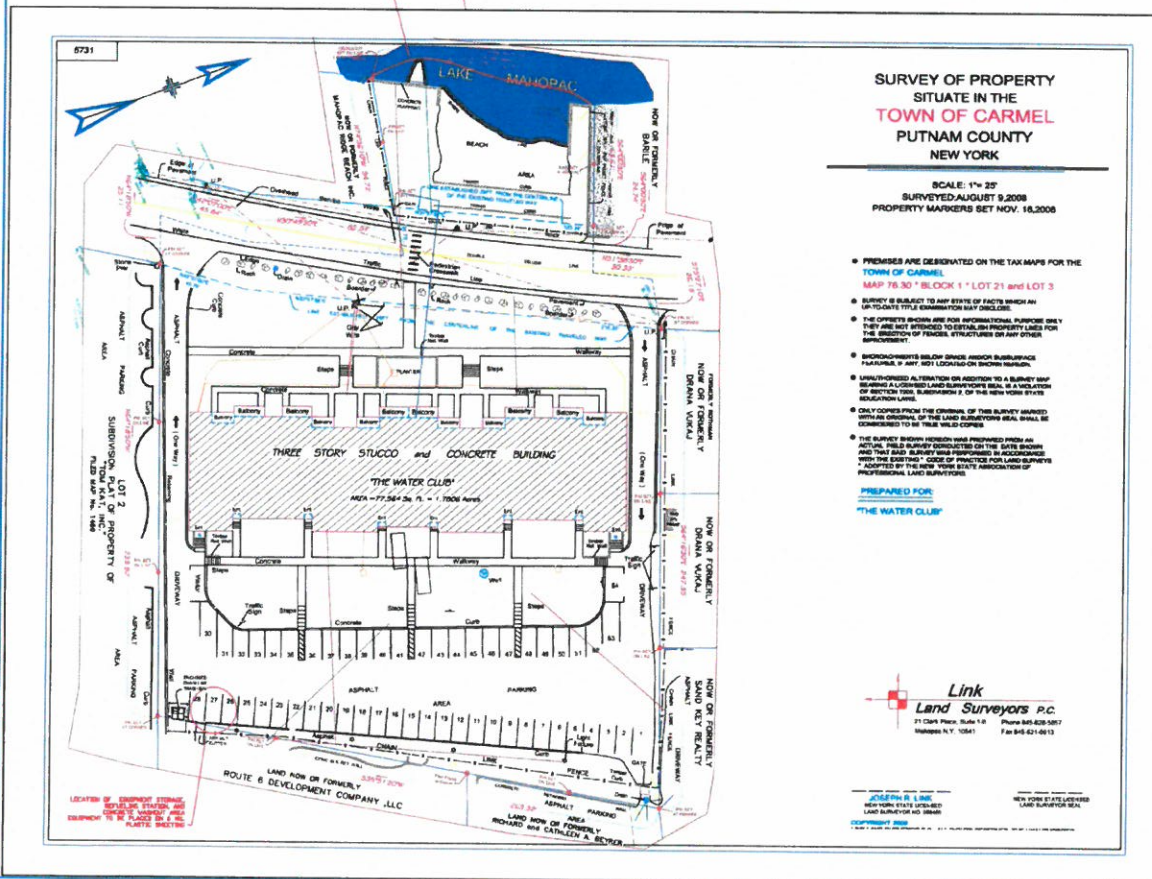
THENCE running North 74 degrees 36' 10" West 94.72 feet to a point marked by an iron pin to a point in the easterly shore line of Lake Mahopac, and running thence northwesterly along the easterly shore line of Lake Mahopac about 117.00 feet to a point marked by a nail in the face of the wall, which point is distance 116.37 feet on a course North 32 degrees 26' 10" East from the last mentioned point;

THENCE leaving Lake Mahopac and along the line of a picket fence, South 64 degrees 00' 30" East 63.61 feet to a point marked by a pin and set continuing in the same course 24.73 feet to a point in the center of East Lake Boulevard;

THENCE along the center line of East Lake Boulevard North 31 degrees 38' 30" East 30.33 feet;

THENCE running North 75 degrees 27' 10" West 26.15 feet to the place of BEGINNING.

"THE WATERCLUB AT LAKE MAHOPAC CONDOMINIUM" BEACH RESTORATION PROJECT 141 EAST LAKE BLVD MAHOPAC, NY 10541



**SURVEY OF PROPERTY
 SITUATE IN THE
 TOWN OF CARMEL
 PUTNAM COUNTY
 NEW YORK**

SCALE: 1"=20'
 SURVEYED/AUGUST 9, 2008
 PROPERTY MARKERS SET NOV. 16, 2008

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL MAP 76.30 "BLOCK 1" LOT 21 and LOT 3
- BUYER IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OFFSETS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY THEY ARE NOT INTENDED TO DETAIL AN PROPERTY LINED FOR THE PROTECTION OF FENCES, STRUCTURES OR ANY OTHER ENCROACHMENT.
- ENCROACHMENTS BELOW GRADE ARE NOT SURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNDEVELOPED ALTERNATIVE OR ANY OTHER NOT BEING A CORRECT LAND SURVEYORS SEAL, IN A VIOLATION OF SECTION 208, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL SHALL BE CONSIDERED TO BE TRUE AND CORRECT.
- THE SURVEY SHOWN HEREON WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THE SAID SURVEY WAS PREPARED IN ACCORDANCE WITH THE SURVEYING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR
 "THE WATER CLUB"

DEPARTMENT OF BUILDINGS NOTES

TENANT PROTECTION PLAN

- SPECIAL PRECAUTION SHALL BE TAKEN BY THE CONTRACTOR SO THAT EQUIPMENT ON THIS APPLICATION AND ITS INSTALLATION WILL NOT AFFECT THE FOLLOWING:
- TENANT EXITS TO AND FROM THE BUILDING.
 - FIRE SAFETY, OR CREATE A FIRE HAZARD.
 - STRUCTURAL SAFETY OF THE BUILDING.
 - ACCUMULATION OF DUST. THE CONTRACTOR SHALL LEAVE THE WORKSITE BROOM CLEAN EACH DAY. IN THE EVENT THAT ASBESTOS IS FOUND ON THE JOBITE, ITS REMOVAL SHALL TAKE PLACE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF OSHA SECTION 1910.1, INCLUDING STATE AND FEDERAL, SURFACE GROUNDS.
 - THERE SHALL BE NO CREATION OF MESS OUTSIDE THE NORMAL HOURS OF 9 AM TO 5 PM.
 - CONFINED TO THE BUILDER ROOM.
 - WILL NOT CREATE DUST, BERT OR OTHER INCONVENIENCES TO APARTMENT UNITS WITHIN THE BUILDING.
 - INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRIC SERVICES TO OTHER TENANTS OF THE BUILDING.

THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

PLOT PLAN

NOT TO SCALE
 SECTION : 76.30
 BLOCK : 1
 LOT : 21, 3

KEY		
SHEET	DATE	DESCRIPTION
1	8-00-00	NOTES
2	9-00-00	INITIAL DETAILS
3	9-00-00	INITIAL DETAILS
4	9-00-00	SHEETING DETAILS

NEVANS DESIGN P.C.
 1000 ROUTE 92
 MAHOPAC, NY 10541

DESCRIPTION: BEACH RESTORATION PROJECT

CONTRACTOR: TBS

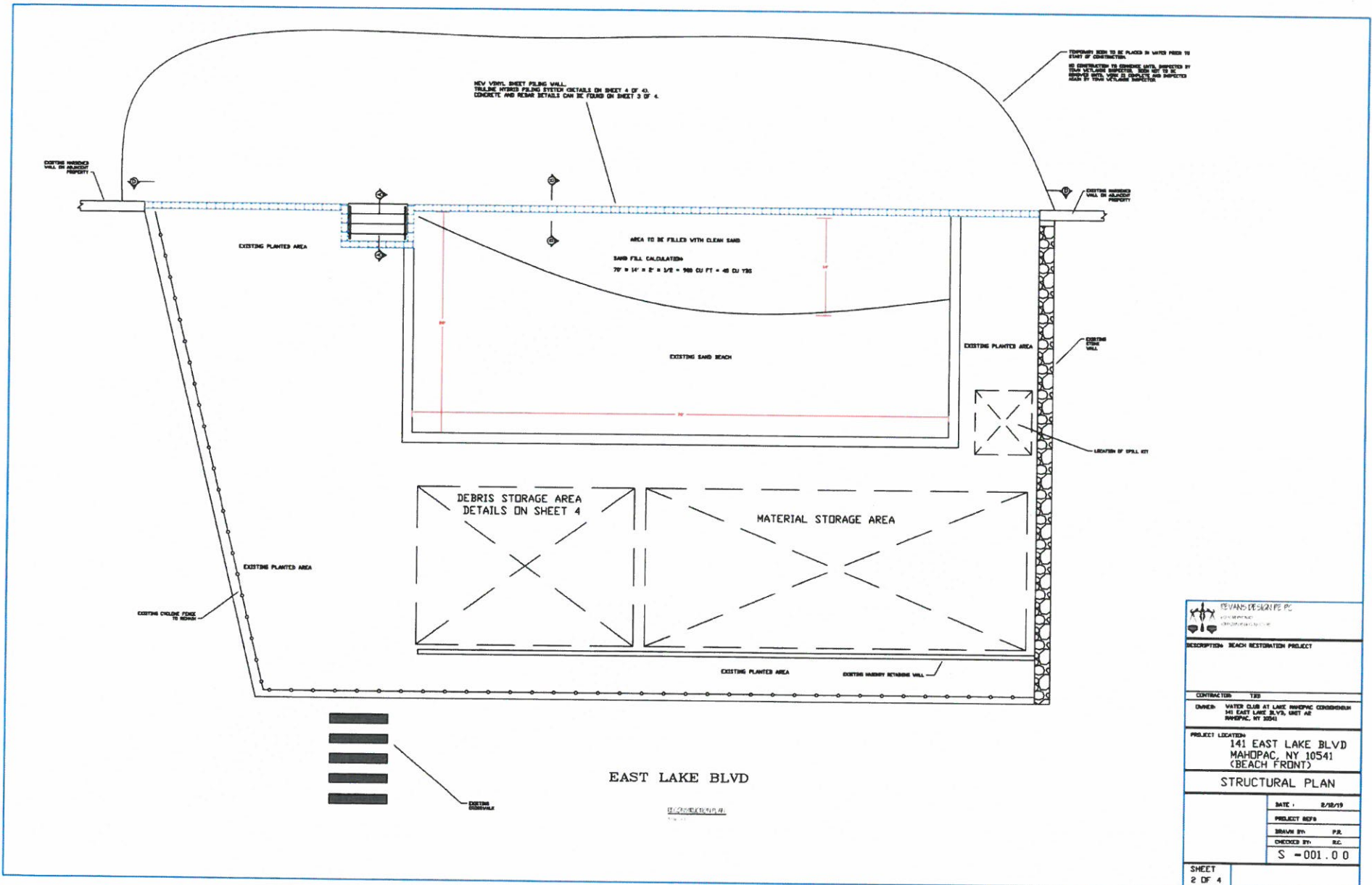
OWNER: WATER CLUB AT LAKE MAHOPAC CONDOMINIUM
 141 EAST LAKE BLVD UNIT A2
 MAHOPAC, NY 10541

PROJECT LOCATION:
 141 EAST LAKE BLVD
 MAHOPAC, NY 10541
 (BEACH FRONT)

SITE PLAN

DATE :	8/28/09
PROJECT NO# :	
DRAWN BY :	P.R.
CHECKED BY :	R.C.
N-001.00	

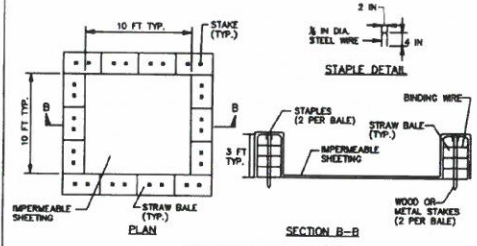
SHEET
 1 OF 4



 EVANS DESIGN FE PC 141 EAST LAKE BLVD MAHOPAC, NY 10541	
DESCRIPTION: BEACH RESTORATION PROJECT	
CONTRACTOR: TSD	
OWNER: WATER CLUB AT LAKE MINOPAC COUNTRY CLUB 340 EAST LAKE BLVD, UNIT A2 MINOPAC, NY 10541	
PROJECT LOCATION: 141 EAST LAKE BLVD MAHOPAC, NY 10541 (BEACH FRONT)	
STRUCTURAL PLAN	
DATE:	8/18/19
PROJECT REFS:	
DRAWN BY:	P.J.B.
CHECKED BY:	R.C.
S - 001 . 0 0	
SHEET 2 OF 4	

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL
CWS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH.
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

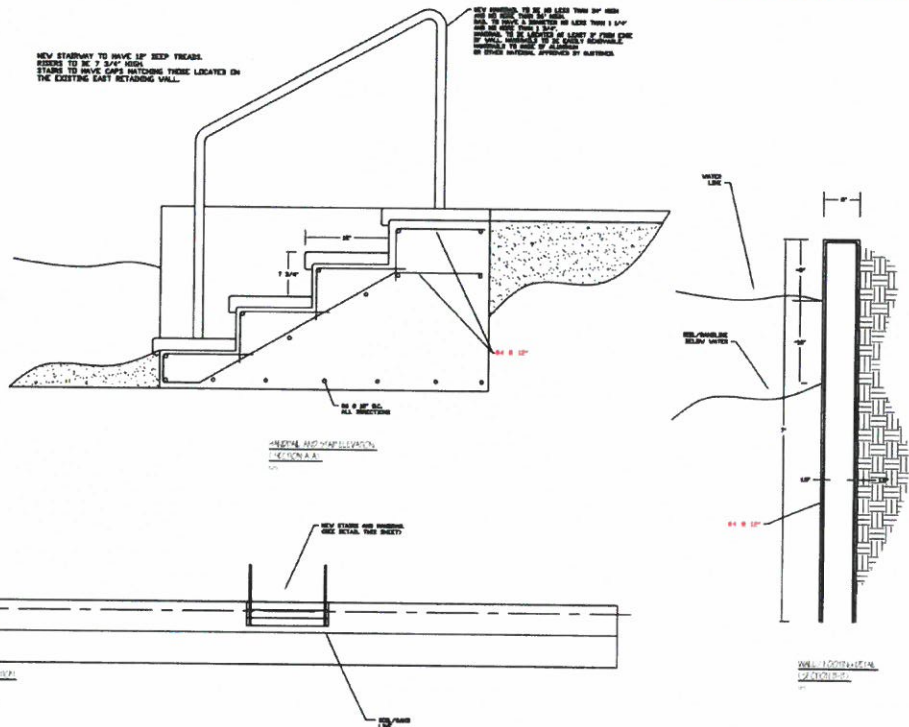
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHEELS OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

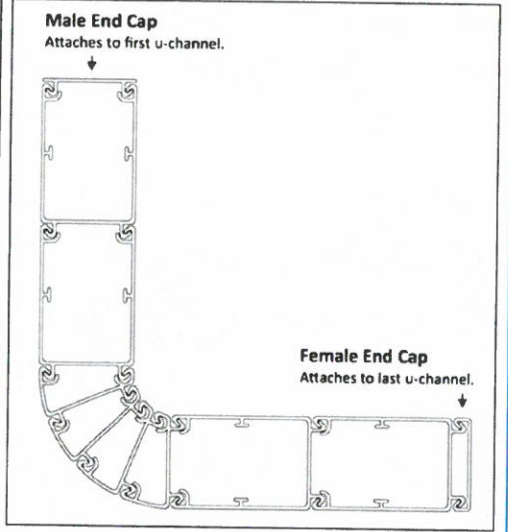
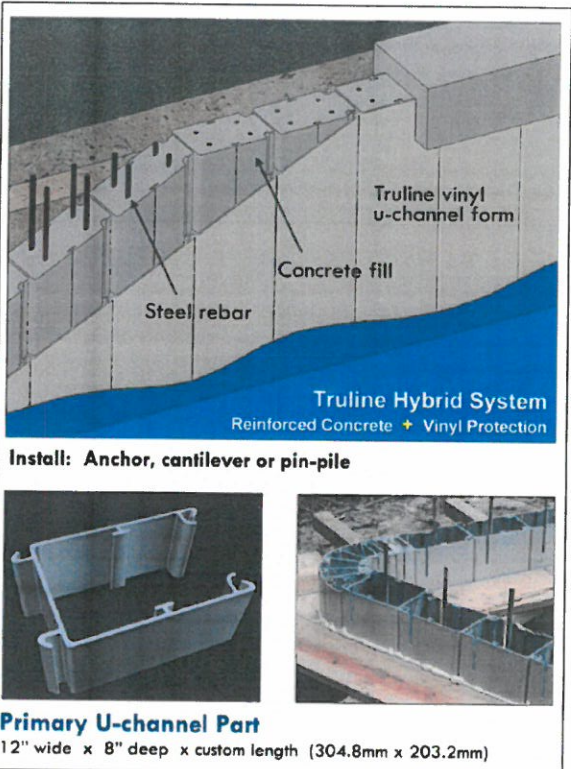
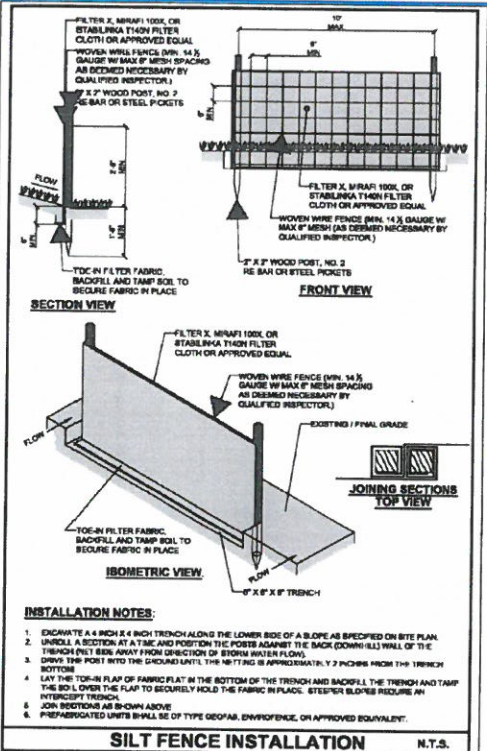
NOTES:

1. CONCRETE SHALL BE AIR ENTRAINED MIX WITH COMPRESSIVE STRENGTH OF 5000 PSI (+25%) AFTER 28 DAYS.
2. REINFORCEMENT BARS SHALL BE DEFORMED AND CONFORMING TO ASTM A61 GRADE (60 KSI YIELD).
3. ALL REINFORCING BARS SHALL BE HOT DIP GALVANIZED OR 3M COATED.
4. NO CONCRETE SHALL BE PLACED UNTIL FORM LOCATION AND REINFORCEMENT IS VERIFIED BY THE ENGINEER OF RECORD.
5. IF AT ANY TIME DURING THE PROGRESS OF THE WORK, THE SURROUNDING TEMPERATURE IS 40 DEGREES F OR LESS, OR WITHIN 24 HOURS IS EXPECTED TO DROP THAT LOW, THE WATERS, THE AGGREGATE, OR BOTH SHOULD BE HEATED SO THAT THE TEMPERATURE OF THE CONCRETE IS NOT LESS THAN 60 DEGREES F, NOT MORE THAN 80 DEGREES F.
6. NO CONCRETE SHALL BE PLACED WHEN THE OUTSIDE TEMPERATURE IS BELOW 32 DEGREES F, UNLESS THE WORK IS PROTECTED AND HEAT IS PROVIDED TO RAISE THE TEMPERATURE TO 50 DEGREES F. SAID TEMPERATURE SHALL BE MAINTAINED FOR AT LEAST THREE DAYS.
7. THE CONTRACTOR SHALL PROVIDE THE CONCRETE DESIGN MIX AT LEAST 7 DAYS PRIOR TO COMMENCEMENT OF WORK. SUBMISSION SHALL BE "ORIGINAL WITH P.E. SIGNATURE AND SEAL." FILE COPIES NOT ACCEPTABLE.
8. REINFORCING BAR SHOP DRAWINGS PROVIDED BY CONTRACTOR SHALL HAVE ENGINEER'S FINAL APPROVAL PRIOR TO FIELD INSTALLATION.
9. CONTRACTOR SHALL PROVIDE (1) TEST CYLINDER FOR EACH DIFFERENT POUR TO CONFIRM 5000 PSI CONCRETE OR BETTER, AND TEST REPORT SHALL BE FURNISHED TO ENGINEER OF RECORD.

REINFORCEMENT DETAILS

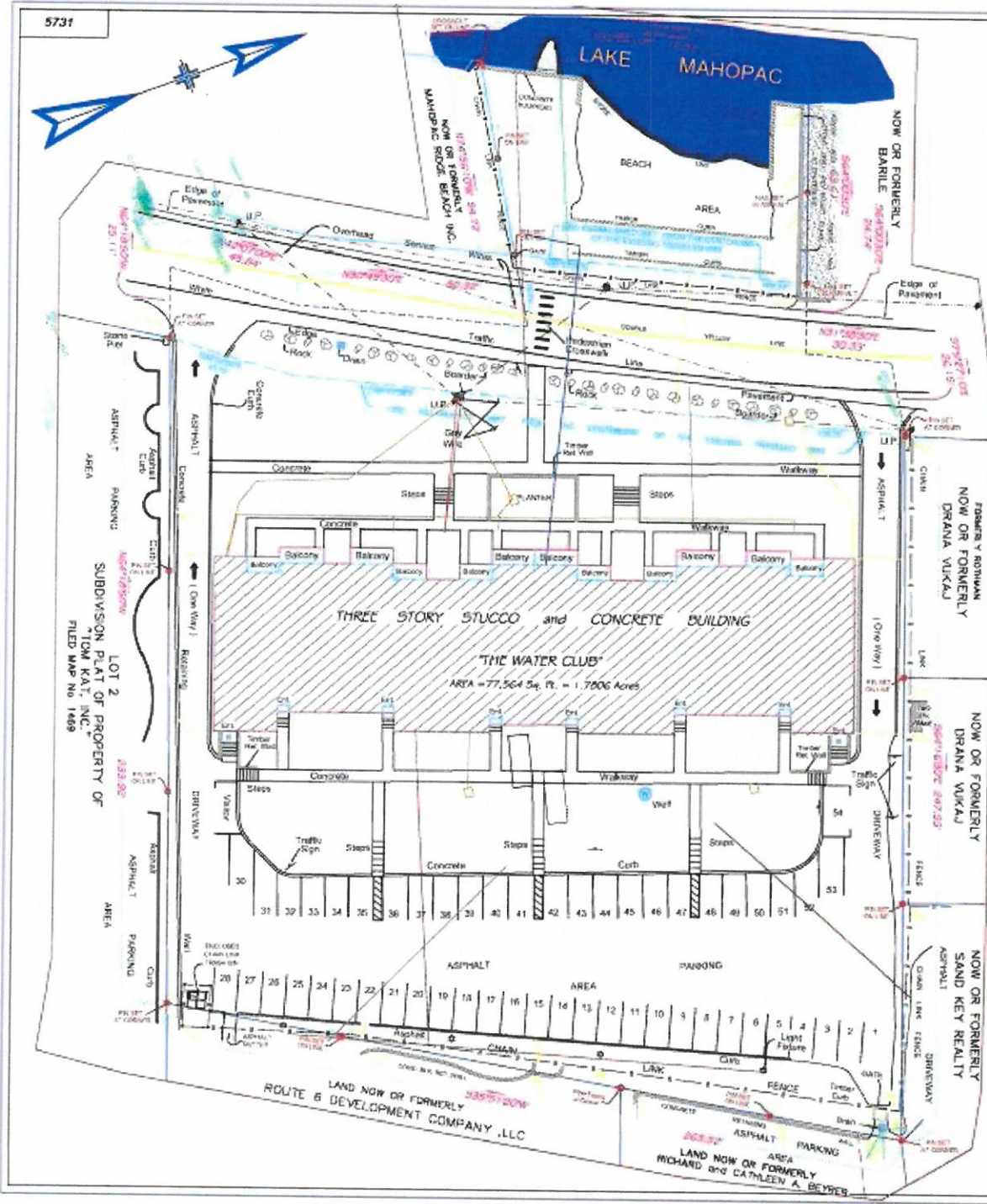


DESCRIPTION: BEACH RESTORATION PROJECT	
CONTRACTOR: TSD	
OWNER: WATER BUREAU AT LAKE HANCOCK CONSERVATION 141 EAST LAKE BLVD. UNIT 40 HANCOCK, NY 12080	
PROJECT LOCATION: 141 EAST LAKE BLVD HANCOCK, NY 12041 (BEACH FRONT)	
STRUCTURAL DETAILS	
DATE:	8/12/19
PROJECT REF#:	
DRAWN BY:	P.R.
CHECKED BY:	R.G.
S - 002.0 0	
SHEET	3 OF 4



- EROSION AND SEDIMENT CONTROL NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 2. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, PRIOR TO EXPECTED RAIN EVENTS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
 3. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENGINEER, AND IN ACCORDANCE WITH ACCEPTED STANDARDS.
 4. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED/FERTILIZED, TEMPORARILY SEEDDED AND MULCHED WITHIN 14 DAYS.
 5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
 6. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
 7. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOLID DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
 8. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
 9. SOIL SEEDING AND FERTILIZER AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
 10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".
 11. UPON COMPLETION OF FINAL GRADING, ALL SLOPES AND OTHER DISTURBED AREAS SHALL BE IMMEDIATELY SEEDDED WITH A QUICK GERMINATING RYE AND PERENNIAL GRASS MIXTURE AND MULCHED AND PERMANENT VEGETATION SHALL BE ESTABLISHED AS SOON AS POSSIBLE.

 REVANG DESIGN PC 130 WEST 14TH CARLETON, ONTARIO	
DESCRIPTION: BEACH RESTORATION PROJECT	
CONTRACTOR: TBD	
OWNER: WATER CLUB AT LAKE MAHOPAC CONDOMINIUM 345 EAST LAKE BLVD. UNIT #2 MAHOPAC, NY 10541	
PROJECT LOCATION: 141 EAST LAKE BLVD MAHOPAC, NY 10541 (BEACH FRONT)	
DETAILS	
DATE:	8/12/19
PROJECT REF:	
DRAWN BY:	P.R.
CHECKED BY:	R.C.
S - 003.0 0	
SHEET	4 OF 4



**SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK**

SCALE: 1"= 25'
SURVEYED: AUGUST 9, 2008
PROPERTY MARKERS SET NOV. 16, 2008

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL, MAP 76.30 * BLOCK 1 * LOT 21 and LOT 3
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OFFSETS SHOWN ARE FOR INFORMATIONAL PURPOSE ONLY THEY ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THE SURVEY SHOWN HEREON WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING * CODE OF PRACTICE FOR LAND SURVEYS * ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR
"THE WATER CLUB"

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Phone 845-608-5857
Mahopac N.Y. 10541 Fax 845-621-0213

JOSEPH J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 020425

**NEW YORK STATE LICENSED
LAND SURVEYOR SEAL**

COMPILED BY: [illegible]