

ROBERT LAGA  
*Chairman*

NICHOLAS FANNIN  
*Vice Chairman*

ROSE TROMBETTA  
*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  
John Starace

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**SEPTEMBER 20, 2018 – 7:30 P.M.**

**SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Pickman, Gladys	86 West Lake Blvd	75.7-3-16	Replace/Repair Boathouse Roof
2. The Retreat at Carmel H.O.A. Inc. – Lot 4	Blair Heights	55.14-1-11.2	Relinquishment of the Pitch & Putt
3. Meyers, Paul & Maria	56 Sycamore Road	76.5-1-21	Demolish Existing Home & Construct Modular Home

**MISCELLANEOUS**

4. Minutes – 8/2/18

ROBERT LAGA  
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NICHOLAS FANNIN  
Vice-Chairman

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Secretary

# TOWN OF CARMEL ENVIRONMENTAL CONSERVATION BOARD



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### BOARD MEMBERS

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Vincent Turano  
John Starace

## APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Gladys Pickman

Address of Applicant: 86 Westlake Blvd, Mahopac Email: \_\_\_\_\_

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

Property Address: 86 Westlake Blvd, Mahopac NY Tax Map # 75.7-3-16

Agency Submitting Application if Applicable: N/A

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: Shoreline / Repair of Boat House Roof

Will Project Utilize State Owned Lands? If Yes, Specify:  
No

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).  
Replace / Repair Boat House Roof

Proposed Start Date: Sept, 2018 Anticipated Completion Date: Oct, 2018 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.

Gladys Pickman  
SIGNATURE

8/6/18  
DATE

617.20  
Appendix B  
Short Environmental Assessment Form

Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>None - Boat House Roof Repair</i>			
Project Location (describe, and attach a location map): <i>86 West Lake Blvd, Mahopac, NY</i>			
Brief Description of Proposed Action: <i>Recent storms caused a tree to fall on the boat house roof. The boat house roof must be replaced.</i>			
Name of Applicant or Sponsor: <i>Samuel Seltzer + Gladys Pickman</i>		Telephone: _____	
Address: <i>86 West Lake Blvd, Mahopac</i>		E-Mail: _____	
City/PO: <i>Mahopac</i>		State: <i>NY</i>	Zip Code: <i>10541</i>
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
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: <i>Carmel Building Dept.</i>			NO <input type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <i>1.6</i> acres			
b. Total acreage to be physically disturbed? <i>0</i> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>1.6</i> 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			



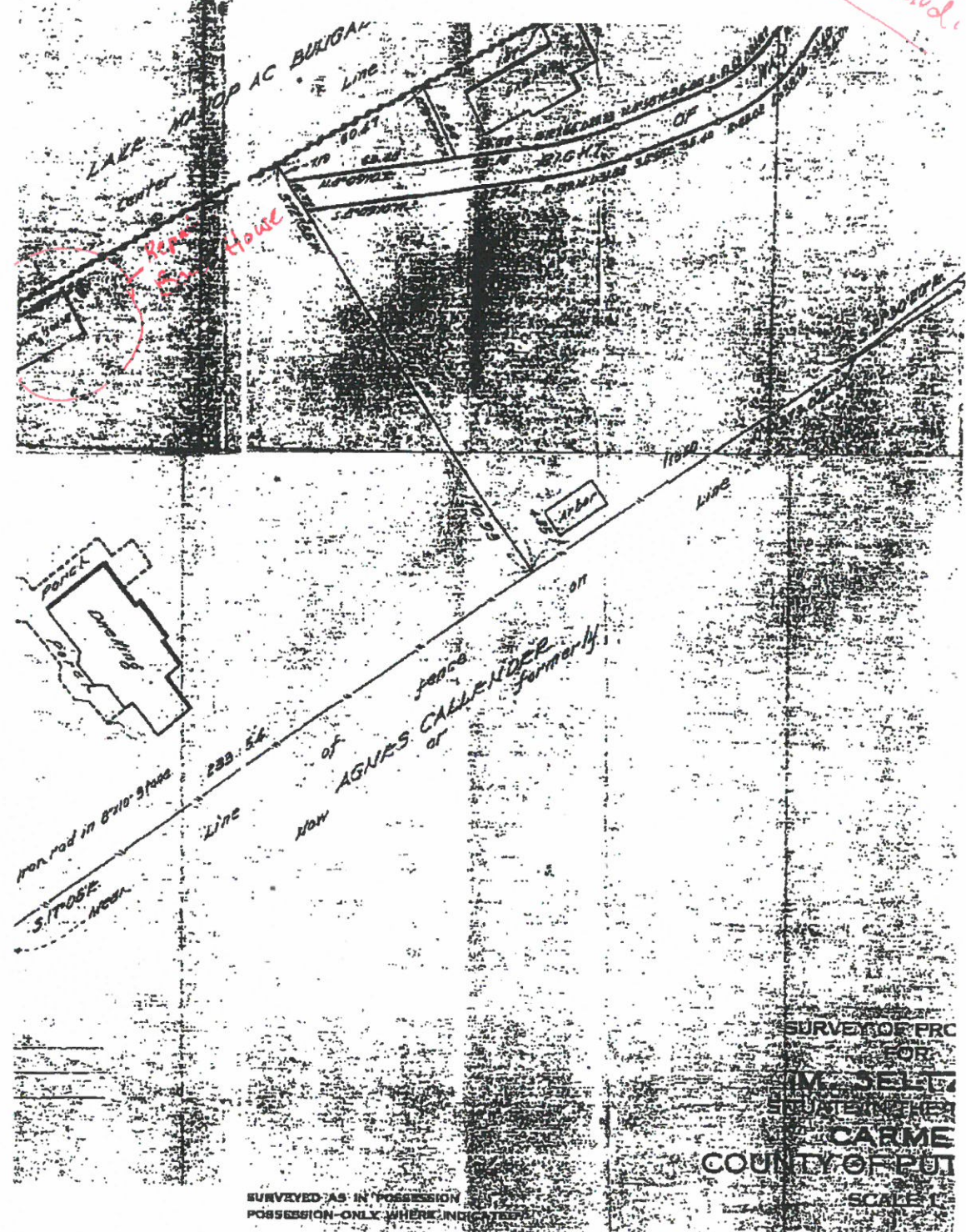


18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: _____ Date: <u>8/6/18</u> Signature: <u>Gadys Richman</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)?		

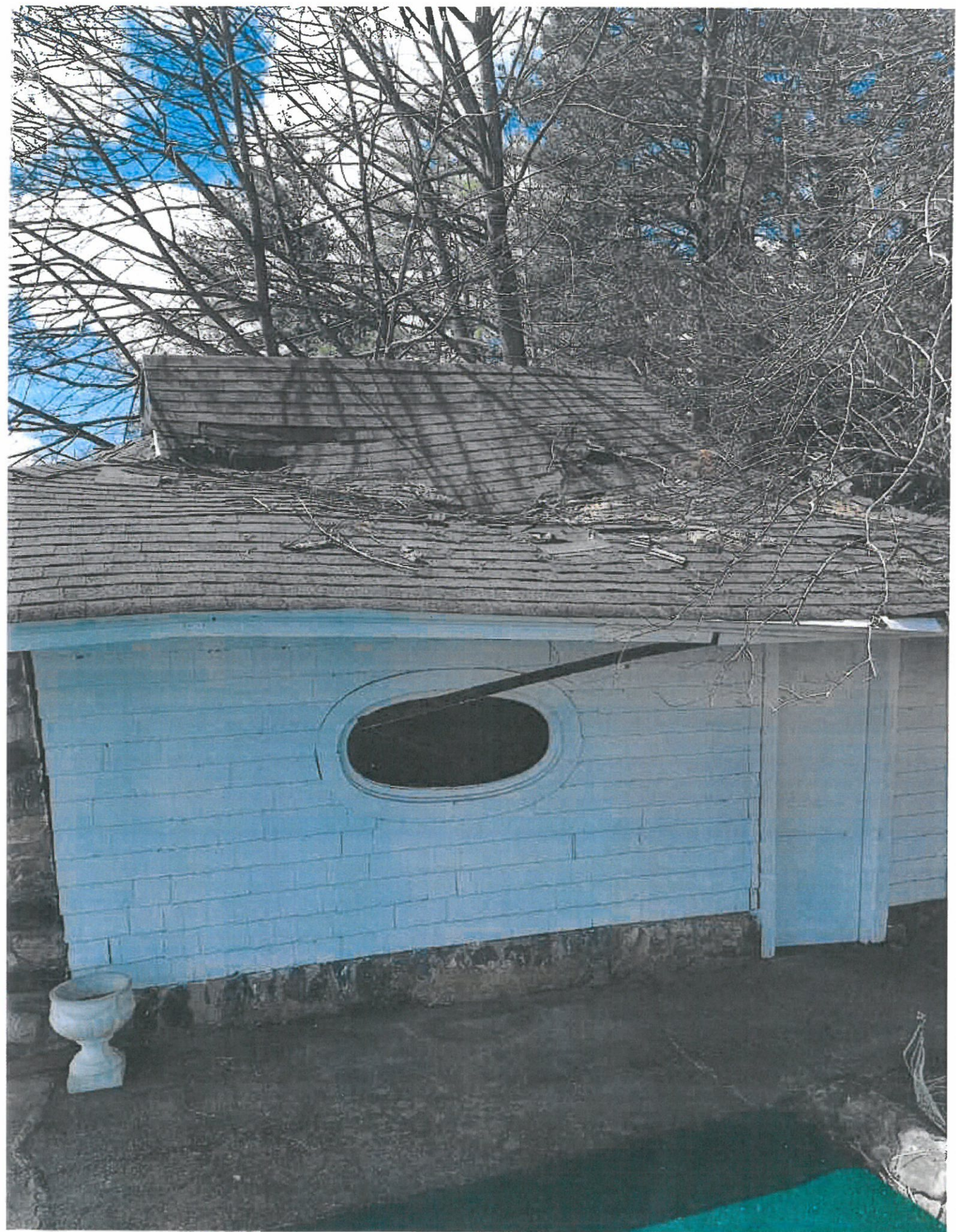
Westlake Blvd



SURVEYED AS IN POSSESSION  
POSSESSION ONLY WHERE INDICATED

SURVEY OF PRC  
FOR  
M. SELTZER  
QUARTERLY  
CARMEL  
COUNTY OF CALIF  
SCALE 1" = 100'



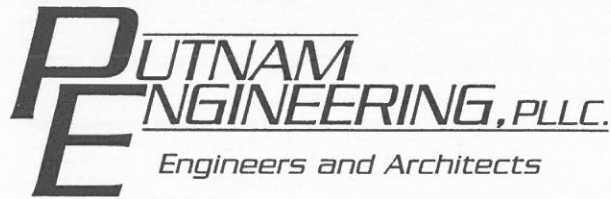












September 7, 2018

Mr. Robert Laga, Chairman  
Town of Carmel E.C.B.  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: The Retreat at Carmel H.O.A., Inc.  
Carmel Centre Senior Housing Lot 4  
Amended Site Plan – Proposed Park  
on Blair Heights – Relinquishment  
of the Pitch n' Putt  
T.M. 55.14-1-11.2

Dear Chairman Laga and Members of the Board:

The Retreat at Carmel H.O.A., Inc., has submitted an application to the Town of Carmel Planning Board to amend the Lot 4 site plan. The H.O.A. is proposing to construct a park along Blair Heights just north of the multi-family building. The proposed park does not involve the disturbance of any wetland or wetland buffer.

During the planning process it was decided that the existing pitch n' putt amenity, which was built at the end of Blair Heights, will be abandoned. The pitch n' putt is located in a Town regulated wetland buffer and a wetland permit will be required.

We would like to appear before the Board to discuss what site improvements should be removed and what can stay. Our current assessment is to remove the sixteen (16) foot tall steel poles and golf netting, walking bridge, flagpoles (greens), golf hole cups and the eight (8) foot tall stockade fence.

Sincerely,

PUTNAM ENGINEERING

A handwritten signature in black ink, appearing to be 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch  
PML/dac



ROBERT LAGA  
Chairman

ANTHONY DUSOVIC  
Vice Chair

ROSE TROMBETTA  
Secretary

DAVID KLOTZLE  
Wetland Inspector

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**BOARD MEMBERS**

Edward Barnett  
Marc Pekowsky  
Vincent Turano  
Nicholas Fannin  
John Starace

**APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION**

Name of Applicant: THE RETREAT AT CARMEL H.O.A., INC

Address of Applicant: 210 J & J MANAGEMENT SERVICES Email: fbresscondo1@gmail.com  
1961 ROUTE 6 CARMEL, N.Y.

Telephone# 914-391-6263 Name and Address of Owner if different from Applicant:

Property Address: BLAIR HEIGHTS Tax Map # 55.14-1-11.2

Agency Submitting Application if Applicable:

Location of Wetland: AT END OF BLAIR HEIGHTS - THE PITCH-D-PUTT

Size of Work Section & Specific Location: REMOVAL OF FENCING IN VICINITY OF POND/WETLAND.

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).

REMOVAL OF FENCE POSTS/POLES, NETTING AND PANELS, REMOVE

WALLING, BRIDGE AND ANY PUTTING HOLES/FLAGS

Proposed Start Date: 4/1/2019 Anticipated Completion Date: 4/30/19 Fee Paid \$ \_\_\_\_\_

**CERTIFICATION**

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

[Signature]  
SIGNATURE

4/11/2018  
DATE

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

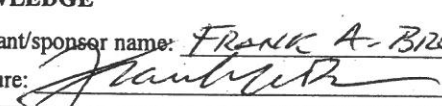
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <p style="text-align: center;">CARMEL CENTRE SENIOR HOUSING LOT 4 PITCH-N-PUTT</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">EXISTING PITCH-N-PUTT AT THE END OF BLAIR HEIGHTS</p>			
Brief Description of Proposed Action: <p style="text-align: center;">TO REMOVE INSTALLED STRUCTURES SUCH AS FENCING, POLES, NETTING, WALKING BRIDGE AND PUTTING HOLES/ FLAGS. LET THE BUFFER BE RE CLAIMED BY MOTHER NATURE.</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">THE RETREAT AT CARMEL H.O.A., INC</p>		Telephone: 914 391-6263	
		E-Mail: fbresscenda4@gmail.com	
Address: c/o J&J MANAGEMENT SERVICES LLC 1961 ROUTE 6			
City/PO: <p style="text-align: center;">CARMEL</p>		State: <p style="text-align: center;">N.Y</p>	Zip Code: <p style="text-align: center;">10512</p>
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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		52.637 acres	
b. Total acreage to be physically disturbed?		0.04 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		93.911 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			





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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>FRANK A. BRETTS, PRESIDENT</u>		Date: <u>9/11/2018</u>
Signature: <u></u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



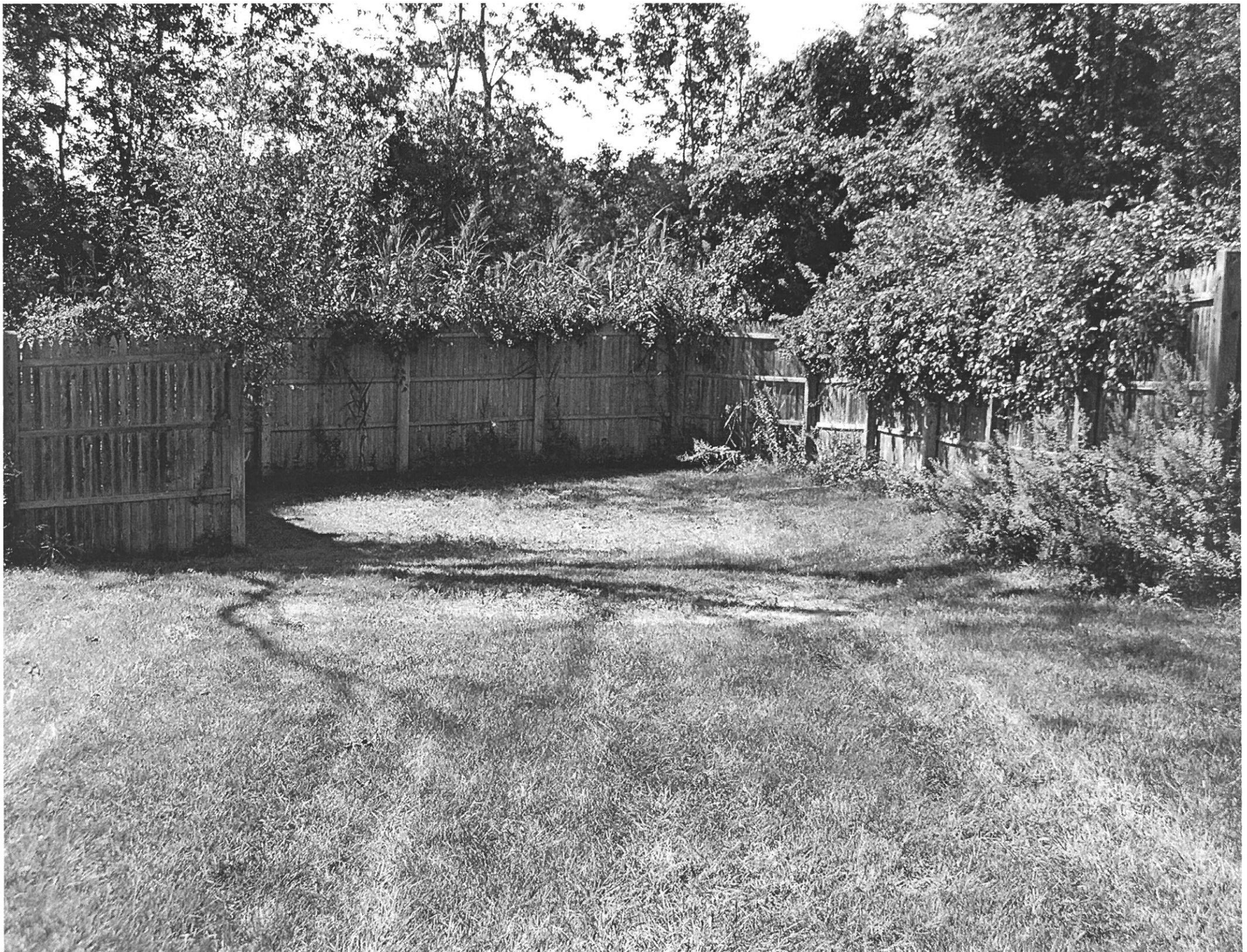








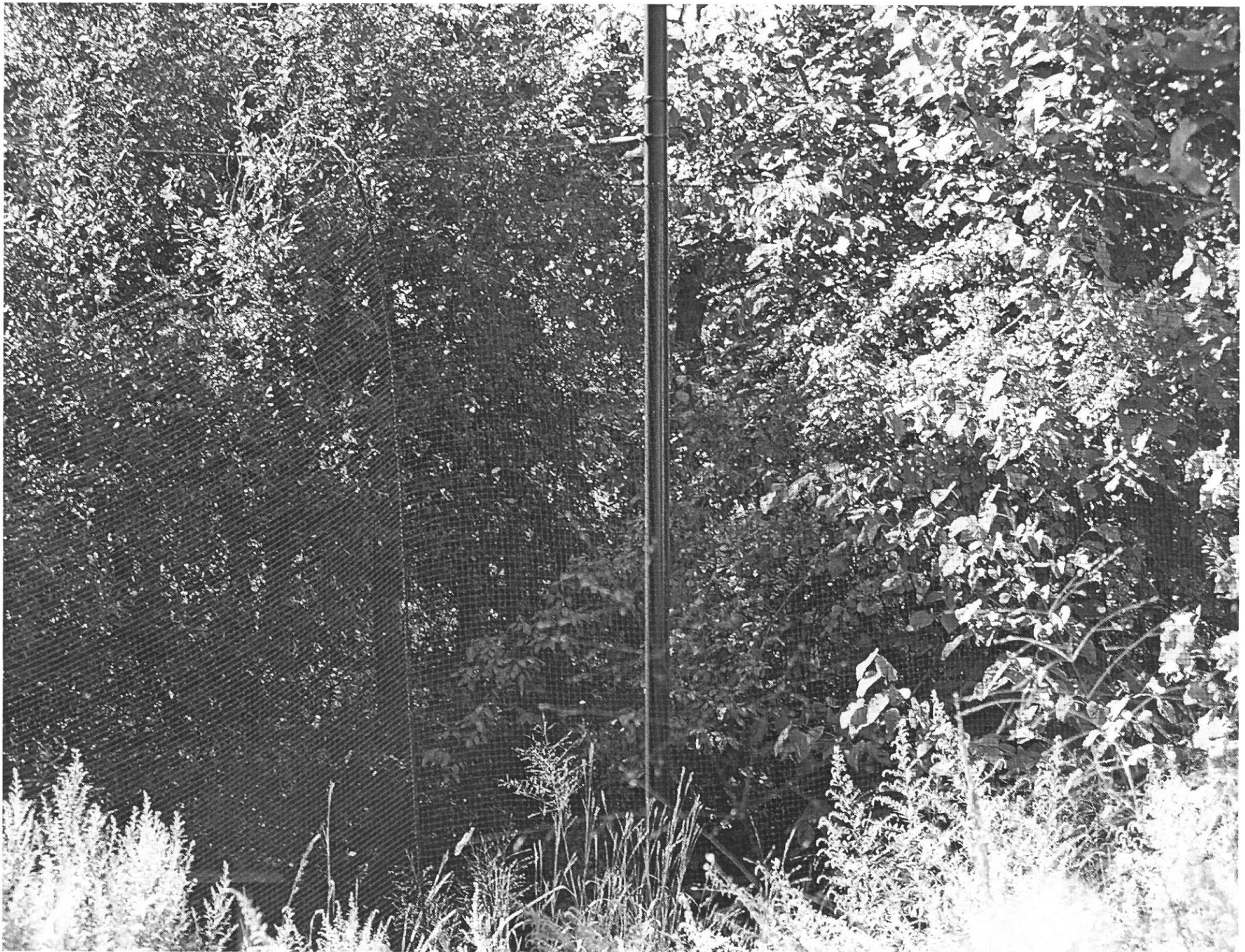












Anthony S. Pisarri, P.E., P.C.  
CONSULTING ENGINEER  
3 Rosalind Drive  
Cortlandt Manor, New York 10567

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(914) 739-6580  
(914) 734-9121 Fax

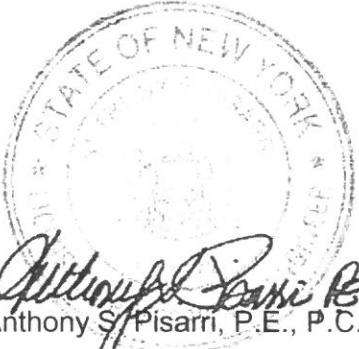
September 14, 2018

PROJECT NARRATIVE  
MEYERS/PADILLA PROPERTY  
56 SYCAMORE ROAD  
MAHOPAC, NEW YORK

The work proposed for the site will include placing all erosion control measures prior to the start of any demolition. The placing of the erosion control will serve to be the limits of disturbance. All slopes will be topsoiled and seeded, unless exposed rock, to protect the slopes from erosion. Once the erosion control placement has been approved by the Town, demolition of the existing house will begin. The existing driveway will remain to be used as access to the site. The existing house will be removed and construction of the new residence will begin.

The new foundation will be excavated and constructed. The new house will be delivered and set on it's foundation. After the new house has been placed on the foundation and has been made weather tight all grading will be done as shown on the plan. All disturbed areas will be stabilized as per the New York Erosion and Sediment Control Manual. Maintenance of the erosion control measures shall be as noted on the plans.

When the grass has taken hold and the disturbed areas have stabilized, all remaining erosion control measures will be removed and the site completely cleaned up.



*Anthony S. Pisarri P.E.*  
Anthony S. Pisarri, P.E., P.C.

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Vincent Turano  
John Starace

**APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION**

Name of Applicant: Paul Meyers & Maria Padila  
Address of Applicant: 628 West 227<sup>th</sup> St Bronx NY Email: Vlcto@westchestermail.com  
Telephone# 845-278-1700 Name and Address of Owner if different from Applicant:  
Paul Meyers & Maria Padila, 628 West 227<sup>th</sup> St. Bronx NY 10463  
Property Address: 56 Sycamore Rd. Mahopac, NY Tax Map # Sec. 76.5 Blot. 1 Lot 21  
Agency Submitting Application if Applicable: \_\_\_\_\_  
Location of Wetland: Rear Yard - Lake Mahopac  
Size of Work Section & Specific Location: Disturbance area  $\approx$  4,100 ~~sq~~ in current home location  
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).  
Demo & remove existing house. Replace existing house with new Modular home including front porch, Rear Porch & deck, (1) Car Garage, & replace driveway.

Proposed Start Date: 11/1/18 Anticipated Completion Date: 5/28/19 Fee Paid \$ 1,000

**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

9/17/18  
DATE

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

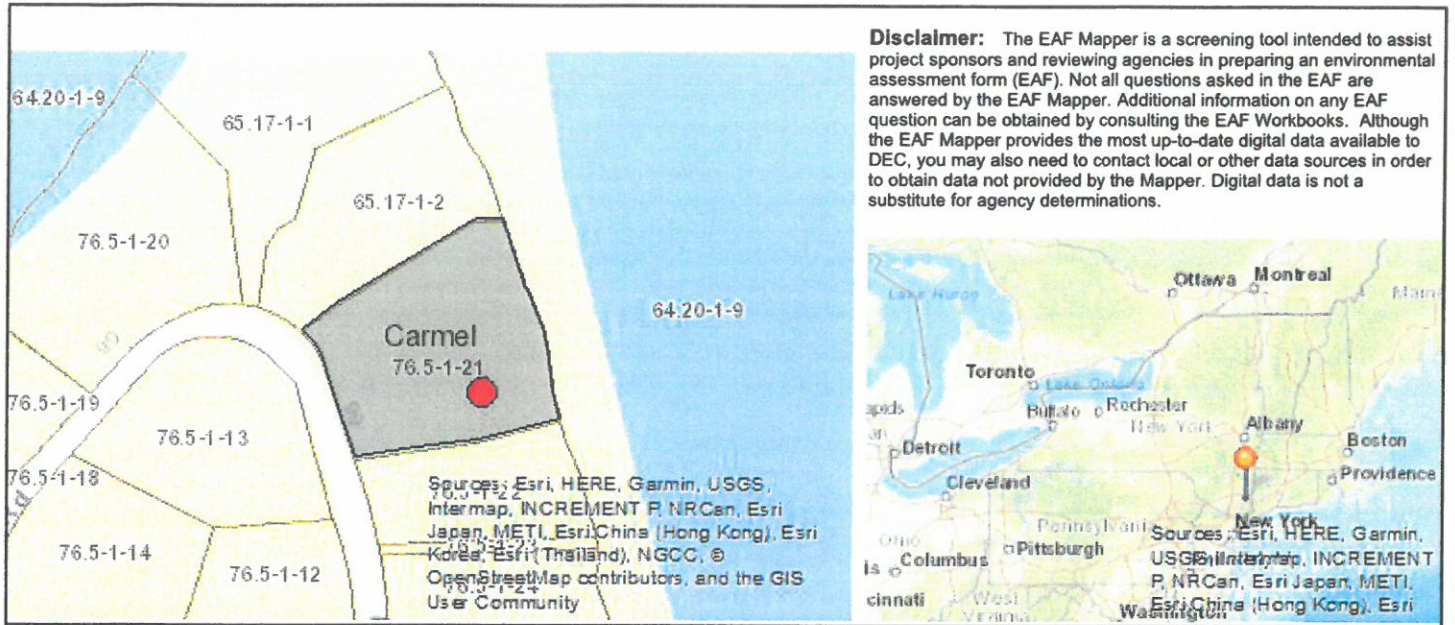
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Plot Plan for 56 Sycamore Road, Mahopac, NY			
Project Location (describe, and attach a location map): 56 Sycamore Road, Mahopac, NY			
Brief Description of Proposed Action: Demolish existing residence and construct new modular residence.			
Name of Applicant or Sponsor: Meyers, Paul & Maria		Telephone: 845-278-1700	
		E-Mail:	
Address: 628 W. 227 Street			
City/PO: Bronx		State: New York	Zip Code: 10463
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building permit, wetland permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.430 acres	
b. Total acreage to be physically disturbed?		0.094 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.430 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			





<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Vincent Leto</u> Date: <u>4/17/15</u></p> <p>Signature: <u>[Signature]</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**MAP REFERENCE:**

SITE PLAN IS BASED ON A SURVEY PROVIDED BY ROBERT V. OSWALD, P.E. ENTITLED "MAP OF SURVEY FOR THE LAKE OF PAUL MEYERS & MARIA PADILLA" DATED JAN. 25, 2018.

**SITE VERIFICATION NOTES:**

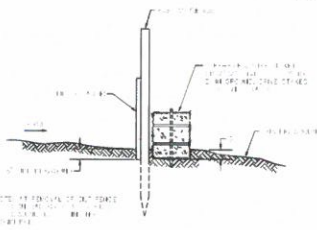
PRIOR TO SUBMISSION OF THE BID, THE CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES, IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF THE BID, AND IF NOT RESOLVED TO SATISFACTION, SHALL BE SUBMITTED AS A WRITTEN QUALIFICATION OF THE BID. SUBMISSION OF A BID SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE.

**EXCAVATION NOTE:**

CALL BEFORE YOU DIG, DRILL, OR BLAST. 3 WORKING DAYS PRIOR TO ANY EXCAVATION ON OR AROUND THIS SITE. ALL UTILITIES (TELEPHONE, CABLE, ELECTRIC, GAS, ETC.) SHOULD BE CALLED 72 HOURS PRIOR TO ANY DIGGING. CALL 1.800.982.7862 UNDERGROUND FACILITIES.



**SYCAMORE ROAD**



**SILT FENCE SUPPORTED WITH HAYBALE**

N.T.S.

**EXISTING CONDITIONS PLAN**

SCALE: 1"=20'



**SYCAMORE ROAD**

**NEW YORK SOIL EROSION AND SEDIMENT CONTROL NOTES**

- ANY DISTURBED AREAS THAT ARE LEFT EXPOSED ARE MORE THAN 14 DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, MUST IMMEDIATELY RECEIVE A TEMPORARY SEEDING IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. THE DISTURBED AREAS SHALL BE RECOVERED WITH STRAW OR FOULANT MATTER. THE SEEDING WILL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
- ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 10 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN COMBINATION WITH SUSTAINABLE MULCH AS PER THE SPECIFICATIONS.
- PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
- STORM WATER FROM DISTURBED AREAS MUST BE PASSED THROUGH A HAY BALE BARRIER OR OTHER CONTROL DEVICE BEFORE BEING DISCHARGED INTO/ON DISTURBED AREAS OR INTO DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL INSPECT THE EFFECTIVENESS AND CONDITION OF EROSION CONTROL DEVICES DURING STORM EVENTS. AFTER EACH RAINFALL OF ONE-HALF (1/2) INCH MAGNITUDE OR GREATER, PRIOR TO RE-ENTRY AND PRIOR TO FORECASTED STORM EVENTS.
- THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY, AND IN NO CASE, MORE THAN TWENTY FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES.
- THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT EROSION, DRAINAGE CONTROLS AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE AVAILABLE ON-SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EMERGENCY EROSION CONTROL, AND DRAINAGE IMPROVEMENTS WITHIN FOUR (4) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDCC, AUG. 2005).
- THE TOWN OF CARMEL, OR ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ON-SITE OR OFF-SITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THESE MEASURES.

**LEGEND:**

- PROPERTY LINE
- BUILDING SETBACK LINE
- - - - - EXISTING 2FT CONTOURS
- - - - - EXISTING 10FT CONTOURS

**PROPOSED PLOT PLAN**

SCALE: 1"=20'

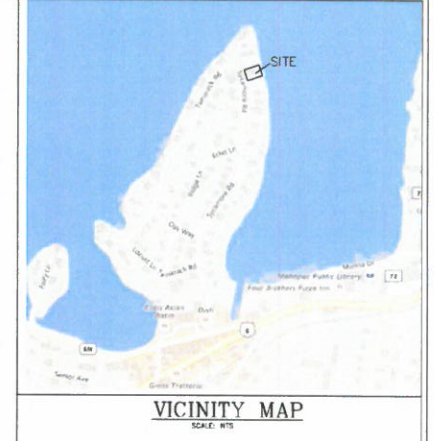
**NOTES:**

- THIS IS A SITE PLAN INVOLVING SECTION 76.3, BLOCK 1, LOTS 21 AS DESCRIBED ON THE TOWN OF CARMEL TAX MAPS.
- AREA OF TRACT: 18,730.8 SQ. FT. OR 0.43 ACRE
- ZONING: R, RESIDENTIAL
- RECORD OWNERS: PAUL MEYERS & MARIA PADILLA
- APPLICANT: MUGENT, LTD., N.Y.C.C. 1290 ROUTE 22 BREWSTER, NEW YORK 10509
- WATER SUPPLIER: CARMEL WATER DISTRICT
- FIRE DISTRICT: MAHOPAC VOLUNTEER FIRE DEPARTMENT
- SCHOOL DISTRICT: MAHOPAC SCHOOL DISTRICT
- SEWER DISTRICT: INDIVIDUAL SEPTIC SYSTEMS
- ELECTRIC DISTRICT: NYSED
- THE LOCATION OF ALL UTILITIES MUST BE VERIFIED
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL DWELLING
- 3/4" CORNER PINS TO BE SET PRIOR TO ISSUANCE OF A C.O.

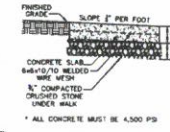
**BULK TABLE**

ZONE: R	MINIMUM REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	120,000 SQ. FT.	18,730.8 SQ. FT.
MINIMUM LOT WIDTH	200 FEET	138.4 FEET
MINIMUM LOT DEPTH	200 FEET	148.7 FEET
MINIMUM FRONT YARD	40 FEET	58 FEET
MINIMUM REAR YARD	40 FEET	47 FEET
MINIMUM SIDE YARD (ONE)	25 FEET	35 FEET
MINIMUM SIDE YARD (BOTH)	20 FEET	29 FEET
MINIMUM LOT COVERAGE	15 PERCENT	21 PERCENT
MINIMUM BUILDING HEIGHT	25 FEET	42 FEET

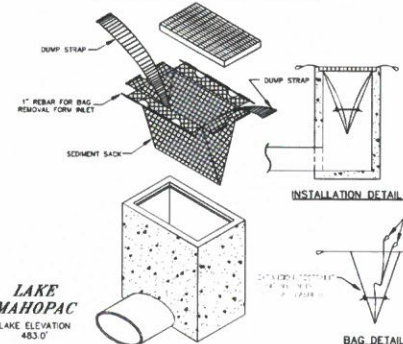
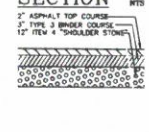
NOTES:  
\* EXISTING NON-CONFORMING CONDITION



**WALK DETAIL**

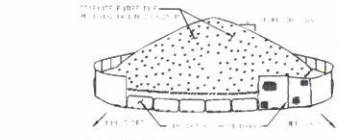


**PAVEMENT SECTION**



**INLET PROTECTION DETAIL**

N.T.S.



**SOIL STOCKPILING DETAIL**

N.T.S.

**PLOT PLAN**  
PREPARED FOR  
**56 SYCAMORE ROAD**  
**MAHOPAC, NY 10541**  
LOCATED IN  
TOWN OF CARMEL  
COUNTY OF PUTNAM  
STATE OF NEW YORK

DATE: 9/24/2018  
DESIGN BY: ANTHONY S. PISARRI, P.E., P.C.  
DRAWN BY: J. J. ...  
JOB #: ...  
SCALE: 1"=20'  
SHEET # 1 OF 1

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

