

APPROVED

ROBERT LAGA  
Chairman

ROSE TROMBETTA  
Secretary

**TOWN OF CARMEL**  
**ENVIRONMENTAL CONSERVATION BOARD**



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**BOARD MEMBERS**

Edward Barnett  
Vincent Turano  
Nicholas Fannin  
John Starace

**ENVIRONMENTAL CONSERVATION BOARD MINUTES**

**DECEMBER 1, 2016**

**PRESENT:** CHAIRMAN, ROBERT LAGA, VINCENT TURANO, NICHOLAS FANNIN,  
JOHN STARACE

**ABSENT:** EDWARD BARNETT

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<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Gagnon, Drew	75.42-1-32	1-3	No Board Action.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Rose Trombetta

**GAGNON, DREW - 785 SOUTH LAKE BLVD - TM - 75-42-1-32 - REPLACE EXISTING DOCK/DECK**

Mr. Bart Lansky, applicant's attorney appeared before the board. He stated the applicant has a lakefront property across from his house and the dock has been there for generations. He said the new look is a cantilevered design and it sits above the lake. He said it will cantilever roughly 16 feet and go back about 18 feet. He said everything will be done by hand.

Mr. Starace said in the notes the footings that are closer to the water are going to rest on a sound bearing surface. What exactly is there now?

Mr. Lansky replied we won't know until we dig it.

Mr. Laga stated we need to see a site plan of the new dock you will be putting in. He said understand what you are trying to do, but during the construction of the dock there are certain items we need to see on the plans before we could accept the application. We have your deed, that's fine. He said we need a sequence of construction, a floating boom, silt fence shown on the plan and if any machinery will be used.

Mr. Lansky said we will be doing everything by hand and the silt fence is on the survey that was provided. He said as far as the boom, we would like to do everything in the winter time.

Mr. Starace asked what will you have over the steel.

Mr. Lansky said trex decking and in between the steel will most likely be pressure treated.

Mr. Laga stated there are a few things we need to see before we could accept the application. He said we need to see an overlay of the dock. He said you need to show where the dock is going front start to finish and where you will put your silt fence. He said the area over the ground where you are putting in the two concrete piers with the new deck that now becomes a pervious surface, so you need to provide us with some sort of mitigation, such as a rain garden.

At which time, a discussion ensued regarding whether the new deck would make it a pervious surface.

Mr. Lansky asked if he had pockets of landscaping around the deck would that alleviate the concern.

Mr. Laga said yes it would, but it has to be a certain calculation based on the 1360 square feet you are putting up.

Mr. Turano stated you are putting up a 40 foot wide deck when now you only have about an 8 foot wide deck. He said if you cut it down your mitigation would also be cut down also.

Mr. Lansky said this is the first time I've heard that a deck is not considered to be pervious.

Mr. Laga said we have always ruled that way.

Mr. Lansky said we will review the rain garden and do our best to satisfy the board.

At which time, a discussion ensued regarding the materials to be used for the footings.

Mr. Laga stated along the existing bulkhead you have a wall that is not in great shape, will that stay in place?

Mr. Lansky replied that will stay in place.

Mr. Fannin asked if there was a stockpile location identified on the map.

Mr. Lansky replied no.

Mr. Starace said to show the materials staging area on the plans.

Mr. Lansky replied okay.

Mr. Starace said to also show a spill kit and location on the site plan.

Mr. Laga said to also show the 100 foot buffer.

At which time, a discussion ensued regarding the depth of the wall.

Mr. Laga suggested digging a test pit behind the wall.

Mr. Lansky stated I will ask the homeowner, but even if we dig a test pit we still won't know because that wall was built in the 1920's.

Mr. Turano stated right now we have no information. A test pit will give us some information.

Mr. Lansky said no matter what the information is I am going to be stuck building it. There will be no issue with the board.

Mr. Turano said there will be an issue if there is an impact on the lake and that is what we are trying to avoid.

Mr. Starace said your scope is within 100 feet of the water, we want to make the lake is protected. He asked if he looked at anything else, such as pile driving or is this the only means.

Mr. Lansky said the property is a 10 foot drop, which will make it difficult to get piles down there. He said I think this is the most practical solution because it fixes having anything in the lake and long term issues where it doesn't have to get done again in 10 years or so. He said it's a permanent fix.

Mr. Laga stated the following items need to be updated on the drawings:

- Show floating boom and silt fence detail.
- Show the plan view of the dock and the property.
- Put on drawings all work to be done by hand.
- Show spill kit on site.
- Show stockpile location with the detail for the stockpile.
- Put a note on the drawing that the whole property is in the 100 foot buffer.
- Put a note on the drawing that says in the event that we have to pump water, not to pump the silt in there. Put the pump in a bucket surrounded by gravel with filter fabric around it.
- Rain garden calculations.
- Check with the building department to see if they have the proper setbacks.
- Put note on the drawing that you will be removing the concrete slab with a steel beam by hand.

Mr. Starace moved to adjourn the meeting. The motion was seconded by Mr. Turano with all in favor.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Rose Trombetta