

APPROVED

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 MINUTES

FEBRUARY 16, 2017

PRESENT: CHAIRMAN, ROBERT LAGA, VICE-CHAIR, NICHOLAS FANNIN,
EDWARD BARNETT, JOHN STARACE

ABSENT: VINCENT TURANO

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Gagnon, Drew	75.42-1-32	1	Wetland Permit Granted.
70 Old Route 6 (Formerly Tompkins Recycling)	55.11-1-15	1-4	Wetland Application Accepted.
Lake Plaza Shopping Center	65.10-1-45 & 46	4-6	Tree Cutting Permit Granted.
Mahopac Point Owners Assoc.	N/A	6-7	Letter of Permission Granted.
Panny, Michael	76.16-1-26	7	Escrow Returned.
Minutes - 12/01/16 & 01/19/17		8	Heldover.

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Rose Trombetta

GAGNON, DREW - 785 SOUTH LAKE BLVD - TM - 75.42-1-32 - ELIGIBLE FOR A PERMIT

Mr. Drew Gagnon appeared before the board.

Mr. Laga stated as per the secretary there were no comments or questions from the public. He read the Town Engineer's memo approving the rain gardens and also stated the use of hay bales is not accepted practice and the site plan should be amended to have them removed.

Mr. Starace moved to grant permit #926 with the following conditions:

- The plans need to be amended to take off the use of hay bales.
- Building Department for a building permit.
- Notify the town Wetland Inspector after the silt fence is installed for inspection prior to starting work.

The motion was seconded by Mr. Barnett with all in favor.

Chairman Laga proceeded to fill out the EAF with the Board answering no to all questions.

70 OLD ROUTE 6 - 60 OLD ROUTE 6 - 55.11-1-15 - RE-DEVELOPMENT OF EXISTING PROPERTY

Mr. Paul Lynch of Putnam Engineering, representing the applicant appeared before the board and stated this is the old Tompkins Recycling project and the permit expired in April 2016. He said the Tompkins site was sold to 70 Old Route 6, LLC at the end of May 2016. He said we received re-approval from the planning board and now we are here due to the name change and because the previous permit had expired. He said there are no changes to the previous plans.

Mr. Fannin asked when was this originally submitted.

Mr. Lynch replied sometime in 2008. He said originally it was 25,000 square foot building with a larger footprint. In dealing with NYSDEC, we had to shrink the property to install ponding around the back. He said after we did everything with the DEC, we came back to this board and re-presented the project and got our approvals from this board.

Mr. Laga asked do you have an updated NYSDEC permit?

Mr. Lynch replied yes, but it is still in the name of Tompkins because the transfer hasn't been completed yet.

Mr. Laga said that will be contingent on us granting you the permit.

Mr. Lynch said there is an approved permit for the property.

Mr. Laga said but it is not under this name.

Mr. Lynch said that's correct.

Mr. Laga asked for a review of the project.

Mr. Lynch said this site is located in between the auto repair shop which is on the north end and the Putnam Humane Society which is on the southern end. He said it is on the back side of Putnam Plaza. He said it was the junkyard that had been there for approximately 50 years. The site has been cleaned up at this stage and the applicants are looking to build a recycling facility which process C & D materials. It is a 20,000 square foot building. Everything will be done inside.

Mr. Laga asked what are they recycling?

Mr. Lynch said for example if you are renovating your house, everything gets put into a dumpster and that dumpster will be brought to this facility.

Mr. Laga asked where does the surface water go to?

Mr. Lynch replied a wetland pond that wraps around the building on two sides.

Mr. Starace said the wetland survey was performed in 2006 when they flagged the wetlands.

Mr. Laga said you will have to update the wetland flagging.

Mr. Starace asked where are the roof drains going?

Mr. Lynch replied they are discharging at grade. There is a green roof with this building, so you get treatment of the roof through the green infrastructure. From grade it goes into the pond.

Mr. Fannin asked if there is a list of materials that the recycling facility will be accepting?

Mr. Starace said it will be all building materials.

Mr. Laga asked if they have planning board approval.

Mr. Lynch replied yes, they approved in January 11, 2017.

Mr. Fannin stated are there are existing plans, operations infrastructure for where the material is going after the sorting.

Mr. Lynch replied yes. There is a binder that describes where everything is sent.

Mr. Laga asked if they have a SWPPP.

Mr. Lynch replied yes. They have a general permit.

Mr. Laga asked for a copy for the file.

Mr. Lynch replied yes.

Mr. Starace said this entire operation will occur inside the 20,000 square foot facility. He asked when they are done sorting will there be storage of materials on the outside of this facility.

Mr. Lynch said the only thing that might be outside is wood chips and things of that nature.

Mr. Laga asked if they will be using heavy equipment on the site.

Mr. Lynch said inside the building.

Mr. Laga asked if there is a spill prevention plan.

Mr. Lynch replied yes. It's in the plans.

Mr. Fannin asked if there will be hazardous material processed at the facility.

Mr. Lynch replied no. He said if they discover hazardous material there is an area inside the building that's dedicated to temporarily storing it until it can be removed. He said that's all part of their permitting process with NYSDEC.

Mr. Starace asked if there is a staging area for all of the equipment during construction.

Mr. Lynch said we showed the various phases for construction, but inside that phase of construction we didn't show where the equipment may be parked at night.

Mr. Laga asked about the soil stockpile location.

Mr. Lynch said there is no soil stockpile. He said whatever is getting excavated or brought in is being placed.

Mr. Laga said they have to build the building, they have to do a foundation for the building and they will be digging holes.....

Mr. Lynch replied you're right. He said it may be shown of the phase plan.

At which time, the board members reviewed the plans for the soil stockpile detail.

Mr. Laga said you will have to give us a detail of the soil stockpile area. He asked if there were any existing drains on the site yet.

Mr. Lynch replied no.

Mr. Fannin asked to explain what was going on with the easement.

Mr. Lynch stated there is an existing Town of Carmel drainage pipe that passes underneath the property and discharges into Michaels Brook, so we are just giving a drainage easement to the town if they need to do maintenance they can do it.

Mr. Laga asked about a fueling plan.

Mr. Lynch replied there should be. He said it may be in with the general notes on one of the erosion control drawings.

Mr. Starace asked which way does the pond run?

At which time, Mr. Lynch pointed to map to show the direction of the flow.

Mr. Fannin asked if there is a maintenance plan for the created wetlands?

Mr. Lynch replied yes, there should be a chart.

Mr. Laga said you will need to get the wetland planting schedule and wetland calculations approved. He stated the wetland flagging needs to be updated, the SWPPP to be submitted and/or transferred from the file. He said to show a soil stockpile detail and submit a facility spill prevention plan for the file.

Mr. Starace moved to accept the application with the following conditions:

- Refresh the wetland flagging.
- SWPPP to be submitted.
- Soil Stockpile detail.
- Wetland calculations approved.
- Facility Spill prevention plan to be submitted for the file.
- NYSDEC Permit.

The motion was seconded by Mr. Fannin with all in favor.

LAKE PLAZA SHOPPING CENTER - 983-1005 ROUTE 6 - TM - 65.10-1-45&46 - TREE CUTTING PERMIT

Mrs. Geraldine Tortorella, applicant's attorney, Michael Junghans of VHB and Pablo Medeiros of Heidenberg Properties appeared before the board.

Mrs. Tortorella addressed the board and stated we have had an issue come up with the re-development of that property. She said we are still working with finalizing things with DEP & DEC. We obtained site plan approval from the planning board but we are facing a situation with DEC. She said DEC is requiring or limiting us the duration of time during which we could remove trees. If we don't remove trees by March 31st then we have to wait until October 21st to remove trees under one of the permit conditions they have presented.

Mr. Laga asked what area will that be?

Mrs. Tortorella stated it is alongside Baldwin Road and also around the rear of the building. She said we are not looking to do the grubbing at this time we simply need to get the trees down so we could meet that condition otherwise we are at risk of delaying construction for an entire year.

Mr. Laga asked if the trees are pine and spruces.

Mrs. Tortorella replied yes.

Mr. Starace said so you are just going to flush cut and remove the trees.

Mrs. Tortorella said that's correct.

Mr. Laga said you would have done that under the original permit anyway.

Mr. Junghans said we are not doing any ground disturbance; we are just cutting them to the stump and leave them. There will be no soil disturbances.

Mr. Starace asked if they were removing the wood chips.

Mr. Junghans replied yes.

Mrs. Tortorella said we are not looking to do any ground disturbances, where you may have an issue with runoff and things of that nature. Just to remind the board, you were satisfied with our application. We are just waiting for NYCDEP & NYSDEC.

Mr. Starace asked how many trees?

Mrs. Tortorella replied 25 trees.

Mr. Starace asked what is the proposed commencement of the project?

Mrs. Tortorella said we need to finish the approval process and then we need to have the tenants removed because of the demolition.

Mr. Medeiros said we are waiting for DEP & DEC approvals and at the same time we are waiting for Key Food to vacate. They are scheduled to vacate at the end of April and that's when we will start the demolition assuming we don't get held up by any agencies.

Mr. Laga asked any if trees will be planted when the site is completed.

Mrs. Tortorella replied we have an extensive landscaping plan and the building and engineering department have required that it be buffed up and improved. She said we will show all that to you when we come back to this board for final approval.

Mr. Laga said we will not have a public hearing on this.

Mr. Starace moved to grant the tree cutting permit for the removal of 25 trees as shown on the sketch provided. The motion was seconded by Mr. Barnett with all in favor.

Mrs. Tortorella asked if they need to come back to get the permit.

Mr. Laga replied no. You could get the permit from the office.

MAHOPAC POINT OWNERS ASSOC. - SYCAMORE/ECHO LANE - STORMWATER DRAINAGE REPAIRS & IMPROVEMENTS

Mr. Zac Pearson of Insite Engineering, representing the applicant appeared before the board. He said two years ago they did a small drainage repair on the Frenkel/Frumkin property. Now the HOA is looking to go forward with some drainage improvements around the Point. He said we have done some extensive research around the Point and their existing drainage structures are very small. He said a lot of the pipes including the lake drain pipes are rotted, eroded and disjointed. He said what we are looking to do is repair and improve a couple of the existing drainage systems around the lake. We will be installing pre-cast concrete.

Mr. Laga asked if the improvements are being done within 100 feet of the lake.

At which time, Mr. Pearson displayed the drawings to the board members showing the locations of improvements. One is near Echo Lane and Sycamore Road. He said that drain is completely clogged. He said the structures are 80 to 90 years old.

Mr. Starace asked what are they made of?

Mr. Pearson replied stone. A lot of them are made of stone and mortar. He said over the years the drainage structures are not collecting the water from roads, which is causing the water to jump over the curb on the low side of Sycamore Road.

Mr. Starace asked what the piping that feeds into the next structure what is the existing pipe constructed of.

Mr. Pearson said there are some ceramic, clay and CMP with no bottom. He said each of the lake drains go down basically by boat access paths.

Mr. Laga stated as far as I'm concerned this is a cut and cover. He said my only concern is stockpiling. Are you using a machine or will it be done by hand.

Mr. Pearson said they will be using a machine and there is no room to stockpile anything, so they are going to rip it, put the pipe in and backfill it. All the excavating material will have to go.

Mr. Starace asked how far below grade is the bottom of the pipe?

Mr. Pearson said about 1 foot of cover. It's a 12" pipe and 1 foot of cover.

Mr. Laga stated since you are using a machine we need to see a spill prevention plan and if you are storing the machine in the area it needs to be stored on poly. All silt fencing has to be installed. He asked when you finish you will seed and mulch.

Mr. Pearson replied yes.

Mr. Laga said you need a fueling plan. Will you wet nozzle or bring in 5 gallon pails of diesel to fill the machine?

Mr. Pearson said they will probably come by with a fueling truck.

Mr. Laga said we need a fueling plan. Where will they fuel? We need a spill kit.

Mr. Barnett asked when are they planning on doing the work?

Mr. Pearson said in the summer.

Mr. Laga asked if the whole area of disturbance is less than 5000 square feet, correct?

Mr. Pearson replied we had a discussion with the Town Engineer and we need a construction permit from the state for erosion control on the lake.

Mr. Laga asked if they will saw cut the road.

Mr. Pearson replied yes.

Mr. Laga said we will need you to protect any of the catch basins there. Put some sort of filter fabric to catch the slurry. He said you may need to put in a boom in the lake to make sure there isn't any debris in the water. He said to put a note on the drawing for someone to check the lake at the end of the day for anything slick.

At which time, a discussion ensued regarding whether this should be an application or letter of permission.

Mr. Starace moved to grant a letter of permission with the following conditions:

- Provide a spill kit on site.
- Provide fueling plan.
- Store machine on poly at the end of each shift.
- Silt fence to be ongoing.
- Submit an erosion control permit.
- Submit silt sacks in the existing catch basins when saw cutting in the street.
- Statement or checklist that the lake will be checked at the end of the day for any floating slurry or debris.

The motion was seconded by Mr. Fannin with all in favor.

PANNY, MICHAEL - 61 SANDY STREET - TM - 76.16-1-26 - ESCROW RETURN

Mr. Barnett moved to return the escrow to the applicant pending Mr. Franzetti's memo. The motion was seconded by Mr. Starace with all in favor.

MINUTES - 12/01/16 & 01/19/17

The minutes of 12/01/16 & 01/19/17 were heldover.

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

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

Rose Trombetta