

APPROVED

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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BOARD MEMBERS

Edward Barnett
Vincent Turano
John Starace

ENVIRONMENTAL CONSERVATION BOARD MINUTES

APRIL 20, 2017

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

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Hamilton, Jennifer & Brian	65.17-1-1	1-3	Wetland Application Accepted.
Kleinschmidt, Lesley & Ned	64.16-1-33	3-5	No Board Action.
Kleinschmidt, Lesley & Ned	64.16-1-33	5	Wetland Permit Extended to June 15, 2018
Minutes - 03/02/17 & 03/16/17		5	Approved.

The meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,

Rose Trombetta

**HAMILTON, JENNIFER & BRIAN - 62 SYCAMORE ROAD - TM - 65.17-1-1 - CONSTRUCT
2 CAR GARAGE & PATIO**

Mr. Joel Greenberg of Architectural Visions, representing the applicant appeared before the board. He addressed the board and stated the property is at the end of Mahopac Point where Sycamore Road and Tamarack Road meet. It has a long driveway, with a big turnaround in the middle of the property. He said we are proposing 24' x 28' garage with a terrace around it. He said the reason we are here is the garage and terrace is in the wetland buffer. He said we have the details for the rain garden, silt fence, soil stockpiling and sequence of construction. He said we are not touching the lake; the structure will be about 60 feet from the lake.

Chairman Laga asked if a machine will be used for the foundation.

Mr. Greenberg replied yes.

Chairman Laga said then we need a spill kit.

Mr. Greenberg replied okay.

Chairman Laga questioned the sequence of construction and asked if they were putting in the rain garden first.

Mr. Greenberg said the land is fairly flat, but it slopes from the cul-de-sac down toward the lake, so the reason I did it in that order is because the construction is in the back (points to map).....

Chairman Laga said I'm looking at it logically.

Mr. Greenberg said it makes more sense to at least form out the rain garden first.

Chairman Laga replied okay. He said so you just need a spill kit on site. He asked if they will be re-fueling the equipment on site.

Mr. Greenberg replied no.

Chairman Laga said to note on the drawing that no re-fueling will be done on site.

Vice Chairman Fannin asked if there has been any construction on the property in the last two years?

Mr. Greenberg replied no.

Mr. Turano asked what is the size of the proposed garage?

Mr. Greenberg replied 24' x 28'; it's a two car garage.

Vice Chairman Fannin asked if there will be gutters on the garage.

Mr. Greenberg replied yes and it will pipe into the rain garden.

Chairman Laga asked if it is surface or below surface.

Mr. Greenberg replied the gutters will come down below the patio and then it will be piped into the rain garden.

Chairman Laga said you need to show us the piping run and materials.

Mr. Greenberg replied okay.

Mr. Turano asked if the sequence is to do the rain garden first before the building.

Mr. Greenberg replied yes.

Mr. Turano said if you are going to do the rain garden first, what about putting the silt fence between the proposed construction and rain garden then.

Chairman Laga said he is encompassing the whole area. He will probably have to do some hand work at the end anyway.

Mr. Greenberg said we are going to dig the hole for the rain garden first.

Mr. Turano said that's fine.

Mr. Starace asked about the staging area for the materials.

Mr. Greenberg said we have a stockpile in the front. The materials will be stored in the cul-de-sac outside of the buffer.

Mr. Starace said for added measure to put some filter fabric in the frame of the catch basin that is within the work area.

Mr. Greenberg said okay.

Chairman Laga said you also to need to provide note details of the concrete wash out.

Mr. Greenberg said okay.

Vice Chairman Fannin moved to accept the application with the following conditions:

- Provide details of a spill kit.
- Note on drawing no re-fueling will be performed on site.
- Show the details of the pipe running leaders to the rain garden; provide the run and the material being used.

- Provide a concrete wash out details.
- Put a filter fabric and protect the drainage basin adjacent to the property.
- Town Engineer to review and approve the rain garden calculations.

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

KLEINSCHMIDT, LESLEY & NED - 41 AVERILL DRIVE - TM - 64.16-1-33 - REPAIR & EXTEND EXISTING BOAT DOCK

Mr. Sean Dunn, applicant's contractor appeared before the board. He addressed the board and stated we are taking the existing boat dock apart using the existing piers, re-building it and then extending it.

Mr. Starace asked if the existing concrete dock is staying?

Mr. Dunn said we are taking down the existing concrete dock, but we are using the existing piers. He said there will be a running steel to cantilever over the piers and then cantilevering the treks out to the side and to the top.

Chairman Laga said the dock is too long.

Mr. Dunn said that's what it is now.

Mr. Barnett asked what is the size of the dock now?

Mr. Dunn said I believe it's 30' x 10'.

Vice Chairman asked when were you here last.

Mr. Dunn stated I am doing the renovations for the house and now we want to add the dock to the project.

Vice Chairman asked if we should consider this together or separate?

Chairman Laga said this would be a completely new job.

Mr. Starace asked if they were going out about 40 feet and 10 inches from the head wall.

Mr. Dunn said the existing dock is 31' x 10' and yes the drawing shows an additional 9 feet cantilever.

Chairman Laga said we need to verify the lengths, because the maximum length of a dock is 25 feet.

Mr. Dunn replied okay.

Chairman Laga said this is well in excess of 25 feet.

Mr. Starace asked what is the depth of the water by the headwall.

Mr. Dunn said that's why we are looking for the additional 10 feet to put a boat, because right now at the end of the dock it's only about 2 $\frac{1}{2}$ feet deep.

Vice Chairman Fannin asked how old is the dock?

Mr. Dunn said it's the original dock, maybe from the 1970's.

Chairman Laga said you are making it 30' wide by almost 40' long. You need to go zoning, because the code allows 25' in length from the edge of the property and 8 to 10 feet wide.

Mr. Barnett asked what the support is made of.

Mr. Dunn said there are concrete piers existing.

Mr. Barnett asked what about the decking.

Mr. Dunn said the decking is also concrete.

Mr. Starace asked what will be the method of removing the concrete.

Mr. Dunn replied we are going to take it out with an excavator.

Mr. Turano said you need to show the location of the piers on the plan.

The board members and Mr. Dunn continued to discuss the existing concrete dock and piers.

Vice Chairman Fannin asked if there was a sequence of construction.

Mr. Dunn said the detail shows the sequence of construction.

Chairman Laga stated there are no rain garden calculations, but you're showing a rain garden.

Mr. Dunn said the rain garden is part of the house project.

Chairman Laga said we need details of the boom that you will be putting in the lake, the type and model.

Mr. Dunn replied okay.

Vice Chairman Fannin stated we need to make sure the rain garden calculations include the house renovations and dock.

Chairman Laga agreed.

At which time, the DVD ended.

**KLEINSCHMIDT, LESLEY & NED - 41 AVERILL DRIVE - TM - 64.16-1-33 - EXTENSION
OF WETLAND PERMIT**

As per Chairman Laga, the wetland permit was extended to June 15, 2018.

MINUTES - 03/02/17 & 03/16/17

As per Chairman Laga the minutes were approved.

The meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,

Rose Trombetta