

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

MAY 18, 2017

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

ABSENT: EDWARD BARNETT

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Hamilton, Jennifer & Brian	65.17-1-1	1-2	Wetland Permit Granted.
Stevens, Harry	64.18-1-23	2-3	Wetland Permit Granted with Conditions.
Random Ridge Subdivision	76.10-1-23	3-4	Wetland Permit Extended to June 2, 2018.
Western Bluff Subdivision - (Santucci)	66.14-1-20	4-12	No Board Action.
Minutes - 04/06/17 & 04/20/17		12	Approved.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Rose Trombetta

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

Chairman Laga stated; For the Board - there were no comments or questions from the public; no escrow is required; I have a memo here from the Town Engineer who has reviewed the rain garden calculations and they meet the standards. The following should be noted. The applicant will need to meet with and obtain the necessary permits for the Town of Carmel Building Department. The applicant may need to develop an integrated plot plan for the Building or Engineering Department.

Mr. Joel Greenberg of Architectural Visions, representing the applicant appeared before the board. Mr. Greenberg stated yes; I'm aware of the comments from Mr. Franzetti.

Chairman Laga asked were there any significant changes from the time that you met with us with the application.

Mr. Greenberg responded no.

Discussion ensued amongst the Board about the last appearance.

Chairman Laga said okay; we asked for a spill kit.

Mr. Greenberg stated everything that you asked for at the last meeting was added to the drawings.

Vice-Chairman Fannin said no refueling on site - you put a note for that? Piping run and material to rain garden - you included the piping on the map here?

Mr. Greenberg responded yes. It's shown on the map.

Chairman Laga said six inch PVC to rain garden.

Vice-Chairman Fannin said filter fabric on the catch basin.

Mr. Greenberg replied yes. I reviewed that with the Town Engineer. He recommended that we do a series of silt fence.

Chairman Laga said and they also have a concrete washout.

Mr. Turano interjected silt fence around the catch basin?

Mr. Greenberg replied I went to the D.E.C. website and found the detail for the catch basin so it's on the drawing.

Chairman Laga said you can just take the grading out and throw in filter fabric or something and you're good to go. You don't need to poke holes in the catch basin.

Mr. Greenberg replied okay, I'll add that.

Mr. Turano said is he including stone with and around that.

Chairman Laga said here's what you're going to do: Put the filter fabric underneath the grading, put a little bit of gravel - a foot away from the grading. It acts as a weir almost and then it keeps out the solids. Are you good with that?

Mr. Greenberg replied yes.

Chairman Laga then said or you can file the detail in the plan.

Mr. Turano stated let him file the detail in the plan. That's what Mr. Franzetti wanted.

Mr. Greenberg said I think it's a little more protective but if he'll go along with this, I'll change it.

Mr. Starace said it's pretty elaborate.

Chairman Laga asked if there were any more comments.

Mr. Starace moved to grant the permit; seconded by Vice Chairman Fannin with all in favor.

STEVENS, HARRY - 103 HILL STREET - TM 64.18-1-23 - CONSTRUCT 3 CAR ATTACHED GARAGE

Mr. Stevens appeared before the Board.

Chairman Laga stated there were no questions or comments from the public and read from the Town Engineer's memo. The overall disturbance is approximately 3,000 square feet which is below the threshold criteria for the NY D.E.C. Storm Water regulations. The project does not require coverage under the D.E.C.'s SPEDIS general permit. For storm water discharge from a construction activity and the development of a SWPP is not required. The applicant will meet and need to obtain the necessary permits for the Town of Carmel Building Department. He may need to develop an integrated plot plan for the Engineering Department and the rain garden design calculations submitted are in conformance of the standards.

Chairman Laga asked Mr. Stevens if he got the Building Department permit yet.

Mr. Stevens replied no.

Chairman Laga asked why not?

Mr. Stevens said they told me to come get the wetlands permit first and then get an architect to draw it up and get the building permit.

Chairman Laga asked who told you that?

Mr. Stevens responded Mr. Carnazza told me to get the wetlands permit first and then go to the Building Department.

Chairman Laga stated I have a problem with that because on this plot plan, you're only showing the location of where you're putting the fence. You're not giving us details on the.....

Mr. Turano interjected you can grant it contingent on him submitting something.

Chairman Laga stated so I'm going to put on your permit then that it's contingent upon proof of a Building Department Permit. I'm going to request that the permit be approved; we grant you the permit contingent on the fact that you obtain a Building Department permit prior to use this and if you start this without the Building Department permit, this (wetlands permit) becomes null and void.

Vice-Chairman Fannin added if anything changes after you obtain an architect and start sketching this out; if anything changes in terms of footprint or area of disturbance, you have to come back before us with the changes.

Chairman Laga stated with that, do I have a motion to grant the permit to Mr. Stevens for 103 Hill Street to construct a 3 car attached garage contingent with the following:

- Obtain a Building Permit.
- If there are any changes to the application for the permit, applicant comes back to ECB.

Mr. Starace moved to grant the permit as stated; seconded by Mr. Turano with all in favor.

Chairman Laga proceeded to fill out the EAF for BOTH of the above applications for permits with the Board answering no to all questions for each.

RANDOM RIDGE SUBDIVISION - KENNICUT HILL ROAD - TM 76.10-1-23 - EXTENSION OF WETLAND PERMIT.

Mr. Paul Lynch of Putnam Engineering representing the developers for Random Ridge appeared before the Board.

Chairman Laga indicated the permit expires June 2, 2017 and asked if anything has changed from the proposed plans and approvals previously given.

Mr. Lynch replied no; they're actually almost completed with all the work they had to do within the buffer. The only thing they have left is the one swale they had to construct on the south side of the property but everything else is done.

Chairman Laga asked how long do you need the permit for.

Mr. Lynch responded one year.

Chairman Laga asked for a motion to extend the permit number 915 to Lippmann Building Corp for build 29 lot cluster subdivision on Kennicut Hill Road to grant from June 3, 2017 to June 2, 2018.

Mr. Starace moved to extend the permit as stated; seconded by Vice Chairman Fannin with all in favor.

WESTERN BLUFF SUBDIVISION (SANTUCCI) - 350 WEST SHORE DRIVE - TM 66.14-1-20
- PLANNING BOARD REFERRAL

Mr. John Kellard of Kellard Sessions representing the owner, Karl Kling appeared before the Board.

Mr. Kellard stated the parcel is approximately 15 acres in size. It's located on the west side of West Shore Drive and it's immediately west of the Croton Falls Reservoir. It's right across from Fairview Road. The property actually sits adjacent to the NYCDEP. Presently, there's an existing residence on the property and a driveway located on the southern portion of the site. I believe we provided an existing conditions plan in the package. You could see the existing residence to the south of the wetland area. The wetland area is shown in the pink.

Chairman Laga said it says vinyl? It's that lower corner right there - right?

Mr. Kellard responded yes. He said the driveway runs through the wetlands setback out to the main road.

Chairman Laga asked what do you want to do?

Mr. Kellard responded we're proposing a 3 lot subdivision. Lot sizes are from 4.5 to 5.5 acres in size. As you can see on the plan, for the frontage, we have about 1300 feet of frontage; we have a 1.4 acre wetland adjacent to the road which is shaded on the site plan. We flagged the wetlands and surveyed it. There's also about 4 acres of steep slopes shown by the gray shading on the site plan. Most of the wetland and steep slopes are along the frontage of the property. The gentler areas of the site, where we want to propose the homes, are up behind the steep slopes toward the western portion of the site. We're proposing a single curb cut with a shared driveway. We're proposing that because it's in the optimum location for sight line along the main road and also avoids the wetlands.

Mr. Starace interjected your curb cuts right next to a little south of Fairview Road?

Mr. Kellard responded correct.

Mr. Starace said you said 14 homes?

Mr. Kellard responded no; 3 homes.

Chairman Laga stated that's not a driveway, that's a road.

Mr. Kellard replied well, it's a long driveway.

Chairman Laga asked do you have Planning Board approval for this?

Mr. Kellard responded we have sketch plan approval. We wanted to come and visit you at this point. We're preparing and did all our testing for septic and storm water. We're preparing a storm water pollution prevention plan which we'll submit to NYC and start our review in NYC. We did all our testing out on the site. We didn't want to go to NYC until we got feedback from your Board so we could incorporate any comments you may have on the plan into the project.

Chairman Laga interjected the only area that's really within the 100' buffer is that portion of the road from Fairview to the DEP area.

Mr. Kellard points to map to show the 100' setback. We have about 200' of driveway; 200 feet in length through that wetland setback. We're only in the setback because we're trying to avoid the steep slopes coming up the hill.

Vice Chairman Fannin interjected on the existing dwelling, do you know where the septic and well are located?

Mr. Kellard replied yes.

Mr. Turano indicated to Vice Chairman Fannin it's right on the map; right there.

Vice Chairman Fannin replied that's new. I'm looking for existing dwelling's driveway, septic and well.

Mr. Kellard indicated this is the septic and the wetland setback.

Vice Chairman Fannin said, okay so it'll be worked on here in the wetland buffer as well. Do you know where the well is in relation to.... is that this mark here?

Mr. Turano says there's a note right here about the existing well - may be abandoned.

Vice Chairman Fannin said got it.

Chairman Laga asked do you have a calculation on how much area you're going to disturb.

Mr. Kellard said total disturbance in the wetlands setbacks as shown in the disturbance lines is approximately 18,000 square feet.

Chairman Laga repeated 18,000 square feet. So that requires a SWPP and a.....

Mr. Kellard interjected the majority of it is for the driveway entering the site. There's a small disturbance for the removal of the existing house which protrudes into the setback. There's a small disturbance for the discharge pipe from the infiltration system just behind the existing

house. We need that for elevation grade discharge. No disturbance of the wetland itself - only the setback.

Chairman Laga said you're right; the 100' buffer.

Vice Chairman Fannin said (indicating on map) this is a wetland as well so there should be another line here.

Chairman Laga said to Mr. Kellard (while at the map) over to the area at the left on the map, that's a wetland also. Is it down there?

Mr. Kellard replied yes.

Chairman Laga then said so that's got to be 100' off of that as well.

Mr. Kellard replied that's a 300 foot setback off that.

Vice Chairman Fannin said but you're not doing any work in there.

Mr. Kellard responded no work in that area.

Vice Chairman Fannin said got it. So we're fine in that area. He asked if the well will be capped.

Chairman Laga interjected no; you're going to abandon that well with standard well; submit a procedure on how you're going to abandon that well. Are you going to drill out the top 5 feet or just filling up with bentonite?

Mr. Kellard responded I'll fill it up with bentonite.

Chairman Laga stated you know the DEC requirements are that the top 5 feet be drilled out - right?

Mr. Kellard replied I was not aware of that.

Chairman Laga said please check that.

Mr. Kellard asked whose requirement was that?

Chairman Laga responded DEC requirements for well abandonment you can grout the well closed. However; the top five feet of that well has to be drilled out. So just provide us the detail on your well abandonment. He said whoever is doing it has to be a licensed well installer. I need to see a copy of their license. And; just let me know if you're going to use grout or bentonite - a well procedure.

Mr. Kellard said and we'll include that as part of the wetland permit.

Chairman Laga responded yes - you have to.

Vice Chairman Fannin said the septic probably needs the same thing.

Chairman Laga asked the septic: you're just going to dig out or.....

Mr. Kellard replied we're just going to abandon it.

Chairman Laga repeated you're going to abandon it?

Mr. Kellard added we have to fill in the septic tank but we can leave the fields in place.

Vice Chairman Fannin asked where is the septic tank located?

Mr. Kellard replied I don't have the exact location but it's pretty close to the house. I'll get that location.

Vice Chairman Fannin asked Chairman Laga and certified?

Chairman Laga responded no; it's not a regulated tank.

Chairman Laga said so regarding the tank, you're just going to pump out and fill with sand?

Mr. Kellard replied correct.

Chairman Laga then said just give us procedures on that as well and you must submit copies of the pump-out certificate upon completion. I'd like a copy of the receipt for the pump-out.

Mr. Turano said that would have to be a condition because he's not going to do it until after he gets the permit.

Chairman Laga responded right. It'll be a condition - no problem. We can go through this and give him ideas on what he has to do right now but I can't give him the permit until he gets the DEP permit.

Mr. Kellard stated he absolutely understood. We're looking for your comments tonight before I submit to DEP.

Chairman Laga said we have a lot of comments.

Mr. Turano said you have some slopes that are greater than 25% that you're cutting through for the road if you look at the erosion control plan.

Mr. Kellard responded yes.

Mr. Turano said okay but you're cutting through some of them and particularly where the downslope is the wetland, you have just a silt fence in there. I'm a little leery about 25% slopes at least - maybe a double silt fence or something because.....

Mr. Kellard (at the map) replied the driveway itself is just above the 20% slope.

Mr. Turano added okay; between that and the wetland. He said I'm worried about when the construction begins, you have such a steep slope and you have heavy rain like we had a week ago. I've seen it happen just this past weekend. You need something more than just a silt fence.

Mr. Kellard said what I can do is put a diversion swale in there.

Mr. Turano replied fine. That's a good idea. Now; the silt fences are going to be wire-backed?

Mr. Kellard responded yes.

Chairman Laga said so you're going to put a silt fence between the work areas - any work areas and the wetlands.

Mr. Turano said well he's going to do more than that. I asked him to do a little bit more because...

Mr. Kellard interjected I'll put a diversion swale in there also. We're beginning the preparation of the SWPPP and I'll incorporate those items into the SWPPP.

Mr. Turano asked if any test pits were done.

Mr. Kellard responded yes.

Chairman Laga said you didn't do anything in the buffers did you?

Mr. Kellard replied no. I have no stormwater devices proposed in the buffer except for the discharge with one infiltration system.

Mr. Turano said you do have a wetland buffer proposed in that same area we were talking about - right?

Mr. Kellard replied yes; I have some mitigation plantings proposed which I haven't detailed it yet but I will.

Mr. Turano said we'd want to see the detail on that.

Mr. Kellard replied absolutely.

Mr. Turano you had a test pit taken within the buffer. Obviously, it wasn't a test for the septic system though. It was just a test for the soil conditions.

Mr. Kellard said it was stormwater conditions.

He Turano stated you might want to extend that proposed vegetative wetland buffer a little bit more to the south.

Mr. Kellard replied sure.

Chairman Laga directed to Mr. Turano; which one would that be?

Mr. Turano replied see where the test pit is?

Mr. Kellard interjected the green shaded area.

Together the Board concluded that the direction is actually southeast.

Mr. Starace asked what will the duration of this project be?

Mr. Kellard responded the soonest it would be built is sometime next year.

Mr. Starace asked you'd do it in one year; you would complete it?

Mr. Kellard replied I'm not sure what they're planning on doing. The applicant lived here on the property but he got sick. I know him from North Castle. I've been the Town Engineer for 30 years and Karl was on the Conservation Board in North Castle. He had some troubles living here so he and his wife moved out to Indiana. So now, he's looking to sub-divide and sell the property. He has a builder friend, Mr. Dominick Santucci who is working with me and guiding me on what he would like to do here. Eventually, I would think that Mr. Santucci would build the project.

Mr. Turano stated we will also need a construction schedule.

Mr. Kellard stated that would be part of the SWPPP.

Chairman Laga added and a sequence of operation.

Mr. Kellard replied it's a requirement of the SWPPP.

Chairman Laga said construction sequence.

Mr. Kellard confirmed yes.

Chairman Laga added we need a fueling plan and spill kit.

Mr. Starace stated I'd imagine you'd have more than one staging area for this project.

Mr. Kellard replied there'd probably be one in each lot.

Vice Chairman Fannin said if you plan on keeping any machinery.....well; as long as it's not in the buffer, we don't really care.

Chairman Laga said I suggest you store equipment on poly at night.

Mr. Starace added yes; and detail that with the equipment storages.

Vice-Chairman Fannin asked I guess the existing one story vinyl structure that is there is going to stay on the lot with this new proposed structure?

Mr. Kellard responded no; it would have to be removed.

Vice Chairman Fannin then said as part of this project?

Mr. Kellard replied yes.

Mr. Starace asked do your driveway details incorporate curbs; storm drains or is it really flush with the shoulders?

Mr. Kellard replied no; there are swales, curbs and storm drains to control the stormwater. We have a number of stormwater systems proposed for the project. We try to break it down into small segments and divert the water into infiltration basins.

Mr. Starace says and that's probably the greatest area - that last one that you just pointed out.

Mr. Kellard replied it's the easiest portion of the site right there. Good, deep soils. We're proposing three basins there - a four bay - that would flow into an infiltration basin which would then flow into an extended detention basin depending on the intensity of the storm. It's a very detailed review with NYC on the property.

Mr. Starace said then it would outflow from there and, with your finger, could you show me how... does it end right back with going into the reservoirs or does it go across the street there or goes right down.

Chairman Laga stated it says it's got a 300' drop there.

Mr. Starace replied that's a big drop.

Chairman Laga then said; the old road to the existing house - that's going to be taken out?

Mr. Kellard responded yes; it's not paved. It's a gravel dirt road. It will probably be topsoiled and seeded.

Chairman Laga said okay; what about the gravel, the concrete pad to the house. He asked is the concrete pad and house coming down?

Mr. Kellard responded yes.

Chairman Laga said okay; just make sure you show a detailed silt fence around those while the work is being performed.

Mr. Turano asked; what did you say you're going to do with the existing driveway?

Chairman Laga responded seed it.

Mr. Kellard added topsoil, seed it probably with a wildflower mix.

Mr. Turano said give us the details on that because that'll be in the buffer.

Mr. Kellard replied we will. We're about to go into that phase of detailing things.

Mr. Turano said great; make sure it's on the plan.

Mr. Turano then said; it's going to be a lovely site.

Chairman Laga said you're going to approach the DEP on this right?

Mr. Kellard replied yes; we had a preliminary meeting with them already. First thing I asked them was if they wanted to buy the property and they said no; we're not buying property any longer. We felt why go through a process if this was something they'd want to incorporate into their buffer around the reservoir.

Chairman Laga said it would've been perfect.

Mr. Kellard said yes; it would've been easier for everybody.

Vice Chairman Fannin asked did you submit a deed into the file when you submitted this?

Mr. Kellard replied I believe it was included.

Chairman Laga said to the Board members: I don't have anything else. He's outside the buffer and then directed to Mr. Kellard: what I need you to do is calculate this road, the driveway that goes into the buffer; you need to calculate that area, the building demo, the concrete slab demo and the road refurbishment. We're going to consider that as disturbance so just please provide us some sort of mitigation. I know you're putting the Coltex in but what I would like to see is if you could, whatever that area is that you're disturbing - maybe put a rain garden at each of the homes. You have the Coltex taking care of basically the stormwater runoff but at least let it catch some of the leaders.

Mr. Kellard said well we had all impervious surfaces going to the infiltration systems - all of them - roof, driveways. DEP is going to require us to treat anything we disturb, even if it's left as grass, we're going to have to treat it.

Chairman Laga said okay.

Mr. Kellard added that's going to be part of the SWPPP and we will submit a copy of the SWPPP to you once it's into DEP.

MINUTES - 04/06/17 & 04/20/17

Mr. Starace moved to approve the April 6, 2017 minutes. The motion was seconded by Vice Chairman Fannin with all in favor.

Vice Chairman Fannin moved to approve the April 20, 2017 minutes. The motion was seconded by Mr. Turano with all in favor.

Mr. Turano moved to adjourn the meeting at 8:10 p.m. The motion was seconded by Vice Chairman Fannin with all in favor.

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

Respectfully submitted,

Rose Trombetta