

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

JULY 13, 2017

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

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
Hilltop Manor Realty Corp.	76.22-1-5	1 - 7	Wetland Application Accepted
Minutes - 06/15/17		7	Approved

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Rose Trombetta

HILLTOP MANOR REALTY CORP.- 164 EAST LAKE BLVD.; TM - 76.22-1-5 - PLANNING BOARD REFERRAL (BOATHOUSE)

Mr. Joel Greenberg, representing the applicant, appeared before the Board.

Mr. Greenberg stated if you look at the site plan, there's a photograph on the bottom which shows, basically, what we want to do. The area for the boat is already there. All that we're doing is putting up several columns and a roof. That's the project.

Chairman Laga stated and the boat slip is already there?

Mr. Greenberg responded everything is already there; yes.

Vice-Chairman Fannin asked do you have any pictures of the current boat slip.

Mr. Greenberg replied no.

Chairman Laga said here's the thing. You're going into the water for a foundation.

Mr. Greenberg interjected for part of it; yes.

Chairman Laga continued putting in six piers.

Mr. Turano interjected is it six or is it four?

Mr. Greenberg responded no; I'm sorry; it's four. The other two are going on top of an existing retaining wall.

Chairman Laga said okay so there's four.

Mr. Greenberg said yes.

Mr. Turano interjected 16 inch?

Mr. Greenberg replied correct.

Chairman Laga said okay; no demolition required, no water, sewer will be in the boathouse....

Mr. Turano is there water out there now?

Mr. Greenberg replied yes.

Mr. Turano said okay; so what are you going to do?

Mr. Greenberg we're going to put the sonic tube - 16 inch diameter - into the lake, dewater it, put rods into it; we've already investigated, there's ledge rock down about.....

Mr. Turano said okay so this is going to go onto ledge rock. How far down is it?

Mr. Greenberg replied it's about four feet down to it.

Mr. Turano said, about four feet down. You're going all the way down to ledge rock. How are you going to prevent water from infiltrating because if it infiltrates after you pour the concrete, you've got a problem.

Chairman Laga interjects garbage.

Mr. Greenberg replied yes; I know.

Mr. Turano asked if there is any plan to prevent the water from coming back in because when you hit the bedrock down there, it's not going to be smooth. It's going to be rough.

Mr. Greenberg replied that's correct.

Mr. Turano continued so the sonic tube is smooth all the way around; so you'll have an opening.

Mr. Greenberg replied the ledge rock is not, necessarily, like this and like this and like this (motions with hands). What we'll do is check the particular area where we're placing the sonic tubes and try to cut the sonic tube itself to follow the contour of the rock. That's the best we can do.

Mr. Turano directs to Chairman Laga: is there another way of doing that - sealing off the sonic tube when it goes down into ledge rock like that?

Chairman Laga responded you could use bentonite that would do it but you're de-watering a The way I look at it is they're going to have to go with a bigger tub, then put a smaller tub in it, dewater both and fight the one.....

Mr. Turano interjected the one that goes in. Yes but he's not saying that.

Mr. Greenberg said yes; that's a good suggestion.

Mr. Starace said there should be epoxies rebar detail into the ledge that's.....

Mr. Greenberg interjected okay.

Mr. Starace continued secured in there with the right type of adhesive. There's a special adhesive for that.

Chairman Laga said well yes; you would put in - Hilti makes an epoxy that goes into the rock ledge - but we're not talking here that he has a lot of time to do that; you've got to drill it quick and pour it. Here are a couple of questions I have for you: 1) because you're going to be working on or around the water, you're going to need a floating boom. Are you going to do this when the lake is drained down?

Mr. Greenberg replied well yes; the ideal time would be.....

Chairman Laga interjected to wait until the fall?

Mr. Greenberg replied of course.

Chairman Laga stated you need to let us know that you're going to wait until the fall.

Mr. Greenberg replied okay.

Chairman Laga then asked how are you going to do the concrete - hand mix the concrete or are you going to get a truck.

Mr. Greenberg replied I'll probably get a truck.

Chairman Laga said okay; so you're going to drive the truck down or are you going to wheelbarrow it out there?

Mr. Greenberg replied well; it depends.

Chairman Laga added or pump it?

Mr. Greenberg replied probably pump it. I would guess that's the easiest way since the driveway comes pretty close.

Chairman Laga stated the driveway comes.....

Chairman Laga and others review visual from iPad and have small discussion.

Mr. Turano said there's really no driveway down there.

Chairman Laga asked are you doing work on there now after reviewing the iPad?

Mr. Greenberg said no.

Mr. Barnett said no; I don't know when this (iPad photo) was done.

Other Board members point out to driveway.

Chairman Laga stated there's a house there; so they're going to drive on the lawn.....

Mr. Greenberg said right.

Chairman Laga continued okay; so now they're within the 100' buffer. So, now you've got to provide spill kits.

Mr. Greenberg replied, *while pointing at the map*, here.

Vice-Chairman Fannin interjected even in the driveway.

Chairman Laga continued alright, you need to provide me a location where we're going to dispose of the excess concrete washout.

Mr. Greenberg replied I have that in there also and then corrected himself and handed Chairman Laga some paperwork.

Chairman Laga stated you do?? I don't have it on my drawing.

Mr. Turano interjected okay; put it on. Bob, did you put down the boom on your list?

Chairman Laga replied I was getting to it.

Mr. Turano said okay.

Mr. Greenberg asked you want a what - a boom.

Chairman Laga said a boom because you're going to be working in the water so we've got to prevent stuff from going, God forbid something leaks out, Oh! You gave me a concrete wash out area plan. You need to show it where it is on the property - right - you need to show me the location - Oh! There it is - okay. So; you're driving the truck inside the 100' wetland buffer. What we're looking for is you're going to provide us a schedule when you're going to do this work.

Mr. Greenberg replied okay; that's a good idea.

Chairman Laga continued then we need to have a spill kit.

Vice-Chairman Fannin said it's on there.

Chairman Laga said I need a boom in the lake.

Mr. Turano said we probably need a little more detail on the boathouse itself. Part of it's going to be cantilevered - right?

Chairman Laga and Vice-Chairman Fannin said it's on the second page - page 1A.

Vice-Chairman Fannin directed to Chairman Laga do we need any MDS or anything with the materials he's using?

Chairman Laga responded no; it's concrete and rebar.

Mr. Turano said it's actually a boat port not really a boat house.

Vice-Chairman Fannin said it's actually just a top with columns. Is there anything aside from the columns and the roof going in? I see there's an electric line on the map here. Is that an existing electric line from the house to the boat house?

Mr. Greenberg replied no; that's proposed.

Mr. Barnett said how are they going to lift the boat up in this? This is going to be able to support a boat? Is there a lift going to be put in the boat house?

Mr. Greenberg replied as far as I know, no and explained that the electric was basically for some lighting in there.

Vice-Chairman Fannin said is there anything else going in around here; any fencing?

Mr. Greenberg replied no.

Mr. Turano asked any water?

Vice-Chairman Fannin asked how deep is the line going to be and you said it's a four inch?

Mr. Greenberg replied no; it's just a conduit.

Mr. Barnett said I see, six inch by six inch trench.

Vice-Chairman asked aside from this trench.....

Chairman Laga interjected the trench is going to be hand-dug - right?

Mr. Greenberg replied yes.

Chairman Laga said put that on the drawing too.

Mr. Barnett asked is six inches deep enough for an electrical line?

Chairman Laga replied it's a $\frac{3}{4}$ inch conduit.

Mr. Greenberg added it's a small conduit.

Chairman Laga reiterated it's a small conduit - trust me. He could put two conduits in a six by six trench.

Mr. Barnett said what I'm saying is: is it enough cover?

Chairman Laga said well he has to go 18 inches down - right? You have to follow code.

Mr. Greenberg said okay.

Mr. Barnett said put that on the plan though okay.

Mr. Greenberg said okay.

Mr. Turano said the fence is already there; you're not going to change the fence? Or the gate.

Mr. Greenberg replied no.

Mr. Turano said same place for the gate?

Mr. Greenberg replied everything stays; not changing anything.

Vice-Chairman Fannin asked if there was any machinery that's going to be needed to get down there like bob-cats, etc.

Mr. Barnett said it's flat - the terrain.

Mr. Greenberg said flat as a pancake.

Chairman Laga said they'll drive the truck right up to it, unload the material and boom. You're not talking a lot of rebar - maybe four sticks if that.

Mr. Turano said the three piers that you have on one side - there's a rectangle around them. What does that signify?

Chairman Laga says I bet you it's a dock. It says dock.

Mr. Turano replied yes; okay - I see the word now.

Chairman Laga said okay; I don't have any other issues. You have to give us a letter giving us the schedule when you're going to.....

Mr. Greenberg interjected I have here: schedule, boom, hand-digging the trench and the depth according to code.

Chairman Laga says follow the electric code.

Mr. Turano said once the boom is in at the beginning of construction, it should be inspected before you go ahead.

Mr. Greenberg replied you mean by the Town - Wetlands.

Mr. Turano said yes; put it on the plan - boom to be inspected before construction begins.

Mr. Greenberg replied okay.

Vice-Chairman Fannin stated we have to take note that he submitted new drawings cause this is an older one or it's an amended one or something. Does it have a new number on it?

Chairman Laga replied yes; it's 100. You can go by the date on it 7/2017.

Mr. Greenberg added there will be a subsequent drawing before next week with these items in it with tomorrow's date.

Chairman Laga asked for a motion to accept the application for Hilltop Manor Realty for 164 East Lake Blvd. to construct a boathouse as shown on the drawings with the following conditions: 1) provide a schedule 2) provide a boom on the lake with a note on it that once boom is installed, it be inspected by the wetlands inspector 3) the trench will be hand excavated and 4) the electric line will follow NYS electrical code. It should all be submitted by Monday morning.

Vice-Chairman Fannin moved to accept the application; seconded Mr. Turano with all in favor.

MINUTES - 06/15/17

Mr. Barnett moved to approve the June 15, 2017 minutes. The motion was seconded by Mr. Starace with all in favor.

Vice-Chairman Fannin moved to adjourn the meeting at 7:45 p.m. The motion was seconded by Mr. Barnett with all in favor.

Respectfully submitted,

Rose Trombetta