

**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**

**SEPTEMBER 6, 2018**

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

**ABSENT:** EDWARD BARNETT

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<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
MK Realty	55.6-1-44 & 45	1	Permit Extended to March 2019
NYCDEP	64.19-1-17	1 - 2	Wetland Permit Granted
Pickman, Gladys	75.7-3-16	2	No representation
Sabatini & Scarfone	75.43-1-17	3 - 8	Application Accepted w/conditions

**MISCELLANEOUS**

Minutes:	08/16/18	9	Approved as Written
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The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Dawn M Andren

**MK REALTY - ROUTE 6 & OLD ROUTE 6 - TM - 55.6-1-44 & 45 - EXTENSION OF WETLAND PERMIT/SITE PLAN**

- Mr. Zack Pearson of Insite Engineering representing MK Realty appeared before the Board.

Chairman Laga said you sent the letter that you wanted a meeting; that no construction activity has taken place on the property. I have the meeting minutes from the Planning Board and they've extended you to March of 2019. I'm going to propose that we extend the permit until March 2019 in conjunction with the Planning Board.

Chairman Laga also stated that the Town Engineer went out and verified that there was no construction.

Mr. Starace moved to extend the permit from 7/8/2018 to 3/14/19; seconded by Mr. Turano with all in favor.

**NYCDEP - KIRK LAKE DAM OFF of HILL STREET - TM - 64.19-1-17 - ELIGIBLE FOR A PERMIT/2 GEOTECHNICAL BORINGS**

- Mr. Bhavin Gandhi of Aecom Engineering representing NYCDEP appeared before the Board.

Mr. Gandhi said we are here for a permit for 2 geotechnical borings on the Kirk Lake site.

Chairman Laga said last time we had asked you for details on the piezometer installations; we also got something from the DEC saying that they have no jurisdiction over this work; we also got a copy of your insurance; we got the MSDS and the documents regarding the Quikrete & bentonite and we got the drilling company's drilling permit. We also have the summary of work procedures. He gave us a map here reflecting a dumpster for the 'spoils'.

Mr. Turano said anything for a spill-kit?

Chairman Laga replied I don't see any of this stuff there but I know Aecom and they have a pretty good geotechnical.....just from my experience working with them. They have the contract as submitting a HASP - the work plan - the drilling program plan; it's pretty detailed. I can put that as a condition on the permit.

Vice-Chairman Fannin and Chairman Laga started to run down a list of the items they'd asked for last time,

Chairman Laga said you need to send us over a copy of the contract - not the full contract - just the authorization.

Mr. Gandhi replied we've already provided that with our submission; the subcontract.

APPROVED

Chairman Laga said it's not in the file here. On Monday, please send an email to Rose with a copy of the PO.

Mr. Gandhi replied we can resend it.

Vice-Chairman Fannin continued spill-kit on site.

Chairman Laga replied it's in the HASP here.

Mr. Turano asked did you make provisions for a spill-kit.

Mr. Starace interjected I thought I saw it in there. I know you have a drip pan under the machine.

Mr. Gandhi responded I will confirm with my plan but we were asked to contain the spill by DEP within the site and....

Chairman Laga interjected yes; they're going to put hay between them and the drill rig.

Vice-Chairman Fannin continued going through list with Chairman Laga. Vice-Chairman Fannin said letter indicating that the application does not include the Lower Chilean Dam which was mentioned in the work file.

Mr. Gandhi replied yes; we submitted that later along with the submission on August 6th.

Mr. Starace said it's in the third paragraph.

Vice-Chairman Fannin continued a note that the rig must be stored on poly.

Mr. Starace said it's there; he created a berm.

Chairman Laga said and it also shows on this letter that he submitted the PO.

Vice-Chairman Fannin said alright.

Vice-Chairman Fannin moved to grant permit #944 to NYC DEP; seconded by Mr. Starace with all in favor.

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

**GLADYS PICKMAN - 86 WEST LAKE BLVD. - TM - 75.7-3-16 SUBMISSION OF APPLICATION OR LETTER OF PERMISSION/REPLACE/REPAIR BOATHOUSE ROOF**

No representation by applicant was present; held over.

SABATINI & SCARFONE - 799 SOUTH LAKE BLVD. - TM - 75.43-1-17 - SUBMISSION  
OF APPLICATION OR LETTER OF PERMISSION/ADDITION TO EXISTING PORCH

➤ Mr. Joel Greenberg, architect representing client appeared before the Board.

Mr. Greenberg stated we're here to add a porch to an existing porch. Based on our discussion at the last meeting, we've added the rain garden and the calculations which I'd sent 5 copies via PDF to Rose of the drawings. Basically the only work that will be done on the site, as you can see from the elevations in the Plans, the porch itself is one story above grade so we'll just be drilling for several sonic tubes and the only other excavation will be taking out for the.....

Chairman Laga asked how are they putting in the sonic tubes; by hand.

Mr. Greenberg replied yes.

Chairman Laga said they're not going to drill them?

Mr. Greenberg replied no; there's only going to be 3 of them.

Chairman Laga said last time there was 4 I believe.

Mr. Greenberg responded we redesigned it and I'll explain why.

Chairman Laga said on the plan you're submitting to me for approval, drawing A-101, you show 4.

Mr. Greenberg replied no; what's the date on that?

Mr. Starace said October 8<sup>th</sup>, 2015.

Mr. Greenberg said this is the drawing I gave to Rose - 5 copies of the drawing and a PDF.

Chairman Laga said but we have this from the last time.

Vice-Chairman Fannin said I think there's a small one; this is the one you're talking about.

Mr. Greenberg said yes; that's it.

Vice-Chairman Fannin said but this is the only copy.

Chairman Laga said this drawing shows four; this drawing shows four and the one you have in front of me shows four.

Mr. Greenberg said yes; my apologies; I forgot about the one for the .....

Mr. Starace interjected corner.

Mr. Greenberg said the stairs.

Chairman Laga asked has the Town Engineer reviewed these calculations.

Mr. Greenberg replied as of this afternoon, no.

Chairman Laga continued and did they need to go to the Zoning Board?

Mr. Greenberg replied they got their variances last month.

Chairman Laga asked what's the accessory building for. Are you building a cabana?

Mr. Greenberg no; it's existing.

Chairman Laga said it says new roof.

Mr. Greenberg replied we're putting a new roof on but the building is there and we're not changing it.

Chairman Laga asked and where are you loading your debris like the roofing material and do you have any silt fence in here?

Mr. Greenberg pointed out on the map where silt fence was.

Chairman Laga said what are you going to do about protecting the water while you're taking the cabana roof off? Put some silt fence between the cabana and the...

Mr. Greenberg replied (inaudible) this is the existing driveway over here so all the debris can be brought over.

Chairman Laga asked no machines are going to be on site.

Mr. Greenberg replied no machines.

Mr. Starace said you'll have a dumpster dropped here?

Mr. Greenberg responded we'll have a dumpster to take all the debris but the only debris will be from the roof. There's no other debris.

Chairman Laga said do you have a statement in there that you're not going to use heavy equipment?

Mr. Greenberg said I will add that.

Mr. Turano said you have the posts out there and there are columns out over here; the porch is going from here to here; the span is going to be from here to the building to here? A 20 foot span?

Mr. Greenberg replied no and showed Mr. Turano on his copy where the span would be.

APPROVED

Vice-Chairman Fannin said none of this is going out over the water - right?

Mr. Greenberg replied no.

Mr. Starace said what's this detail; why didn't you keep it straight here; an elevation problem?

Mr. Greenberg responded no; if you take a look at the survey, the property line goes like this. The Zoning Board gave us a variance of 8' so we had to follow the line of the property. If it went straight, we'd almost be at the property line.

Vice-Chairman Fannin said is this a drain right here going this way?

Mr. Turano said how is the rain garden connected.

Mr. Greenberg replied there's a note here; try to move drains into the rain garden. Basically what's going to happen is: There are two roofs that come together; there'll be a leader coming across here, across here, come down and then go into the rain garden.

Chairman Laga said you need to show that detail on the Plan.

Mr. Turano said all those leaders have to go to one rain garden - correct? The connection should be shown here.

Chairman Laga added show location of dumpster on Plan and materials storage; no machine work.

Mr. Starace said it should be on the Plan.

Vice-Chairman Fannin said coming from the road here, it looks like there's a culvert; is this a drainpipe that's outside here?

Mr. Greenberg replied no; that's a low retaining wall here from the road to the end of the property.

Chairman Laga said then what's this; it's going perpendicular to it?

Mr. Greenberg replied here? That's the property line.

Chairman Laga said you still have to show silt fence between the cabana.

Vice-Chairman Fannin said so how is he going to do that. This is a dock. So you got the cabana, where are you going to put it on the dock?

When you're doing the cabana work, the Chairman is asking for a silt fence. How are you going to put it in there?

Mr. Greenberg replied you take the shingles off the roof and putting them....

APPROVED

Mr. Starace interjected you're protecting the lake. Put it down by the lake - that's all.

Vice-Chairman Fannin said and what I'm saying is how are you going to protect this .....

Chairman Laga interjected how are you going to protect this; you can put it here but you can't put it here.

Vice-Chairman Fannin said we should put hay bales or something.

Mr. Greenberg replied we can put hay bales between the cabana and the dock.

Mr. Turano interjected what about silt fence?

Vice-Chairman Fannin said that's what I'm pointing out: you can't get silt fence in here. It's a deck; so I just wanted to put something to place so debris just doesn't fly off. What kind of deck/dock is that? Is it slotted?

Mr. Greenberg replied slotted.

Chairman Laga said you need to cover it with a poly and then put the hay bales on it. You have to show that detail. I also need to know which gutters are tying into this rain garden. Is it just these two or just the ones up here?

Mr. Greenberg replied just these two.

Vice-Chairman Fannin said on either side of the cabana, what is that? Strip of grass, dirt? Is it paved?

Mr. Greenberg replied grass.

Vice-Chairman Fannin said so there should be silt fence on the left side of the cabana then and the poly/hay bales up on this side.

Mr. Turano said are you extending water and electric out there?

Mr. Greenberg asked where?

Chairman Laga said to this room. There's going to be electric?

Mr. Greenberg replied electric but no water.

Chairman Laga said they've got a hot tub.

Mr. Greenberg said but that's going to be filled with a hose.

Mr. Turano said it says you have a counter; wouldn't you have a sink in the counter?

APPROVED

Mr. Greenberg said that's what I was just about to tell you. From the basement, I'll be bringing a water line and a waste line to a sink over here.

Chairman Laga said from the basement.

Mr. Greenberg said from the ceiling of the basement, coming across...

Chairman Laga said inside the house?

Mr. Greenberg confirmed inside the house.

Vice-Chairman Fannin asked is there anything being run to the fridge except for electrical.

Mr. Greenberg replied nothing.

Chairman Laga said I'm worried about the big picture here. I don't care what he does inside.

Chairman Laga then said you have a few things you've got to get back to us with.

Mr. Greenberg and Chairman Laga had a small discussion and Mr. Greenberg said whenever you have accepted the application and required additional information, it was to Rose by Monday morning. That's all I'm asking and would really appreciate that.

Chairman Laga I really appreciate you wanting to do it but you have to understand our position as well. You came in the last time with just four sonic tubes and then it turns out to be a 20 x 40 roof.

Mr. Greenberg said that's a whole other story which I can explain. If Rose says Joel hasn't gotten it in yet, then I will go to the next meeting. That's all I'm asking. I've always come through for you; this is the first time (inaudible).

Chairman Laga said it's up to the Board if you want to accept it. The items I have right now are as follows:

- A note for no machinery will be used
- Show location of dumpster & material storage
- Show details of gutters & leaders, including connection details, that lead to the rain garden
- Show silt fence at cabana and poly with hay bales on cabana; provide detail
- Rich Franzetti needs to check the calculations

He did pay the revised fee.

Chairman Laga said the drainage you're showing is 1,033 feet; my question is you're doing a 20' x 41' roof extension.

Mr. Greenberg said it's going to be a little bit larger because when we do the new roof over here, we're going to extend. The rain garden has to cover this area here.

Chairman Laga said so this was an open area.



Mr. Greenberg replied no; it's got a roof now but that's going to be incorporated into the new roof so what I'm saying is that the rain garden will take care of all this.

Chairman Laga said what is that 17?

Mr. Greenberg replied 12.5 by 21.

Chairman Laga said so I'm at 1,060 square feet. You're at 1,000. It's close enough.

Vice-Chairman Fannin said except for the rain garden calculations reviewed by Mr. Franzetti, I don't see anything that he shouldn't be able to get to Rose by Monday. I would also request a copy of the Zoning Board approval that you received for the file.

Mr. Greenberg replied I'll get the D&O from Dawn and have her copy that section of the minutes.

Vice-Chairman Fannin said just from my perspective and speaking for myself, I'd be okay with approving this with these conditions. However, a very important aspect of this is the file, on Monday, needs to be complete because it has to be reviewed for 30 days. One of the main concerns that I have is that you understand exactly what we're asking for with regards to protecting the lake during the roofing. The silt fence is going to be on the inside of the property line. With this, we want to make sure that no shingles are going through whatever decking is there; no roofing nails are making it to the lake.

Mr. Greenberg replied I think the Chairman had a good point; put something down on the decking.

Mr. Turano, Chairman Laga & Vice Chairman Fannin had a small discussion about the silt fence.

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

- Add note for no machinery will be used during the construction work
- Show location of dumpster & material storage on the Plan
- Show details of gutters & leaders for the raingarden; show connections; show size of pipe, depth and pitch
- Show silt fence at cabana and show hay bales on cabana deck with details including poly & hay bales as discussed
- Rich Franzetti needs to check the calculations
- Provide a copy of the Zoning Board approval
- In by noon on Monday, or it can't be done;

Seconded by Mr. Starace with all in favor.

APPROVED

MISCELLANEOUS

MINUTES: 8/16/18

- Vice-Chairman Fannin moved to accept the **August 16, 2018** minutes; seconded by Mr. Starace with all in favor.

Mr. Turano moved to adjourn the meeting at 8:05 p.m.; seconded by Mr. Starace with all in favor.

Respectfully submitted,

Dawn M Andren