

APPROVED

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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BOARD MEMBERS

Edward Barnett
Anthony Federice

ENVIRONMENTAL CONSERVATION BOARD MINUTES

JANUARY 7, 2021

PRESENT: CHAIRMAN: ROBERT LAGA;
EDWARD BARNETT & ANTHONY FEDERICE

ABSENT: VICE-CHAIRMAN NICHOLAS FANNIN

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
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SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION:

Schoenbeck, Uwe	64.16-1-31	1 - 4	No Action Taken
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MISCELLANEOUS:

Minutes -

a. 11/19/20	No Action Taken
b. 12/03/20	Approved

The meeting was adjourned 7:46 p.m.

Respectfully submitted,

Dawn Andren

1. UWE SCHOENBECK - TM - 64.16-1-31: 252 WEST LAKE BLVD. - SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION - ADDITION TO EXISTING HOUSE IN BUFFER.

- Mr. Joel Greenberg of Architectural Visions, 2 Muscoot Rd North representing the applicant appeared before the Board. Mr. Martin Stejskal, a colleague, also appeared before the Board.

Mr. Greenberg stated we'll start with some pictures. If you're going down West Lake Blvd., and you remember where the old forest hotel was, you start going up the hill, past the forest house, the first driveway on the right is this particular piece of property. I believe, back in 2008, this Board granted a wetland permit for an addition to this house. Work was done on the exterior of the house. The interior of the house is totally unfinished. Now the Schoenbecks are approaching this property and we're adding some decks in the back and, basically, an above-ground pool. As you can see, there are a series of decks. The upper ones are all coming down and we're going to have one deck across the entire back. We'll double check the raingarden [calculations]. Obviously, we're adding more than we're subtracting so we'll just make sure that the raingarden is properly sized.

Chairman Laga said so the work inside the house, obviously, is not affected by the wetland permit. It's everything that you have outside. Just so we're clear; it's for the installation of a proposed wood deck, pool and the deletion of some other.....

Mr. Greenberg said there will be a net increase of a few square feet. This is what you approved back in 2008. As you can see, the footprint of the house is the same. As you just said, Mr. Chairman, the only thing is we're taking out the little small decks on the first floor and making a continuous one. We're, obviously, adding some square footage. The pool will come up over here and will be above-ground. The raingarden is down here. There are trees over here.

Chairman Laga said let me ask you a question. For the pool: are you going to have to level out the grade in that area to make it level? Are you going to be using equipment/machinery?

Mr. Greenberg said the pool, because of the grade which is uphill.....

Chairman Laga said I understand that but you're going to grade it out. It's not going to be done by hand?

Mr. Greenberg said no; there will be back-hoe and so forth - yes.

Chairman Laga said you need to give me a fueling plan. You have to show storage - a stockpile location.

Mr. Greenberg said if you know the property, way outside the area.....

Chairman Laga said I understand that. What I'm trying to say is that you have a 100' buffer. So, you're not going to stockpile the material within the 100' buffer. You're going to put it somewhere outside the 100' buffer.

Mr. Greenberg said correct.

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Chairman Laga said so you're going to need a fueling plan. You're going to need a spill-kit and showing the location where that's going to be. You're going to show the storage area for the equipment. For the machines, I want it stored on 6 mil poly at night.

Mr. Greenberg said okay.

Chairman Laga said are you going to be pouring concrete with a concrete truck or is everything going to hand-mixed?

Mr. Greenberg said I don't think we're gotten that far yet.

Chairman Laga said alright. What I would like to do is just put a note on here that if you use a concrete truck or a pump truck, you're going to have a concrete wash-out basin to make combinations for concrete wash-out. No work is going on in the Lake - right?

Mr. Greenberg said no.

Chairman Laga said I see you have silt fence.

Mr. Greenberg said yes.

Chairman Laga said around the pool area, if it's okay with you, I'd like that doubled.

Mr. Greenberg said we can do that.

Chairman Laga said and then you have to show your stockpile location; stockpile details. You don't have a deed but you have this purchase.....

Mr. Greenberg said a contract of sale we have - yes.

Chairman Laga said so they don't own this yet?

Mr. Greenberg said no. They're expecting to close within the next week to ten days.

Chairman Laga said we're going to give you the notes today. Because you have a contract of sale, you're not the owners [yet] so I can't accept. We'll look at the application; we'll give you our comments on it but I can't accept an application on a property that they don't own yet.

Mr. Greenberg asked what if we get a letter from the owners saying they give us permission? Would that help?

Chairman Laga said the requirement is a deed for the permit. We can go through this as a discussion today. There's another meeting coming out in the next two weeks. We'll entertain this as a courtesy; review this and give you ideas so that you can make a formal submission once this is theirs. A contract can be broken. Legally, I don't think I can do this.

Mr. Barnett said we'll give you the information and you'll get a leg up on it.

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Chairman Laga said so you're also going to revise your raingarden calculations. On the original application, what was the size of the raingarden?

Mr. Greenberg said if you look in the package, there's a sheet there with the raingarden calculation size and everything.

Chairman Laga said I just need to see the calculations. Oh; they're right here. What I'm trying to say is: based on this area, you owed us a raingarden for this. Was that installed yet?

Mr. Greenberg said no. What happened was that after this Board gave the wetland permit, the Building Department granted a permit, the exterior shell was built. Then, unfortunately and after a few years, Mr. Low passed away.

Chairman Laga said since this raingarden for the 2008 permit has not been constructed, you're going to size this raingarden based on this and this and this. Just show us the calculations how you came up with it.

Mr. Greenberg said of course.

Chairman Laga said I've got a fueling plan, a stockpile location, spill-kit, storage area 6 mil poly for spoils, concrete wash-out basin if needed. Two row of silt fence; stockpile details; resize raingarden calcs based upon the three areas and I think that's it. Otherwise, it's cut & dry. The deck is an above-ground deck on posts.

Mr. Stejskal said there is a portion here, down at the waterfront, where there was, I believe, a wood retaining wall that's disintegrating so we're calling for to continue the line of boulders that's alongside there at the edge of the water.

Chairman Laga said is this where the dock is?

Mr. Stejskal said going up to the dock. There's a thing that says 'new boulder wall'. It goes from the dock stairs over to where the.....

Chairman Laga said alright; so, you need to now show a turbidity curtain. How is that existing wood wall being taken out? By hand?

Mr. Stejskal said yes.

Chairman Laga said so you can bubble this area and just say all work by hand.

Mr. Greenberg said (no mic - inaudible).

Chairman Laga said and you're doing stone - right?

Mr. Greenberg said yes.

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Chairman Laga asked how are you going to control the water. By the time you do this, it's going to be the lake level - right Mr. Barnett?

Mr. Barnett said pardon?

Chairman Laga said I'm concerned because they're going to pull this wall out; they're going to dig back and set the foundation. How are they going to keep the water out of them setting the rocks - the foundations. Are you going to make a cofferdam?

Mr. Barnett said is it going to be one of those things you fill with water or something like that?

Mr. Greenberg said (no mic - inaudible).

Chairman Laga said it was railroad ties.

Mr. Greenberg said they're going to take the railroad ties out and put some large boulders.

Chairman Laga said so you're going to put the boulders there with no foundation?

Mr. Greenberg said correct.

Chairman Laga said are you going to set those boulders by hand?

Mr. Greenberg said yes; but it depends on size.

Chairman Laga said also provide a sequence of work for pool, deck and seawall. Please give details on the seawall. If it's going to be large rocks, you're going to set it with a back-hoe which you need to show over here where you're going to store the back-hoe.

Chairman Laga said so I'm not going to accept the application today because of the deed and it's still in contract. But, when you get everything done, come back and we'll take a look at it. If everything is good, we'll accept the application and put you on the clock.

MISCELLANEOUS:

MINUTES:

- 11/19/20: *no action taken*
- 12/03/20: *Mr. Barnett moved to accept the minutes for 12/3/20 as written; seconded by Mr. Federice with all in favor.*

Mr. Federice moved to close the meeting; seconded by Mr. Barnett with all in favor.

Respectfully submitted,

Dawn Andren

Created by Dawn Andren

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January 7, 2021

Environmental Conservation Board Minutes