

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

FEBRUARY 4, 2021

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

ABSENT: VICE-CHAIRMAN FANNIN

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
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ELIGIBLE FOR A PERMIT:

Mahoven, LLC	75.42-1-13	1	Permit Granted
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SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION:

Uwe Schoenbeck	64.16-1-31	1 - 4	Application Accepted w/condition
Brett Brown	64.19-1-85	5 - 10	Application Accepted w/condition

MISCELLANEOUS:

Minutes -

a. 11/19/20	10	No Action Taken
b. 01/07/21	10	Approved as Written
c. 01/21/21	10	No Action Taken

The meeting was adjourned 8:12 p.m.

Respectfully submitted,

Dawn Andren

1. MAHOVEN, LLC - TM - 75.42-1-13: 737 SOUTH LAKE BLVD. - ELIGIBLE FOR A PERMIT - CONSTRUCT BATHHOUSE, PERGOLA, RAIN GARDEN & EXTEND DOCK

- Mr. Joel Greenberg of Architectural Visions representing the applicant appeared before the Board.

Mr. Greenberg said as you will recall, we were here a while ago and since then, we've gotten referred to the Zoning Board. We've gotten all our variances and that was the reason we hadn't come back because you had indicated that we should get our variances before this Board issues the permit. We've gotten that and we're here for a permit.

Chairman Laga said there were no comments or questions from the public. You did receive the ZBA variances. I have a memo from the Town Engineer regarding the raingarden. *"As requested by the Town of Carmel Environmental Conservation Board (ECB), the Engineering Department has reviewed the proposed rain garden calculations as part of the site submitted on the referenced project. This involves the creation of a rain garden to collect and treat the runoff on the proposed site. The rain garden design details contained on the plans, and the design calculations submitted, are in conformance with New York State Department of Environmental Conservation standards. The Board should note that this project has not received Planning Board approval."*

Mr. Greenberg said we can't until we get Zoning Board and ECB.

Chairman Laga continued reading: *"The NYSDOT has concerns with the access to the site. The ECB permit should note that all approvals are required prior to issuing this permit."* So, what I'm going to do is add in the special conditions. I'll put a vote up for the Board here with two conditions. One will be that the Town Wetland Inspector to do a pre- and post- site visit for the installation of the erosion controls and pending Planning Board and DOT approvals. With that, I have no other comments.

Mr. Barnett moved to grant Permit #965 to Mahoven LLC for 737 South Lake Boulevard, Mahopac NY; seconded by Mr. Federice with all in favor.

Chairman Laga said this permit is granted with the two conditions that we spoke of. You can come on Monday and pick it up. Good Luck.

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

2. 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. Martin Stejskal of Architectural Visions, Engineer for the applicant appeared before the Board.

Chairman Laga said so, at the last meeting, we had reviewed the application that you had submitted and we had some items that we needed to have addressed. Do you want to walk us through those items?

Mr. Stejskal said so, there is a concrete washout detail up by the existing garage. The second page shows the actual detail of what that is. It's a self-contained unit they wash out the concrete in. Then there's a spill-kit as requested. There is a storage area lined with a 6-mil poly paper barrier.

Chairman Laga said for the soil stocks?

Mr. Stejskal said for the soil stocks, and then we also have the actual topsoil stock pile over on the right with a silt fence around it. The raingarden has actually now been split into two. There's a smaller one at the corner of the addition so that it's going to take the water from the front of the building and drain to there. Then everything from the back is going to drain toward the larger raingarden behind the pool.

Chairman Laga said on raingarden #2, you have a 6" diameter pipe from the front garden feeding in there?

Mr. Stejskal said yes. All of them have 6" diameter pipes leading to them. Down at the Lake, there's the area where we were going to replace the existing wood railroad tie wall - it's not going to be a seawall as you mentioned last time. It's actually just large boulders and there are photographs on the second page of what the existing is and that's what we're looking to propose.

Chairman Laga said that was a whole reason for the use of the machine. That's why we asked for a fueling plan because I don't think anybody is going to "horse" these in - right?

Mr. Stejskal so then also down at the Lake, we're going to re-side the boathouse with new siding. Right now, there's a wooden railing around the top and a set of stairs going up to it to be used as a roof deck. We're going to take that off and put a peaked roof on it. We'd like to build a 4' x 11'9" storage shed on the back of the boathouse. That's going to sit on top of an existing concrete platform which is basically the support for the boathouse and dock.

Chairman Laga said that platform exists now?

Mr. Stejskal said yes. It's part of the structure of the boathouse support as well as the wood dock support.

Chairman Laga said and your raingarden calculations are based on what?

Mr. Stejskal said [they're] based on the house, the pool and pool deck, and the wood deck on the back of the house.

Chairman Laga said what about the boathouse?

Mr. Stejskal said no because that's existing. We're not changing anything on that other than we're asking to put a little shed on top of an existing concrete platform which was already there.

Mr. Barnett said the shed is the same dimensions that is existing now?

Mr. Stejskal said there is an octagon shed just up from the boathouse. We'd like to take that down. That's much bigger. Then, we'd like to put a little bump on the back of the boathouse, on top of an existing concrete platform which is bigger than the shed.

Chairman Laga said a little bump, then.....

Mr. Barnett said compared to.....?

Chairman Laga said compared to this.

Mr. Stejskal said it's much smaller than the octagon that we're taking out.

Chairman Laga said what's your factor of safety on the raingarden calcs? Did you go up 20% or did you allow for.....What's your "fluff" number if you will?

Mr. Joel Greenberg said the question was how much we oversize it. It's about 15%.

Chairman Laga said 15%, (and spent a few moments doing calculations with Mr. Barnett.)

Chairman Laga said the 666 and 675 - those are the elevations?

Mr. Stejskal said yes.

Chairman Laga said the drainage area for garden #1 is.....something's not right here. If you look on your raingarden calculations on the left-hand side raingarden calcs, you have total drainage area 8,743.

Mr. Stejskal said that's the total for the house, the deck.....

Chairman Laga said I understand that. So, the drainage area is 7,115. Then you say the calculation for raingarden #1 - if you look over here, drainage area on the next one - raingarden calcs: drainage are raingarden calcs #1; should that be #2?

Mr. Stejskal yes; I'm sorry. That should have said #2 there; yes. It says number 2 down below for the calculations.

Chairman Laga said so you based your raingardens on which numbers - 7,115 and 1,628?

Mr. Stejskal said correct.

Chairman Laga said so you based it on...just shy of 8,750.

Mr. Stejskal said 8,743 which is what we stated at the top there.

Chairman Laga said and you said you have 15% in there - right?

Mr. Greenberg said yes.

Chairman Laga said so you should have based it on 10,000 - right.

Mr. Barnett said the square footage of the existing structure as it is now - how much is that?

Mr. Stejskal said the building itself I believe is about 5,700 sf.

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Chairman Laga said it's not going to hold up the application.....

Mr. Stejskal said they all add up to 8,743 sf.

Chairman Laga said can you email Rose tomorrow with a breakout of how you came out with the 8,743. You may just have to size up raingarden #1 just a little bit.

Mr. Stejskal said it's actually 12" deep. It could actually work at 6" deep so it's a little oversized to start with.

Chairman Laga said okay; just verify the numbers. The other thing is that we have the turbidity curtain; all work by hand near lakefront.

Mr. Stejskal said right; those notes are on the drawings.

Chairman Laga said sequence of work for pool deck and seawall .

Mr. Stejskal said the sequence of work is all on the coversheet.

Chairman Laga said spill-kit?

Mr. Stejskal said the spill-kit is over at the top by the old garage.

Chairman Laga said double row of silt fence?

Mr. Greenberg said yes; we've got it.

Chairman Laga said the last time we talked, we sized the raingarden on three areas. Again; just check your math and give me a breakdown - house; just show me how you got there.

Mr. Greenberg said we'll take each area and show how it fits into that particular raingarden.

Chairman Laga said I also received an email from our legal folks. We can process because they're in contract.

Mr. Greenberg said they actually had the closing last week.

Chairman Laga said so we're good with this.

Mr. Federice moved to accept the application for Uwe Schoenbeck for 252 West Lake Blvd., for an addition to existing house in buffer as submitted with the following condition: provide a breakdown to us for the raingarden calculations; the sizing; seconded by Mr. Barnett with all in favor.

Chairman Laga said you may want to annotate your drawings to show the chart on the second page should be a "2" and not a "1". If you want to write them in now, sit over there.

3. BRETT BROWN - TM - 64.19-1-85: 161 WEST LAKE BLVD., - ELIGIBLE FOR A PERMIT - CONSTRUCT DECK

- Mr. Brett Brown of 161 West Lake Blvd. appeared before the Board.
- Ms. Elsie Russell of 161 West Lake Blvd. appeared before the Board.

Mr. Brown said I have one additional piece of paper for you.

Chairman Laga said so these are the original plans for the new deck.

Mr. Brown said there's another smaller piece of paper of the survey of the surrounding property showing the placement of where now those drawings will be. I think the big one is just the original survey but then I have an 8 $\frac{1}{2}$ x 11 somewhere where the actual drawings of the deck are laid out on the survey.

Chairman Laga said here is the survey, where is the new deck going. (Mr. Brown moved to dais and helped look through packet of papers.) How many trees are you cutting down?

Mr. Brown said we'd like to cut down 4.

Chairman Laga said just walk us through what you want to do.

Mr. Brown said our lot is approximately 23' wide by about 87' long. It's a hilly lot. Currently, at the road level, there's a set of stairs that go down from the road level to the top of the dirt. There's been a retaining wall there. (Mr. Brown provided pictures to the Board Members.) So, it's a narrow lot. There's one set of steps from the street level down to the top of the hill. Then it's about 86' down that slope with a total drop of about 24' from the top of the property down to the Lake. We've been to the Zoning Board and we've gotten approval of the variances for the setbacks on the deck. We own the house directly across the street.

Chairman Laga said so you want to build a deck now from the street down the hill?

Mr. Brown said yes. To start off with connecting to the original stairs that are there, we just want to build a set of stairs down that hill where you will see there's an existing stone retaining wall. Because of that there, we want to have a little deck that cuts back to the other side of the lot which then connects to another set of stairs that goes to a deck that will be over that main area of the lot there.

Chairman Laga said and what's the square footage of the deck you're adding.

Mr. Brown said the square footage of the deck is just under 800 I believe. The upper deck is about 232 square feet and the lower is 546 square feet.

Chairman Laga said let's get the list going here.

Mr. Barnett asked is this near the Maxwell property?

Mr. Brown said it's right next to him.

Ms. Russell said we're in between the Maxwells and the Horowitzs.

Chairman Laga said so you're going to be putting footings - right?

Mr. Brown said yes.

Chairman Laga said on the drawing you need to show silt fencing. (Chairman Laga used paper and diagram to explain to applicant how and why it's needed.) It shows here that you're removing 5 trees which is right at the cusp. Just give us a size - the diameter - of the trees you're removing.

Mr. Brown said one is an 18" oak, a 24" oak.....

Chairman Laga said I'll save you the trouble. What you're going to do is you're going to get back to Rose (Trombetta) on Monday..... It's on this drawing? It wasn't on these little ones.

Ms. Russell said it's on the survey.

Mr. Brown said yes; it's hard to read on the small ones. It's on the big one there.

Chairman Laga said so you've got the 5 trees; okay. You don't have to worry about that then.

Ms. Russell said on page 4, the silt fence is drawn on there.

Mr. Brown said yes; there's also the construction plan packets and we split that detail out into page 4 and page 5 to break it up.

Chairman Laga said I don't see the drawing for the silt fence. Oh, I see a straight-line silt fence.

Ms. Russell said the plan is to run it along the entire front of our property.

Mr. Barnett said so you're retaining this (points to paper)?

Ms. Russell said yes.

Mr. Brown said on that picture there you can see there's that lower wall and there's a sea wall right there.

Chairman Laga said are you going to the sea wall or lower wall?

Mr. Brown said a foot behind that will be us. The bottom silt wall there.

Mr. Barnett said so you're going over this?

Mr. Brown said yes. The deck will be over that.

Chairman Laga asked how are you digging the posts.

Mr. Brown said by hand. It's hilly and a lot of rock.

Chairman Laga said and you're putting in two drywells?

Mr. Brown said yes.

Chairman Laga said for catching what?

Mr. Brown said the drywells there are to help catch the largest part of the main lower deck. We've got some French drains/gutters on the sides of it to try and catch that as much as possible. Also, on the upper part of it there, a raingarden - actually 3 different raingardens.

Mr. Barnett said and the decking on the lowest deck - what construction is that; the deck itself?

Mr. Brown said the deck itself we're going to be using Trex® composite.

Ms. Russell said and since the deck is right at the waterfront, that's why we're doing the basins there, and then we're proposing doing a bigger raingarden above while it won't catch the water from the decks, it's going to catch the water from the road which probably has more pollutants anyway.

Mr. Brown said that last document I gave you there has a little more detail regarding the upper raingarden. Because of the slope, it's not really possible to do a nice big single one. So, it's basically 3 tiers of raingardens.

Chairman Laga said you didn't run calculations on the drywell, did you? You just ran calculations on the raingarden.

Ms. Russell said I ran calculations on the drywell as well on page 4 of the water mitigation construction plan. You can see the drywell calculator that I did there based on 1.5". You'll note for that entire lower area, we should be catching 97.25 and we're only catching 40. So, we're looking to make up for that. It's not 1:1 but with that raingarden oversized for all the decking there is, it just happens to be at the top and not the bottom.

Chairman Laga said it's a big raingarden.

Ms. Russell said I wanted a garden anyway so it works.

Chairman Laga said who did this. Are you an engineer?

Ms. Russell said I went to a tech school; yes. I read through meeting minutes and found the rules on how to size it and started doing measurements, etc. Plus; my husband is an engineer.

Mr. Barnett asked is there a dead tree on that property or the one next to it; it's lying in the Lake?

Mr. Brown said there's a dead stump there on the edge between us and Maxwells.

Chairman Laga said you're hand-mixing the concrete?

Ms. Russell said and then we're going to do it up at our house as well so it will be outside the 100' [buffer].

Chairman Laga said I don't care if you mix it within the buffer as long as you have the silt fence up. You can bring it close to where you're working and do it that.

Mr. Brown said I have to get the concrete down there at some point anyway but I wasn't sure.

Chairman Laga said it's easier in bags.

Mr. Barnett said I think one of the marinas has a work platform that you can take the construction materials out so I would check that. I think it's Mahopac Marina. It might be helpful in the situation.

Some discussion amongst the Board Members.

Mr. Barnett said so the step treads are going to be Trex®?

Mr. Brown said yes.

Chairman Laga said did you give us a planting schedule on the raingarden?

Ms. Russell said yes; it's on page 1. I plan on planting the raingarden after we get the trees done, then the deck and then the raingarden so we don't trample it as it's not a very big lot.

Chairman Laga said typically on raingardens, they lay it out how they're planting it with types of plants.

Mr. Brown said page 5 of the construction plan has the number of plants - 84 plants and then on that last paper that I gave you, I'm not sure if that was 6 or 7 different plants. There's no particular layout of it but.....

Ms. Russell said that's the supplement he just gave you with the type of plants.

Chairman Laga went through paperwork checking off his list and said I see the 84 plants 8" deep but I just need to know what the plantings are.

Mr. Brown said it's on the paper that is on top over there on the ledge. We don't know exactly where they're going to go.

Ms. Russell said we'll be putting the drains underneath the deck so all of those will be in right away and then the deck will go up and then the gutters and then the raingarden is the plan.

Chairman Laga said so the two trench and channel drains that go down the side is just basically going to be perforated pipe surrounded by gravel.

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Mr. Brown said yes. At that part of the hill there where we connect to the Maxwells on one side and the Horowitzs on the other, there's open gates now between them so, that's kind of where the deck will be; probably about a foot higher than the ground right there so we can do the trench right there but as the deck goes straight, the hill goes down a bit. So, it'll have to turn into a bit of a gutter there to catch it. So, it will be a mixture from that channel drain to a gutter.

Chairman Laga said and you're trenching that by hand?

Mr. Brown said yes.

Chairman Laga said there's going to be no equipment on this?

Mr. Brown said no; maybe an electric concrete mixer.

Mr. Barnett said everything is electric; no gas?

Mr. Brown said yes.

Ms. Russell said the only gas will be when they're cutting the trees down.

Chairman Laga said and you used a program that calculates your raingarden - right?

Mr. Brown said yes; an online website.

Chairman Laga said and you're going to leave the surface alone; when you're digging your post holes, you're just going to dig them, pour them, let them set. I saw you're going to put 2 inches of gravel underneath the deck when you're completed - right?

Mr. Brown said yes.

Chairman Laga told the couple, "good job".

Ms. Russell said I'd read a lot of meeting minutes so it helped with what to do.

Chairman Laga said I really have no comments. I think you've covered it all. The only condition that we would have is that once the silt fence is installed, you would have to have the Wetlands Inspector to ensure that it's installed properly and maintained during the course of the work. You can send us an email on that.

Mr. Barnett moved to accept the application of Brett Brown for 161 West Lake Blvd. to construct the deck with no conditions on accepting the application with the exception of submitting a letter about the Wetland Inspector site visit; seconded by Mr. Federice with all in favor.

Chairman Laga said just send us that note and then come back in two meetings. If there's no comments or anything from the neighbors, you'll be good to go. You've got Zoning approval?

Mr. Brown said yes.

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Chairman Laga said just give us a copy of the Zoning approval for the file.

MISCELLANEOUS:

MINUTES:

- 11/19/20: *no action taken*
- 01/07/21: *Mr. Federice move to accept the minutes as written for 01/07/21; seconded by Mr. Barnett with all in favor.*
- 01/21/21: *no action taken*

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

Respectfully submitted,

Dawn Andren