

**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  
Emily Lavelle

**ENVIRONMENTAL CONSERVATION BOARD MINUTES**

**DECEMBER 21, 2023**

**PRESENT:** CHAIRMAN ROBERT LAGA, VICE-CHAIRMAN NICHOLAS FANNIN;  
EDWARD BARNETT, ANTHONY FEDERICE & EMILY LAVELLE

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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>
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**EXTENSION OF WETLAND PERMIT:**

1. Austin Boehm	55.11-1-15	1 - 2	Extension Granted for 18 mos.
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**SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION:**

2. William Shilling	64.11-1-16	2 - 3	Application accepted w/cond.
3. Alison & Daniel Brown	64.19-1-62	3 - 4	Application accepted w/cond.

**MISCELLANEOUS:**

4. Minutes:	11/16/23	4	Approved as Written
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The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Dawn Andren

Chairman Laga welcomed Emily Lavelle the best of luck as the newest member of the Environmental Conservation Board.

1. AUSTIN BOEHM / TM: 76.20-1-8; 672 UNION VALLEY ROAD, CARMEL -  
EXTENSION OF WETLAND PERMIT: RENOVATE EXISTING HOUSE ON SAME  
FOOTPRINT

- Mr. Austin Boehm, the applicant, appeared before the Board.

Chairman Laga said how long are you looking to extend this permit?

Mr. Boehm said I'm looking for a one-year extension. When I presented in front of the Board a year ago, I told the Board it would be, at least, a two-year project. So, we're a year in. After receiving permissions and everything from you guys, we went forward with getting a Building Permit from the Town of Carmel. We went forward with the wetland inspection. We submitted the MS4 and everything to the State. Everything is approved at this point. I'm hoping to use the next year to execute the project. So, I'm looking for a one-year extension on the exact same submission that I made a year ago.

Chairman Laga said and nothing on the plans has changed?

Mr. Boehm said no.

Chairman Laga said and you're looking for just a one-year extension?

Mr. Boehm said yes and then, obviously, if the project is not completed, I would come back to you with a further plan for anything that needs to continue from there.

Vice-Chairman Fannin said do we want to make it a two-year or just.....

Mr. Boehm said I didn't know it was an option. I thought it was a one-year process.

Chairman Laga said in the spirit of the holidays ☺, we'll give you an 18-month extension.

Mr. Boehm said I'd appreciate that. I got the 18-months on the Building Permit. Obviously, when I came in front of you the first time, it was a pre-cursor to getting the Building Permit. Having 18-months would be great because that would allow me to have the same kind of time frame as the Building Permit which was issued.

Vice-Chairman Fannin said has anything on the project, like the groundwork or anything, actually started? I think I read that you did put in the erosion control?

Mr. Boehm said yes. I put in the initial silt fence. Once they start doing excavation, there's a lot more blanketing and stuff that will be added in.

**APPROVED**

Vice-Chairman Fannin said did the Wetlands Inspector take a look at it?

Mr. Boehm said yes; he took a look and I got the okay from him.

*Mr. Federice moved to grant an extension to Permit #992 to Austin Boehm for 672 Union Valley Road, Mahopac NY with the following special conditions:*

- The Wetland Inspector to do a pre- and post- site visit for installation of erosion control.*
- Provide approval, in advance, of work for stormwater calcs as noted in 12/14/22 email by Town Engineer. Did you do that? (Mr. Boehm said yes.)*
- Access path to septic will not be paved, and access to septic be maintained.*

*The Permit will be extended 18 months from 1/6/24 - 6/30/25 with the special conditions; seconded by Mr. Barnett with all in favor.*

**2. WILLIAM SHILLING / TM: 64.11-1-16; 37 KIRK LAKE DRIVE, MAHOPAC - SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION: PERGOLA & SHED**

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

Chairman Laga said at the last meeting, we had asked you to provide us with raingarden calculations. You're giving us around 200 square feet of raingarden calculations. They just have to be submitted to the Town Engineer for review and approval. You gave us silt fence details. You gave us a new map showing the outline of the (inaudible). All we're here to do today is to accept the application.

Mr. Greenberg said let me just add one thing. There was a question that had come up with regard to the shed. As you can see from this picture, this is a survey from 1988, the base of the slab of the shed has always been there. The reason that we're here before you is because when Mr. Shilling bought the property, the shed was in bad condition and he went to the Zoning Board to get a variance and you can see Mike Carnazza's signature with the date of when it was approved. Even so, the slab has been there for many, many years. Our calculations were for both the pergola and the shed.

Vice-Chairman Fannin said where is the raingarden going to be placed?

Mr. Greenberg said the raingarden should be placed right in this area over here.

Chairman Laga said right here.

Vice-Chairman Fannin said great.

Mr. Greenberg said and we've also included a list of plants and everything.

Vice-Chairman Fannin said perfect.

*Vice-Chairman Fannin moved to accept the application of William Shilling for 37 Kirk Lake Drive, Mahopac NY for a pergola and shed with the following conditions:*

- *After the soil erosion equipment is installed, the Wetlands Inspector do a pre- and a post- inspection after everything is cleared;*

*Seconded by Mr. Federice with all in favor.*

3. ALISON & DANIEL BROWN / TM: 64.19-1-62; 18 FREDERICK STREET, MAHOPAC - SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION: ADD 2<sup>ND</sup> FLOOR & BUILD NEW DECK

- Ms. Mary Scott, architect representing the Browns appeared before the Board.

Ms. Scott said as some response to the last meeting, I added more notes. (no mic - inaudible) there's the raingarden. One thing that I wanted to point out to you - just in the location. You can see that we put it below the retaining wall and a little path because the stairs come down and around.

Chairman Laga said the calculations are here?

Ms. Scott said yes.

Chairman Lage said you're going to have to submit this to the Town Engineer. Nothing else has changed other than the notes that we gave you?

Vice-Chairman Fannin said I just want to go through my notes to make sure that you covered them all. Raingarden calcs and location?

Chairman Laga said yes.

Vice-Chairman Fannin said concrete mix location.

Ms. Scott said yes; the note is on there.

Vice-Chairman Fannin said excellent. Stock-pile location?

Chairman Laga said got it.

Vice-Chairman Fannin said a note that fueling will be done outside the buffer?

Chairman Laga said yes.

**APPROVED**

Vice-Chairman Fannin said overnight parking outside the buffer. There was a note about that. Spill-Kit on site (inaudible) machinery?

Ms. Scott said yes.

Vice-Chairman Fannin said and Wetlands Inspector pre- and post- installation of erosion control measures.

Ms. Scott said correct.

***Vice-Chairman Fannin moved to accept application of Alison & Daniel Brown at 18 Frederick Street, Mahopac NY to add a second floor and build a new deck with the condition of having the Wetland Inspector do a pre- and post- inspection and submission of the raingarden calculations to the Town Engineer; seconded by Mr. Barnett with all in favor.***

Chairman Laga said you're on the clock.

Ms. Scott said do I call Engineering to see if there's a form or something for this submission?

Chairman Laga said bring it into Rich Franzetti with a transmittal sheet - I would assume. Just make sure your company name and address is on it. He'll review it and get back to you. He'll send us an email for the file saying it's approved.

Ms. Scott said in terms of your timing?

Chairman Laga said in two meetings, you'll come back and then we issue the Permit. This gets advertised now and we have to give a minimum of 30 days advertising. If there are no comments, you're good to go.

Ms. Scott said so Rose [Trombetta] will tell me when that meeting is?

Chairman Laga said yes. It should be the 3<sup>rd</sup> Thursday in January.

Vice-Chairman Fannin said it'll be the 18<sup>th</sup>.

Ms. Scott said thank you.

**4. MISCELLANEOUS: 11/16/23 Minutes**

***Mr. Federice moved to approve the meeting minutes of 11/16/23 as written; seconded by Vice-Chairman Fannin with all in favor.***

***Mr. Barnett moved to close the meeting; seconded by Miss Lavelle with all in favor.***

Respectfully submitted, Dawn M. Andren