

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

JANUARY 4, 2024

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

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>ACTION OF THE BOARD</u>
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EXTENSION OF WETLAND PERMIT:

1. Scott Frey	53.16-1-31, 32 & 33	1 - 2	Permit Extended 18 mos.
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MISCELLANEOUS:

2. Minutes:	9/21/23	3	Approved as Written
	12/7/23	3	Approved as Written
	12/21/23	3	Approved as Written

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

Respectfully submitted,

Dawn M. Andren

1. SCOTT FREY / TM: 53.16-1-31,32,33; 345, 351 & 355 WIXON POND ROAD, MAHOPAC - EXTENSION OF WETLAND PERMIT: CONSTRUCT SINGLE FAMILY HOME, DRIVEWAY, SEPTIC SYSTEM & WELL

- Mr. Jack Karell, engineer representing applicant appeared before Board.

Chairman Laga stated the permit had expired in August 2023.

Mr. Karell stated after the Wetlands Permit had been received in 2022, they had to deal with NYC DEP to obtain individual residential stormwater permit which took a year with them. This map reflects the plan that you approved and the plan that NYC DEP approved. Between the two maps, the house, the driveway, the septic are all in the same location. The reason we had to go to DEP was that we're piping under the driveway this stream and that's why we had to get this individual residential storm water permit. This is where I had the raingardens. There were five of them. This is the final plan the DEP approved which had three of them in the same location and staggered [the other two]. They added another one.

Chairman Laga said so you went from five to six.

Mr. Karell said everything is the same except for this little modification to the raingardens. I submitted the new drawings and the old drawings so that you could see what you had approved.

Chairman Laga said I have the SWPPP dated December 2023. I do not have any drawings other than February 2022.

Mr. Karell said I have an extra set. I hired Hudson Engineering to do the individual residential stormwater permit because with DEP its very complicated. They require much more drainage calculations than we do.

Chairman Laga said this is a little bit more than just a renewal.

Mr. Karell said it's whatever you want to call it; it's a slight revision but again the house, driveway and septic is the same. Everything is the same except for the relocation of a couple of raingardens.

Vice-Chairman Fannin said are you going to need to pull down any additional trees than you were planning on in order to move the raingardens to the new locations.

Mr. Karell said I can't say.

Vice-Chairman Fannin said in July of 2022, we had asked for a tree count. He did give it because we approved it with that. If that is changing because new trees have to come down, then we need to (inaudible) as well.

approved

Mr. Karell said if additional trees are coming down, it's just a small number. There's not a lot of trees on that property.

Vice-Chairman Fannin said what we approved is on the right. On the left is what NYC DEP required. Can you describe how the water run-off is getting to these five locations?

Mr. Karell said they're being piped off of the roof. These two pipes and raingarden take the roofs. These four take the driveway.

Vice-Chairman Fannin said how are they coming off the driveway; pitch and swales?

Mr. Karell said it's piped. There's yard drains in the driveway.

Vice-Chairman Fannin said those yard drains are going to be in the actual asphalt?

Mr. Karell said they're off to the edge. There's swales running down both sides of the driveway.

Vice-Chairman Fannin said (to Chairman) how do you want to handle this. We could handle this a lot of different ways.

Chairman he has six raingardens as opposed to five. It's just a question of them being spaced out differently.

Vice-Chairman Fannin said is there any difference in the area of disturbance within the buffer?

Mr. Karell said I would say no. It's pretty much the same.

Chairman Laga said when do you need the permit extended to; 18 months to get you to February 2025?

Mr. Karell said he should be able to get it done. He wants to build this house.

Vice-Chairman Fannin said is the owner pending any other permits or anything else that would cause delay on being able to do this aside from the project management itself.

Mr. Karell said just the Health Department permit has to be finalized. It was submitted to them back in the day. They had minor comments, and they were addressed. It's pretty straight-forward. It'll get done by the spring.

Mr. Barnett moved to extend Permit #987 to Scott Frey for 345, 351 & 355 Wixon Pond Road for an additional eighteen months: from August 18, 2023 to February 1, 2025 with all other conditions as previously written in the Permit; seconded by Vice-Chairman Fannin with all in favor.

approved

2. MISCELLANEOUS:

- 9/21/23: *Vice-Chairman Fannin moved to accept the September 21st meeting minutes as written; seconded by Mr. Barnett with all in favor.*
- 12/7/23: *Vice-Chairman Fannin moved to accept the December 7th meeting minutes as written; seconded by Mr. Barnett with all in favor.*
- 12/21/23: *Mr. Federice moved to accept the December 21st meeting minutes as written; seconded by Ms. Lavelle with all in favor.*

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

Respectfully submitted,
Dawn M. Andren