

CARL STONE  
*Chairman*

ROBERT LAGA  
*Vice-Chair*

ROSE TROMBETTA  
*Secretary*

DAVID KLOTZLE  
*Wetland Inspector*

**TOWN OF CARMEL**  
**ENVIRONMENTAL CONSERVATION BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 - Ext. 190  
www.carmelny.org

**BOARD MEMBERS**

Edward Barnett  
Anthony Dusovic  
Marc Pekowsky  
Vincent Turano  
Nicholas Fannin

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**JUNE 5, 2014 – 7:30 P.M.**

**SUBMISSION OF APPLICATION OR LETTER OF PERMISSION**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Lexington Development Corp	Wixon Pond Rd/ Deliso Lane	65.-1-2	Planning Board Referral (4 Lot Subdivision)
2. Cappelletti, Vincent	767 South Lake Blvd	75.42-1-26	Replace Existing Deck
3. Frenkel, Robert	43 Tamarack Road	75.8-2-20	Construct Attached One Car Garage and Driveway

**MISCELLANEOUS**

4. Old Forge Estates	Baldwin Place Rd	75.15-1-19 – 40	Renew Wetland Permit #811
5. Tompkins Recycling Facility	60 Old Route 6	55.11-1-15	Renew Wetland Permit #867
6. Minutes – 5/1/2014			

May 29, 2014

Mr. Carl Stone, Chairman  
Town of Carmel Environmental Conservation Board  
Town Hall  
60 McAlpin Avenue  
Mahopac, NY 10541

*Re: Wetland Permit for Lexington Development Corp.  
Four lot subdivision  
Wixon Pond Road / Deliso Lane*

Dear Chairman Franzetti and Members of the Board:

Enclosed find the following information in support of a Wetland Permit application for 466 Lexington Development Corporation:

- 1) Four copies of the five sheet plan set for the project known as "Subdivision and Site Development for Lexington Development Corp., sheet S-1.1, Sketch Subdivision Plan, sheet S-1.2, Sketch Grading and Utility Plan, sheet S-1.3, Erosion and Sediment Control Plan, sheet S-1.4, Existing Conditions Plan and Sheet RP-2.1, Profiles and Details. These plans have been prepared by this office and are dated as revised through May 29, 2014.

This project was presented this project to your Board on June 20, 2013 on referral from the Planning Board. At that time, we were asked to have the wetlands re-flagged and we were asked to make adjustments to reduce the wetland impacts to the site if possible.

The wetlands have been re-flagged by Steve Marino of Tim Miller Associates. The flagging was survey located and the wetland boundary confirmed by the Town's wetland inspector. This updated wetland boundary has been included on our latest plan set. Other changes to the plans include modifications to the roadway alignment and lot layout as well as the proposed storm drainage system to reduce the impact of the project to the onsite wetlands and wetland buffer. The erosion control plan has also been provided with additional protections and a construction schedule.

Please place this item on the agenda of the June 5th Environmental Conservation Board meeting to allow us to present the revised project to you and answer any questions you may have. If you require additional information, please contact me at the above number.

Respectfully submitted,



Ronald Wegner,  
Project Engineer

cc: Frank Branca via e-mail

David J Klotzle Wetland  
Inspector

Carmel Town Hall  
60 McAlpin  
Avenue □ Mahopac  
New York , 10541 □  
845 628-1500  
E-Mail: dklotzle@bestweb.net

To: Carmel ECB

Re: Recent Inspection

Date: 5/1/2014

To: Carmel ECB

Re: Recent Inspections

Frank Branca

**466 Lexington Development Corporations**

Location: DeLiso Lane & Wixon Pond Road

Tax Map # 65.-1-2

I have inspected this site with the latest plan in hand dated as revised 12/3/13. Wetland flagging by Steven Marino. I find that all wetland boundaries are correct and in conformance with town code.

David J Klotzle



Wetland Inspector

**TIM  
MILLER  
ASSOCIATES, INC.**

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*10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com*

March 10, 2014

Mr. Carl Stone, Chairman  
Town of Carmel Environmental Conservation Board  
60 McAlpin Avenue  
Mahopac, NY 10541

**Re: Submission of updated wetland survey  
Frank Branca, 466 Lexington Development Corp.  
Wixon Pond Road, T/Carmel**

Dear Chairman Stone:

Attached please find three copies of an updated wetland survey dated December 30, 2013 for the 466 Lexington Development Corp. Subdivision proposal (Mr. Frank Branca) on Wixon Pond Road in Carmel. The wetland boundary was re-flagged in November of 2013 in response to an ECB comment that the previous delineation was out of date. Please schedule Mr. Klotzle to walk the site and verify the boundary.

Please let me know if you have any questions on this material.

Respectfully submitted,



Steve Marino, PWS  
Senior Wetland Ecologist  
Tim Miller Associates, Inc.

# NATHANIEL J. HOLT, PE

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May 29, 2014

dan@holtengineering.net

Town of Carmel  
Environmental Conservation Board  
60 McAlpin Avenue  
Mahopac, New York 10541

Attn: Carl Stone, Chairman

RE: Frenkel Residence  
43 Tamarack Road

Dear Chairman Stone and Members:

During our last meeting before your Board, we received several comments and observations relative to the application for a wetland permit for the above referenced property. Subsequently, we have revised the plans to address your comments for your further consideration.

It is important to note at this time, that one aspect of the application has changed. Specifically, the permit to relocated the drain line that carries stormwater from Tamarack Road to the lake will now be sought by the Mahopac Property Owners Association. That permit will be made under separate cover by the MPOA.

Revisions to the plans include:

- A containment boom has been specified and indicated on the Stormwater Mitigation Plan
- A Spill Kit has been noted and specified on the plans
- A stabilized construction entrance has been indicated and noted on the plan. It is important to realize that due to the existing retaining wall along Tamarack Road, there is only one logical place in which to gain access - the point that the proposed driveway will be constructed. The wetland permit narrative and staging discussion also references this point.
- Admittedly, there is a limited areas in which the contractor can stage his operations, however, a construction staging area is proposed to the west of the proposed garage.
- A soil stockpiling area has not been provided for several reasons. First: the only place in which any excavation (striping of topsoil) is proposed is limited to the area of the proposed garage. Second: it is anticipated that a maximum of 10 cubic yards of topsoil would be generated. Third: given the limited areas in which to work, the contractor will likely have to remove the soil from the site. Any fill that is imported to the site will be immediately put in place so as to continue the construction of the garage.
- No testing has been performed in the vicinity of the rain garden as the area is currently a concrete patio. Note that testing is not required in the design of a rain garden only a knowledge of the water table, which is apparent from Lake Mahopac.

Attached please find six sets of Site Plans, Sheets 1-4, dated last revised May 27, 2014. We look forward to continue our discussion with your Board during its next meeting. In the meantime should

*Frenkel*  
*May 29, 2014*  
*Page 2*

you require any additional information or clarification, please feel free to contact me directly.

Very truly yours

A handwritten signature in black ink, appearing to read 'Nathaniel J. Holt', with a stylized flourish extending to the right.

Nathaniel J. Holt, PE  
Holt Engineering & Consulting, PA

encl

cc: Robert Frenkel  
Michael Piccirillo

**MARCHETTI CONSULTING ENGINEERS**  
**25 High Ridge Road**  
**Pound Ridge, NY 10576**  
**(914) 764-9011 Fax 764-9012**

May 29, 2014

To:  
Vladimir Levin, RA  
Michael Piccirillo Architects  
962 E Main St.  
Shrub Oak, NY 10588

Re: Structural Assessment of the Boathouse at 43 Tamarack Rd

Mr. Levin,

The purpose of this report is to outline the structural stability of the existing boathouse on the above mentioned property.

On 5/20/14 an investigative team from this office performed a site visit for the purpose of visually inspecting two (2) structures at 43 Tamarack Rd, Mahopac NY. The two structures observed were the existing block Shed/Driveway, and the existing steel and concrete Boathouse. All structural assessment ratings are based upon the American Society of Civil Engineers condition assessment criteria for waterfront structures as well as general material deterioration guidelines. Overall structural soundness conditions are listed as follows from best to worst: **Good, Satisfactory, Advanced, Critical, and Serious**. These ratings are determined by the level of deterioration of the individual structural members acting as a collective.

Listed below is a description of the structures, the current structural assessment, and recommendations for rehabilitation.

Description of Structures:

The Shed/Driveway is located at the east end of the property adjacent to Tamarack Rd. The block Shed/Driveway is approximately 17'x19' and is constructed of gout filled concrete masonry units (cmu block) with a concrete slab topping. Supporting the concrete topping are three (3) steel beams which in turn are supported by three (3) cmu block pilasters and a foundation wall opposite of the pilasters.

The Shed/Driveway is in **Satisfactory** condition with minor to moderate deterioration noted:

The cmu block walls and pilasters are in **Good** condition with no visual defects noted. The cmu block is solid sounding to hammer strike and no cracking of the binding mortar has been noted.

The steel support beams are in **Satisfactory** condition with minor deterioration noted. Typical deterioration consists of surface corrosion, light scaling, and pitting.

The concrete deck is in **Satisfactory** condition with moderate deterioration noted. Typical defects include spalling and chemical deterioration. Spalling is locally present on the underside of the slab, typically, closed spalls are located under the steel beams. There is efflorescence noted along the beams/concrete interface and calcium seepage is the most extensive in these areas.

The Boathouse is located at the west end of the property extending into Lake Mahopac. The boathouse is a cantilevered structure constructed of two (2) steel beams which cantilever 20' over the lake and a corrugated steel roof topping. The beams are cast into a 13'x5'-6" concrete counterweight with a timber walkway on the north side extending into the lake.

The Boathouse is in **Serious** condition with advanced to severe deterioration noted:

The steel beams are in **Serious** condition with advanced to severe deterioration. Defects include heavy scaling and pitting of the steel resulting in a 30-40% loss of section.

The concrete counterweight is in **Advanced** condition with moderate to severe deterioration noted. Typical defects include heavy erosion of the concrete counterweight, exposing the reinforcement, erosion of the concrete below the steel beams, and overturning of the counterweight.

#### Recommendations:

The Shed/Driveway is in **Satisfactory** condition with minor to moderate deterioration noted.

The existing steel/concrete composite deck requires reinforcement for the continued use of the structure. The moisture attack on the steel and concrete deck is a cause of concern. Although the deterioration is minor the slab/beam composite is constantly subjected to moisture from a defective waterproof topping. This moisture will continuously corrode the steel beams and welded wire reinforcement in the slab itself. Continued moisture attack will lead to additional corrosion of the steel and chemical attack of the concrete causing additional spalling and an overall weakening of the concrete deck.

The fact that the structure is used as vehicle parking for the property requires a conservative approach as to the current conditions of the deck. The fact that the steel and concrete deck perform in composite unison makes any repair work difficult and would cause an overall weakening of the structure. It is this office's recommendation that the top of the deck be demolished and re-waterproofed, and that additional wide flanged steel beams be installed under the existing concrete deck to prevent additional overall weakening of the slab.

The Boathouse is in **Serious** condition with advanced to severe deterioration noted.



Upon further study, the steel beams have approximately 30-40% section loss and given the configuration of how the steel is supported, this office has determined that any repair work to be inadequate but should instead be replaced in kind.

Additional Items of note:

The retaining wall at the east end of the property showed signs of heavy deterioration. The stucco veneer on the exterior of the wall has cracked and failed. Upon initial investigation it appears that the wall is constructed of stacked stone with mortar chinking and that there is a significant loss of the binding mortar in select locations. Because this retaining wall supports the road, it is subjected to a very large surcharge imposed by vehicle traffic and therefore this office recommends a full investigation of the structural stability of the retaining wall.

Additionally, the headwall on the west end of the property adjacent to the boathouse shows signs of advanced deterioration. It was noted that the retaining stone/headwall has been breached due to ice damage in selective locations. It was also noted that some of the concrete topping panels have failed due to erosion of the bedding soil. This office recommends replacement of the missing headwall stones, removal of the concrete panels and replacement of the missing fill.

If there are any questions regarding this report please do not hesitate to contact the office directly

Zach Marchetti E.I.T.  
Marchetti Consulting Engineers

ALLEN BEALS, M.D., J.D.  
*Commissioner of Health*



MARYELLEN ODELL  
*County Executive*

ROBERT MORRIS, P.E., MPH  
*Director of Environmental Health*

## DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509  
Phone # (845) 808-1390 Fax # (845) 278-7921

May 22, 2014

Michael Piccirillo, R.A.  
962 East Main St.  
Shrub Oak, NY 10588

Re: Addition – Approval – A-001-14  
No Increase in Number of Bedrooms  
Frankel  
45 Tamarack Rd.  
(T) Carmel, T.M. 75.8-2-21

Dear Ms. Frankel:

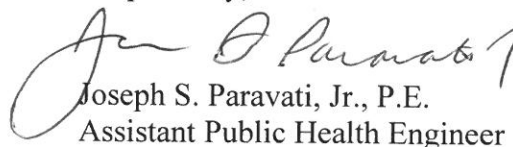
This Department has received and reviewed the plans for the proposed addition to the above mentioned residence. The proposal for the addition has been approved as per plans bearing the approval stamp from this Department dated May 22, 2014. The addition is approved with the following conditions:

1. The total number of bedrooms must remain at **three** without prior approval by this Department.
2. The area of the existing sewage disposal system and its expansion area must be maintained.
3. All plumbing fixtures must be updated with water saving devices, i.e., new low flush toilets, restrictors for shower heads and faucets, etc . . .
4. The approval is for the modifications only and does not validate any construction shown as existing that has not obtained proper approvals from other agencies having jurisdiction.
5. This approval is valid for two (2) years and expires on May 22, 2016.

Any permits or variances required under the jurisdiction of the Town of Carmel are the responsibility of the applicant.

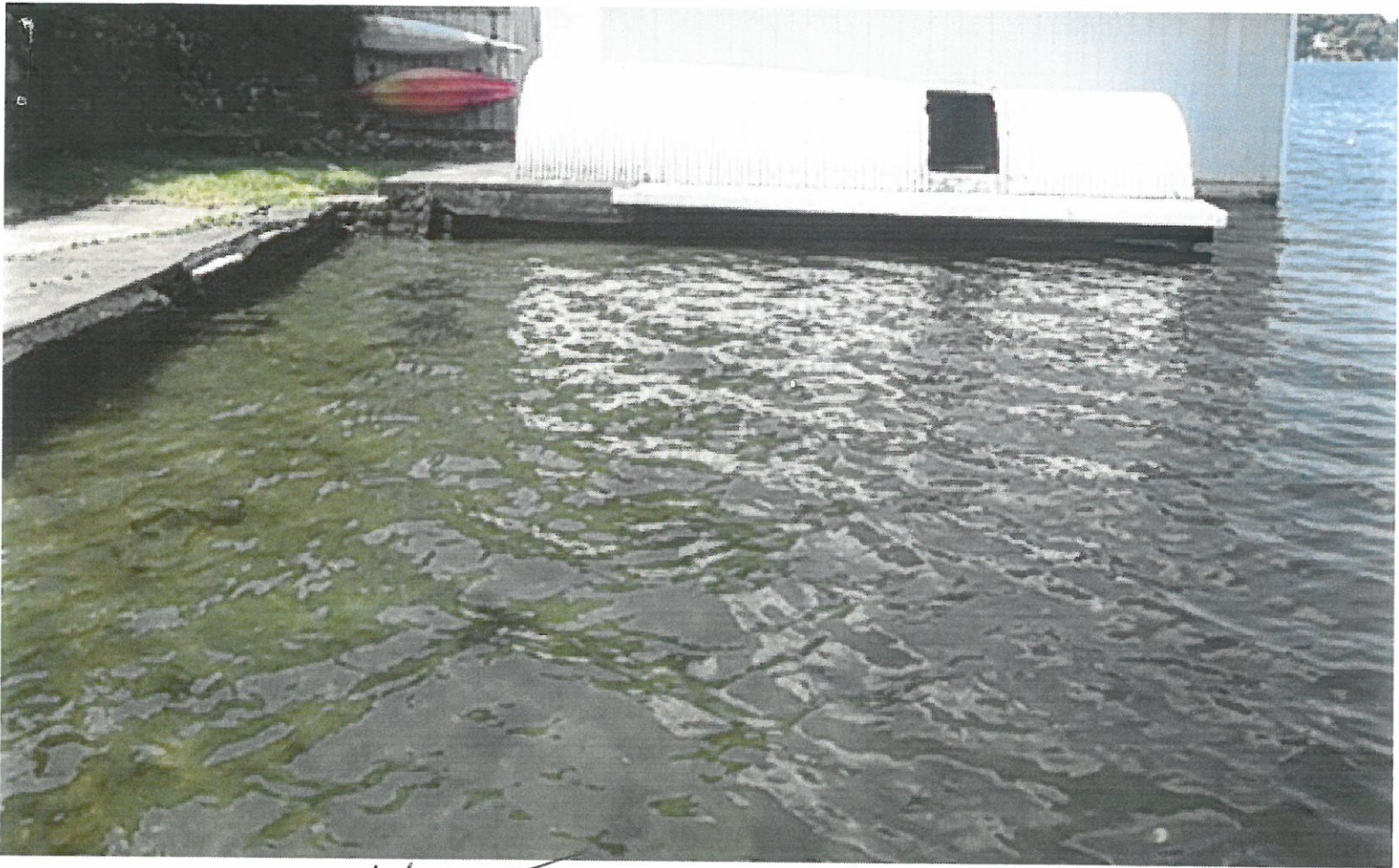
If you have any questions, please contact me at (845) 808-1390 ext. 43157

Respectfully,

  
Joseph S. Paravati, Jr., P.E.  
Assistant Public Health Engineer

JSP:cw

cc: BI (T) Carmel



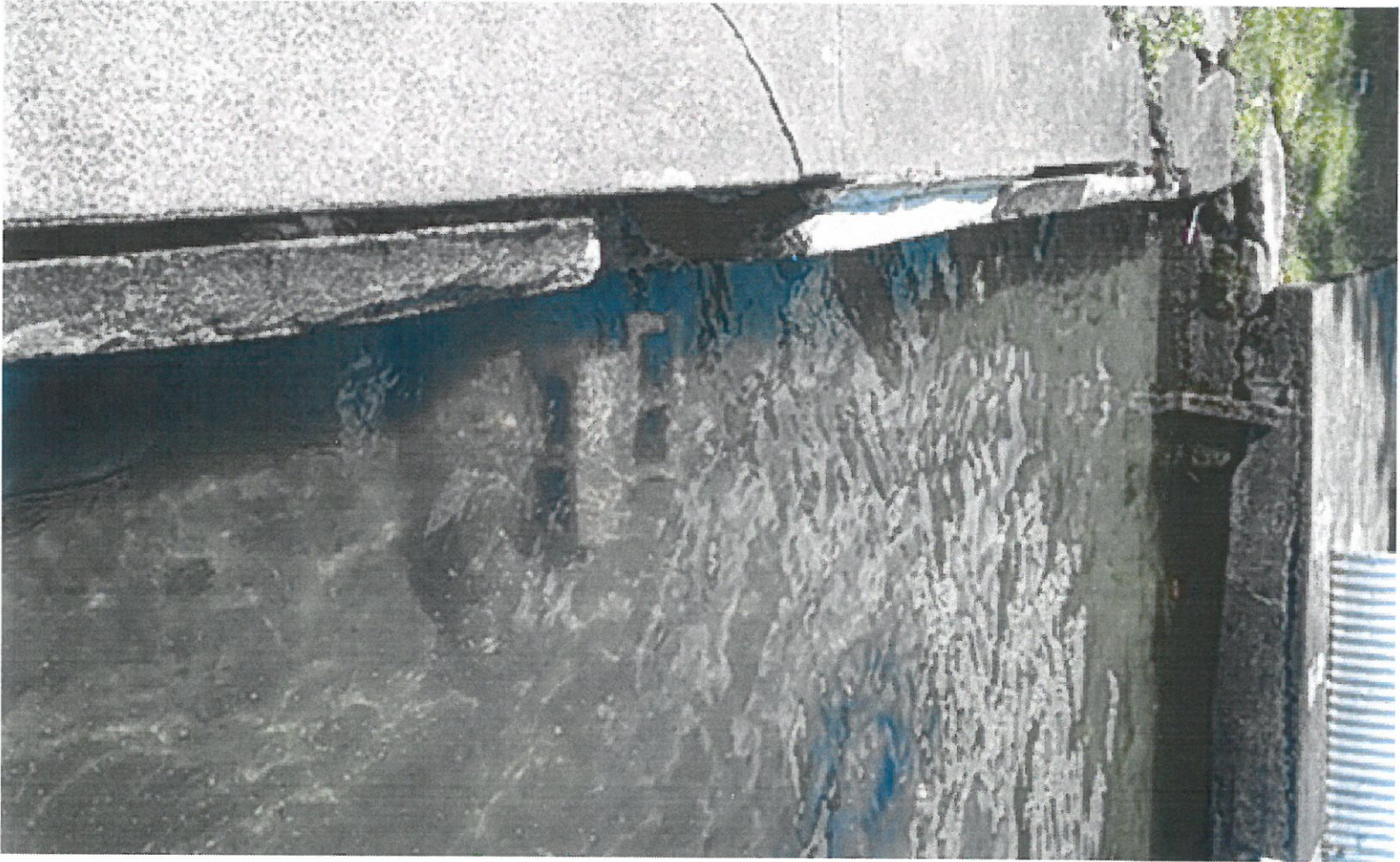
43 Tamarack Rd - TM - 75.8.2.20





43 Tamarack Rd - TM-75. 8-2-20







June 2, 2014

Mr. Carl Stone, Chairman  
Town of Carmel Environmental Conservation Board  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Old Forge Estates  
T.M. #75.15-1-19-40

Dear Mr. Stone and Members of the Board:

Old Forge Estates last appeared before the Board in June 2012. At that time, the wetland permit was extended to September 2, 2013. We ask that E.C.B. entertain extending the approval at this time. There has been no change to the plans as previously approved.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to be 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch, P.E.

PML/tal

(L01428)



June 2, 2014

Mr. Carl Stone, Chairman  
Town of Carmel Environmental Conservation Board  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Tompkins Recycling Facility  
T.M. #55.11-1-15

Dear Mr. Stone and Members of the Board:

Tompkins Recycling Facility last appeared before the Board on April 18, 2013. At that time, the wetland permit was granted with an expiration date of April 18, 2014. We ask that E.C.B. entertain extending the approval at this time. There has been no change to the plans as previously approved.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch'. The signature is written over a horizontal line.

Paul M. Lynch, P.E.

PML/tal

(L01429)