

**Philipstown Conservation Advisory Committee  
Town Hall, 238 Main Street, Cold Spring, New York, 10516  
February 8, 2011**

The CAC held its regular meeting at the Town Hall on Tuesday, February 8, 2011. Mr. Lind opened the meeting at 7:30 pm

**Present:** David Klotzle (Wetlands Inspector)  
Eric Lind (Acting Chairperson)  
MJ Martin  
Andy Galler  
Michael Leonard  
Mark Galezo  
Lou Kingsley  
Tina Andress- Landolfi

**Absent:** Bob Repetto

**Coletta, John and Jill  
531 East Mountain Rd.**

**TM#**

**WL-10-**

Mr. Coletta said that he had the engineering plan for the driveway. He said that he tried to minimize the impact. He said that he wanted to save some trees and do some mitigation.

Mr. Lind said that he thought the driveway had a loop.

Mr. Coletta said that he wanted to close the existing driveway. He said that if the driveway had the loop it would have more of an impact. He wanted to save some of the bigger trees in that area.

Mr. Lind asked the members if they had any comments.

Mr. Klotzle said that he would like to have seen more trees saved. He said that if they were going to do mitigation he would be ok with the plan.

Mr. Lind asked what the minimum distance was between the wetland and the driveway.

Mr. Coletta and the CAC reviewed the map.

Mr. Lind asked what type of mitigation was proposed. He asked if native plantings would be used.

Mr. Coletta said he believed so. He told the members that it was specified on the map.

Mr. Lind said hat he thought the plan was ok.

The members look over the plan again.

Mr. Lind entertained a motion to grant the permit.

Ms. Andress asked if any conditions or escrow were being added.

Mr. Klotzle said that he would have one thousand dollars placed in escrow.

Mr. Galler made a motion to grant the permit.

Mr. Galezo seconded the motion.

All were in favor.

Permit was granted.

Mr. Galler dismissed himself because he is an adjoining property owner of the applicant.

Mr. Wagner said that the subdivision started off as a five lot division almost ten years ago with loads of excavation work that would have been needed. He then said that they had proposed a four lot division that still had much disturbance. He told the members that the now proposed lot division was down to a three lot subdivision with a road grade at seventeen percent. He told the members that there would be three acres of disturbance and that twelve hundred yards of material would need to leave the site.

Mr. Klotzle said that he walked the site with Mr. Gainer. He said that his main concern was the storm water run off. He said that ground water infiltration systems were talked about with Mr. Gainer and Cronin engineering. He said that there was no room at the bottom of the road for a detaining pond. He said that the water would need to be out back into the ground before it reached the common driveway.

Mr. Wagner said that a swale was running along the entire length of the entire common driveway. He said that rain gardens could be incorporated into the home sites and that some pervious pavers could be placed around the home sites.

Mr. Klotzle said that looked at the wetland flagging. He said that he could see the wetland just about came up to a stone wall that was the dividing line between the Santucci property and the Galler property. He said he agreed that was the closest extent of the wetland itself. He said that there were two wetlands that he could see on the Galler property not including the stream. He said that every time he saw it was running.

Ms. Martin asked if that was the stream that ran adjacent to the proposed driveway.

Mr. Klotzle said yes it was.

Ms. Martin asked if the driveway was entirely in the buffer.

Mr. Wagner said yes. He said that the soils were good for infiltration.

Mr. Lind said that the stream would need additional protection. He asked what the surface of the driveway would be.

Mr. Wagner said that the Planning Board wants the driveway paved.

Mr. Klotzle said that some mitigation plantings would be needed along the driveway. He said that wire back silt fence would need to be used. He told Mr. Wagner that a state and local storm water permit would be needed. He said that someone certified would need to

be there to monitor the site on a regular basis. He told them that they would also need a wetland permit for the driveway.

Mr. Lind said that he appreciated the flexibility. He said that a report would be written to the Planning Board.

Mr. Klotzle said that the members that have not visited the site need to take a look at it first.

Mr. Klotzle asked if he had any details on runoff.

Mr. Wagner said that it was still in the very preliminary stages.

Ms. Martin asked if there was a place for a house site at the bottom of the site.

Mr. Wagner said no. He told the members to contact him when they are ready to walk the site and he would meet with them.

Mr. Lind said that when the snow melts they will call to walk the site.

**Rose**  
**165 Cloudbank Rd.**

**TM#**

**WL-**

Mr. Watson said that a permit was needed for an addition and renovation being done on the residence because it was within the 100 foot buffer of a small watercourse located south east of the property.

The CAC reviewed the plan with Mr. Watson.

Mr. Watson said that he would come back in March after the site had been visited by the members.

Mr. Klotzle said that it is a difficult time of year to view the site.

Mr. Watson said that if the CAC called before visiting the site he would make arrangements for them to get access to the property.

Mr. Lind asked about the renovation.

Mr. Watson said that the building itself would be getting smaller. He said that some inside renovations would also be done. He said that standard erosion control will be provided.

Mr. Galler said that it was not clear on the map the type of work that would be done in the buffer.

Mr. Watson said that he could specify that more clearly.

**Ventura, Ricky  
1 Lane Gate Rd.**

**TM#**

**Advice on amended site plan.**

Mr. Ventura said that he was coming to the CAC for advice on an amended site plan that he would be submitting to the PB because of the wetlands located on site.

Mr. Klotzle said that he had visited the site several times. He said that there was a small wetland that did not seem to be jurisdictional on site. He said that the site had no violations on site. He said that Mr. Ventura would explain what he would be doing on the site and he thought it would be beneficial to the town. He said that Mr. Ventura wanted to offer wetland plants for sale and other erosion control materials that are not available in the area.

Mr. Lind agreed that there was a demand for that.

The CAC and Mr. Ventura reviewed the site plan.

Mr. Klotzle said that Mr. Ventura wanted to use the wetland area as a display area.

Mr. Ventura said that he wanted to keep all work out of the State wetland buffer and use that for mitigation and display area only.

Mr. Lind asked if the pond was man made.

Mr. Ventura said that he believed that he believed that was.

Mr. Klotzle agreed to that. He said that unfortunately the pond received drainage from the landfill in his opinion.

Mr. Lind asked about the catch basin shown on the map.

Mr. Ventura said that it was for the runoff on Lane Gate rd. He said that it was in the works with the Highway Department and he was not committing to full responsibility of the pipes.

Mr. Ventura and the members looked at the plan and discussed areas located on it.

Mr. Galler asked what the site was zoned as.

Mr. Ventura said industrial.

Mr. Lind said that he thought the plan was a great idea.

It was discussed and determined that a small wetland located on the site was under a quarter of an acre and not going to be regulated.

Mr. Klotzle told Mr. Ventura that he needed a letter from his engineer giving the exact calculations of the wetland. He would not need to do a determination himself because he had been on site many times and would be satisfied with the letter.

The members agreed that they would not need anything further from Mr. Ventura. They said that if he did decide to make a new entrance off of route nine that the portion of that gravel rd would need to be permitted because a small portion of it was located within the state regulated wetland.

**Adjournment:**

Ms. Martin made a motion to close the meeting. Mr. Kingsley seconded the motion. All were in favor. The meeting closed at 8:30 pm.

**Respectfully Yours,**

**Tina Andress- Landolfi**

**Note: These minutes were prepared for the Town of Philipstown Conservation Advisory Committee and are subject to review, comment, emendation and approval thereupon.**

**Date Approved** \_\_\_\_\_