

**TOWN OF PHILIPSTOWN CONSERVATION BOARD
238 MAIN STREET, COLD SPRING, NY 10516**

**MEETING AGENDA
October 14 at 7:30 PM**

- 1.) David and Joanna Brenner TM# 17.-2-52 WL-14-245
530 East Mountain South
Installation of septic fill pad, septic system, underground service line for utilities, underwater supply well.**
- 2.) Terry and Bonnie Turner TM# 49.-3-20 WL-14-246
4 Circle Dr
Tree work, invasive species removal, use of herbicides and dyes, with wetlands mitigation.**
- 3.) Doug Banker TM# 81.-1-27.2 WI-14- TBD
43 Kings Dock Rd
Modification to two existing structures**
- 4.) Approval of Minutes**
- 5.) Storm Water Program Discussion**
 - Items may not take place in order as listed above**

**TIM
MILLER
ASSOCIATES, INC.**

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

September 30, 2014

Mr. Eric Lind, Chair
Town of Philipstown Conservation Board
Town of Philipstown
238 Main Street
Cold Spring, NY 10516

**RE: Wetland Permit Application
Banker Property
43 Kings Dock Road, Garrison
Tax Map # 81-01-27.2**

Dear Mr. Lind:

Enclosed, please find a Wetland Application package and application fees.

Doug and Sarah Banker are proposing the demolition and replacement of an existing cottage on their property at 43 Kings Dock Road. Also included with this work is the rehabilitation of the existing septic system/driveway, alteration of the interior and roofline of the other existing cottage (the "guest house") on the property, and the removal of brick and stone fill from the area adjacent to the marsh. The project site includes a portion of marsh land associated with the Hudson River a wetland and stream corridor regulated by the Town of Philipstown and the US Army Corps of Engineers. The property is the site of previous Conservation Board approvals.

Background and Setting

The project site is 6.07 acres in size. It is located on the west side of Route 9D, adjacent to the Hudson River and the Metro North train tracks. Access to the cottage is via an existing gravel driveway from Kings Dock Road. The property also includes an existing two bedroom guest cottage. There is an existing private well and septic system which serves both buildings. The buildings have been unoccupied for some time.

The proposed activities will occur within 100 feet of two regulated features on the site.

To the east of the building there is an existing drainageway that flows through a culvert pipe under the existing driveway. This watercourse flows on the surface entering the pipe from the south and discharging from the pipe to the north, both within the regulated area. In the past the upstream side of this pipe was blocked, and overflow caused erosion of the cover of the existing septic system and driveway. The blockage has been cleared and an open grate placed over the culvert inlet, and the applicant now proposes to restore the gravel cover of the septic system.

RECEIVED
9/30/14
Dm

To the west of the existing building is the Hudson River and associated marsh that is derived from river flows through a culvert under the Metro North train tracks. An existing retaining wall four to five feet high separates the building from the undeveloped portions and the marsh below.

Description of the Proposed Activities

1. Replacement of existing cottage.

The applicant proposes to remove the existing two bedroom cottage and replace it with a classically designed structure of the same size for use as a recreation/game room and library. A large game room will be the entire north end of the building (as shown on the attached drawings), and a small kitchen and bath will be provided at the rear of the structure, but it is not intended for full time occupancy. In order to make the most of river and sunset views, the front of the building foundation will be shifted slightly to the west (as shown on drawing A-002) and a porch with classic Greek columns constructed.

In order to accomplish this, the existing retaining wall will be moved six feet further to the west to allow for access to the west side of the building. The design of the retaining wall is included with the plan set. This will result in approximately 180 square feet of disturbance to currently undisturbed area. The retaining wall will be pinned to existing bedrock, so no earth movement will be required and only drainage backfill behind the wall added for stability. The applicant is also considering the possibility of routing roof runoff into this new drainage area so that runoff can be filtered prior to discharge toward the marsh.

All other activities will take place within the existing useable area.

2. Rehabilitation of septic/driveway area.

As noted above, previous blockage of an existing culvert resulted in the erosion of the driveway and cover for the septic system. It is proposed to replace the missing material and smooth the area for revegetation. This area will be able to support cars as a driveway, but is not intended for long term or permanent use and will be planted with grass rather than left as bare gravel.

3. Existing two bedroom cottage

It is proposed to replace the interior partitions and roof of the existing two bedroom cottage in the southeast corner of the site. Although these activities do not specifically require Town approval for wetland activities, it is disclosed in this application so that the Board may be aware of the full scope of activities that will be taking place on the site. The new interior will also include two bedrooms, so that no upgrade of the existing septic system will be necessary. In fact, with the reduction in bedrooms with the rehabilitation of the other cottage, the septic system is expected to be oversized for the site uses.

4. Removal of brick/stone fill from area west of existing driveway

As shown on the previous mitigation restoration plan, the applicant is proposing to remove an existing stone foundation and several truckloads of bricks that are on the site

from previous use of the parcel. When all of the fill is removed, the area will be smooth and replanted in a meadow seed mix as previously proposed. It is our understanding that this was previously approved under the restoration plan, but again we want to fully disclose the activities that will be going on on-site.

Comparison of the Activities to the Criteria for Approval (Section 93-8).

- 1) The proposed construction will not have a substantial adverse affect on the natural function and benefits of the on-site wetland and watercourse. The construction will involve the disturbance of 180 square feet of the regulated 100-foot adjacent area outside of the existing disturbed areas. The functions and benefits of the wetlands will not be adversely affected by the project.
- 2) The project will not change the natural channel of the on-site water course, since no activity is proposed for the watercourse or wetland.
- 3) The project will not result in the degrading or pollution of waters. As indicated, the proposed construction will occur generally in existing disturbed areas. Soil erosion control measures, specifically silt fence will be installed during construction at the proposed limits of disturbance at the western edge of the building (see attached drawing).
- 4) The proposed activity will not increase the potential for flooding, since no alteration of the existing watercourse or drainage conditions are proposed.
- 5) The applicant has proposed sufficient soil erosion and sedimentation controls for project construction. The proposed site plan drawing shows the location of silt fence between proposed areas of disturbance and the 100-foot wetland adjacent area. Erosion control methods will be maintained throughout the period of construction.
- 6) No practicable alternative location is available on the property for the proposed activity. Alternative locations would involve the disturbance of either steep slopes or previously undisturbed upland areas. Disturbance to steep slopes would increase the potential for soil erosion and potential water quality impacts to the on-site wetland and watercourse. The proposed building location minimizes overall project impact, including to the wetlands.
- 7) As described herein, the project has been designed to minimize impacts to land, wetlands and on-site water resources. No additional technical improvements or safeguards can reasonably be added to the plan to further reduce impacts.
- 8) The proposed project will not alleviate or remove a hazard to public health or safety and was not proposed with that intent.

Given the limited nature of the disturbance, and its occurrence on previously disturbed land, the project's potential impacts meet the criteria for approval for the Town's wetland permit.

Mr. Lind
September 30, 2014

Please advise if you have any questions or require additional information. We look forward to discussing this with you at the Board's next scheduled meeting.

Sincerely,



Steve Marino, PWS
Senior Wetland Scientist
TIM MILLER ASSOCIATES, INC.

Enclosures.

Names and Addresses of Abutters

Philip Giordano ✓
12 Kings Dock Road
Garrison, NY 10524

Jamil Gary ✓
589 Route 9D
Garrison, NY 10524

Joann Patterson ✓
5 Kings Dock Road
Garrison, NY 10524

Leonard Lindros ✓
569 Kings Dock Road
Garrison, NY 10524

Harris Kimball ✓
569 Route 9D
Garrison, NY 10524

Marian Dunn ✓
553 Route 9D
Garrison, NY 10524

Charles Bartnik ✓
549 Route 9D
Garrison, NY 10524

Jeanne Mullin ✓
553 Route 9D
Garrison, NY 10524

TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

238 Main Street
Cold Spring, NY, 10516
(845) 265-5202

APPLICATION FOR WETLANDS PERMIT

Note to Applicant:

Submit the completed application to the appropriate permitting authority. The application for Wetlands Permit should be submitted simultaneously with any related application (e.g., subdivision approval, site plan approval, Special Use Permit, etc.), being made to the permitting authority.

(Office Use Only)

Application #	_____	Permitting Authority
Received by:	_____	_____ Z.B.A.
Date	_____	_____ Planning Board
Fee	_____	_____ Wetlands Inspector

Pursuant to Chapter 93 of the Code of the Town of Philipstown, entitled "Freshwater Wetlands and Watercourse Law of the Town of Philipstown" (Wetlands Law), the undersigned hereby applies for a Wetlands Permit to conduct a regulated activity in a controlled area.

1. Owner: Name: DOUGLAS AND SARAH BANKER

Address: Box 190 GARRISON NY

Telephone: 845 424 3008

2. Agent: Name: STEVE MARINO, PWS

(Applicant must be owner of the land. The Application may be managed an authorized agent of such person.)

3/ Name of Agent

If Corporation, give names of officers:

TIM MILLER ASSOCIATES

Mailing Address: 16 NORTH ST, COLD SPRING

Telephone: 845 265 4400

3. Location of Proposed Activity:

43 KINGS DOCK ROAD, GARRISON

Tax Map No.: 81-01-27.2

Acreage of Controlled Area Affected: 1/- 4000 SQUARE FEET

4. Type of Activity: (See list of regulated activities)

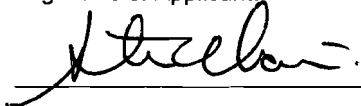
MODIFICATIONS TO TWO EXISTING STRUCTURES

5. Other permit(s) required and agency or agencies responsible for granting such permits such as but not limited to P.C.B.O.H, N.Y.D.E.C, Army Core of Engineers, EPA, DOT, Building Dept. Planning Board, and Z.B.A.

6. Each copy of this application shall be accompanied by:
- a. A detailed description of the proposed activity and a comparison of the activity to the criteria for approval specified in §93-8 of the Wetlands Law. (See below)
 - b. A completed short form environmental assessment form (*included in the application folder*)
 - c. A map prepared by a licensed surveyor landscape architect or engineer showing:
 - 1. The controlled area(s) wetland buffer zone 100 feet from the edge of any wetlands, lakes, ponds or streams on the site;
 - 2. Any wetland or watercourse therein and the location thereof;
 - 3. The location, extent, and nature of the proposed activity.
 - D. The names of claimants of water rights in the wetland or watercourse of whom the applicant has record notice and the names and addresses of all owners of record of properties abutting and directly across from the proposed activity as shown on the latest tax record.
- (Note: Any map, plat or plan showing the above information that is required to be submitted for any other permit or approval in connection with the regulated activity, and that is acceptable to the Permitting Authority, may be used.)

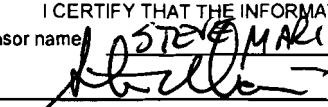
Date: 9/30/14

Signature of Applicant:

 for DOUGLAS BANKER

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR DOUGLAS BANKER	2. PROJECT NAME BANKER FOLLY
3. PROJECT LOCATION: Municipality PUTNAM County PUTNAM	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 43 KINGS DOCK ROAD	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: REPLACE EXISTING STRUCTURE, MODIFICATIONS TO EXISTING STRUCTURE; REPAIR SEPTIC/DRIVEWAY	
7. AMOUNT OF LAND AFFECTED: Initially 0.1 acres Ultimately 0.1 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly WETLAND PERMIT REQUIRED	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: STEVE MARINO, TIM MILLER ASSOCIATES Date: 9/30/14 Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

NO

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?

☐ Yes ☒ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

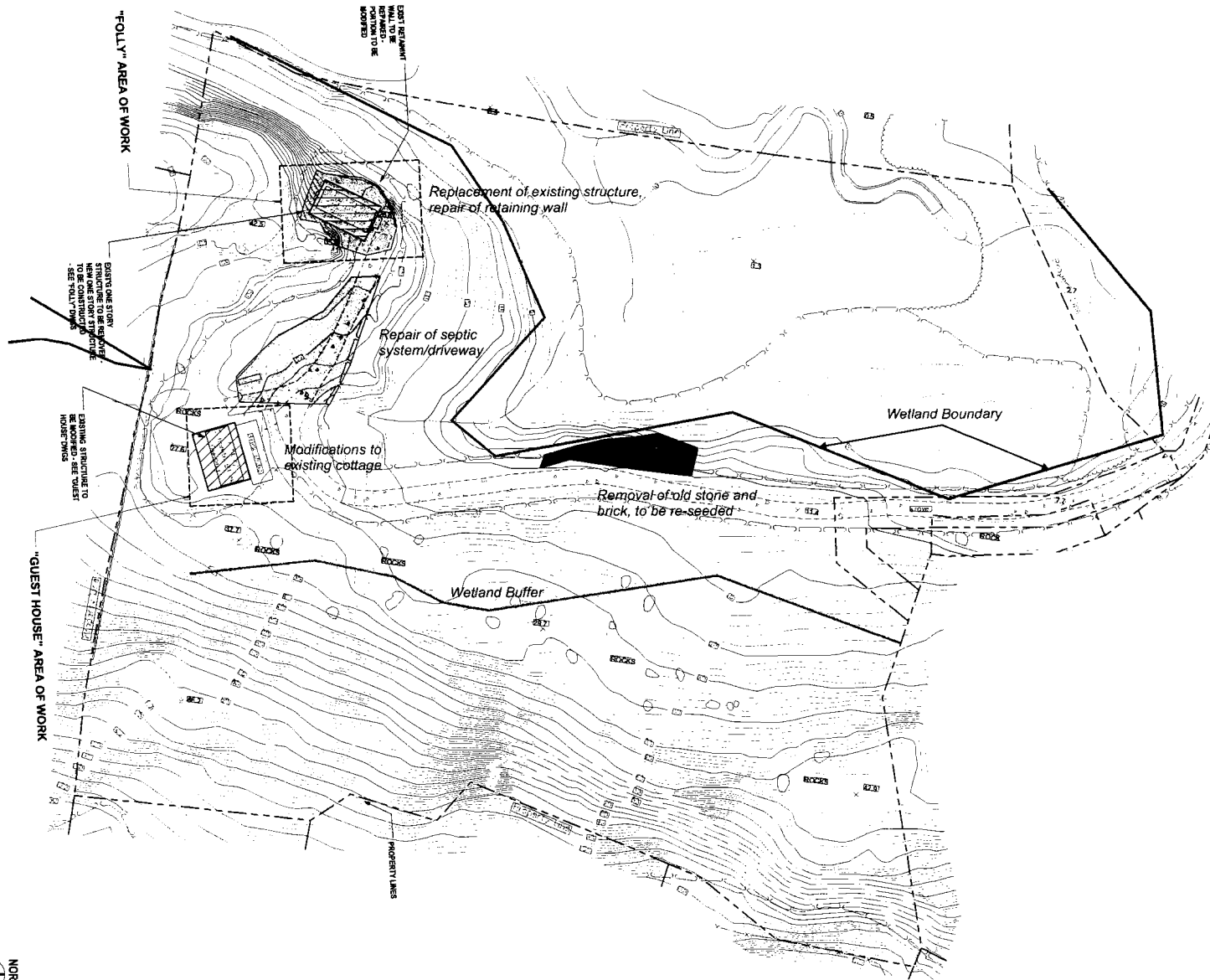
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Reset



8 MARION AVENUE, SUITE 3
COLD SPRING, NY 10516
TEL: 845 285 2254
FAX: 845 285 2273

PROJECT:

BANKER FOLLY

43 KINGS DOCK RD,
GARRISON, NY 10524

CONSULTANTS:

SEAL:

ISSUED FOR:
REVIEW

ISSUE DATE: SEPTEMBER 24, 2014
REV. DES. DATE:

DWG TITLE:

SITE PLAN

DWG NO:

A-001

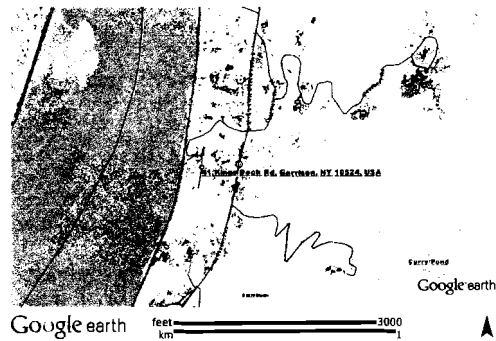
SCALE: 1" = 20'-0" PAGE NO:
JOB #: 0000 PLOTS:
FILE PATH: J:\Banker Project\DWG\DLT\Banker_Site House.rvt

DATE: 09/24/14
BY: [Signature]

DRAWING LIST

T-001	GENERAL NOTES & DRAWING LIST
A-001	SITE PLAN
A-002	FULLY SITE PLAN
A-101	FLOOR PLAN
A-201	REFLECTED CEILING PLAN
A-301	EXTERIOR ELEVATIONS
A-402	BUILDING SECTIONS
A-411	WALL SECTIONS
A-412	WALL SECTIONS
A-413	WALL SECTIONS
A-502	DETAILS
A-503	DIAGRAMS
A-911	WINDOW & DOOR SCHEDULES

SITE LOCATION MAP



DRAWING LEGEND

SECTION KEY	DETAIL NO.	DOOR NUMBER	101
EXTERIOR ELEV KEY	DETAIL NO.	WINDOW NUMBER	101
INTERIOR ELEV KEY	DETAIL NO.	CEILING HEIGHT	CEILING
DETAIL KEY	DETAIL NO.	REVISION NUMBER	1
ROOM DESIGNATION	ROOM NAME	EXISTING	EXISTING
	ROOM NO.	NEW	NEW
	ROOM AREA	DEM	DEM

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST RESIDENTIAL CODE OF NEW YORK STATE AND ALL PERTINENT REGULATIONS AND DIRECTIONS OF THE COLD SPRING BUILDING DEPARTMENT. SHOULD ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS BE IN VARIANCE WITH SAID CODES, CONTRACTORS SHALL IMMEDIATELY INFORM THE ARCHITECT.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS IN THESE DOCUMENTS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE WORK AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THE DRAWINGS.
- WITH THE EXCEPTION OF THOSE NOTED AS "OWNER SUPPLIED" ITEMS, CONTRACTORS SHALL PROVIDE ALL ITEMS AND LABOR NECESSARY FOR THE COMPLETION OF THE WORK SHOWN ON THE CONTRACT DOCUMENTS. WHETHER THOSE ITEMS ARE EXPRESSLY SPECIFIED OR NOT, INCLUDING, BUT NOT LIMITED TO, TAX, PURCHASE, DELIVERY ARRANGEMENTS AND STORAGE.
- SHOP DRAWINGS: GC SHALL OBTAIN OR PROVIDE ALL NECESSARY SHOP DRAWINGS AND REVIEW THEM FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS AND SITE CONDITIONS. GC SHALL THEN FORWARD SHOP DRAWINGS TO THE DESIGN TEAM FOR THEIR COMMENTS AND/OR APPROVAL FOR COMPLIANCE WITH DESIGN INTENT. ADEQUATE TIME FOR REVIEW AND APPROVAL MUST BE GIVEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR SUBMITTAL OF SHOP DRAWINGS AND SAMPLES. SAMPLES, SHOP DRAWINGS, MANUFACTURER'S LITERATURE, AND OTHER REQUIRED INFORMATION SHALL BE SUBMITTED IN SUFFICIENT TIME TO PERMIT PROPER CONSIDERATION AND ACTION ON SAME BEFORE ANY MATERIALS AND ITEMS ARE DELIVERED ON THE WORK. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BE THOROUGHLY CHECKED BY THE CONTRACTOR FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE SUBMITTING THEM TO THE ARCHITECT.
- CONTRACTORS SHALL PROVIDE SUPERVISION ADEQUATE FOR THE COMPLETION OF THE WORK.
- CONTRACTORS SHALL COORDINATE ALL LABOR AND MATERIALS INVOLVED IN THE PROJECT AND BE RESPONSIBLE FOR SCHEDULING OF TRADES INVOLVED.
- CONTRACTORS SHALL BE LICENSED AND INSURED FOR LIABILITY AND PROPERTY DAMAGE AS REQUIRED BY LAW AND SHALL SUBMIT SUCH PROOF TO THE OWNER AND ARCHITECT TO AVOID ANY CLAIMS AND/OR LIENS ON THE WORK BE ASSOCIATED WITH THE OWNER AND ARCHITECT.
- CONTRACTORS SHALL CARRY INSURANCE OF 100% OF THE VALUE OF WORK IN PLACE AND SHALL COMPLY WITH ANY AND ALL ADDITIONAL SUCH REQUIREMENTS.
- CERTIFICATION OF INSURANCE FOR PROPERTY DAMAGE, WORKMAN'S COMPENSATION, LIABILITY, & LIABILITY TO BE FILED WITH THE BUILDING OWNER AND ARCHITECT LISTING EACH AS CO-INSURED.
- NO EXTRA WORK SHALL BE PERFORMED NOR ADDITIONAL CHARGES BE MADE UNLESS AUTHORIZATION IS OBTAINED IN WRITING FROM THE OWNER AND ARCHITECT PRIOR TO SUCH WORK.
- CONTRACTORS SHALL MAINTAIN CONTINUOUS AND ADEQUATE PROTECTION OF ALL EXISTING CONDITIONS AND NEW CONSTRUCTION, AND SHALL REPAIR OR REPLACE ANY WORK, NEW OR EXISTING, WHICH IS DAMAGED.
- CONTRACTORS SHALL KEEP JOB SITE FREE OF DEBRIS AND HAZARDOUS CONDITIONS AND BE RESPONSIBLE FOR THE LEGAL REMOVAL OF ALL EQUIPMENT AND DEBRIS ON DAILY BASIS AND PRIOR TO RECEIPT OF PAYMENT. NO DEBRIS IS TO BE LEFT IN THE BUILDING, UNSECURED OUTDOORS, OR ON THE STREET. ALL WORK PROCEDURES AND METHODS SHALL COMPLY WITH OSHA AND OTHER APPLICABLE REGULATIONS.
- CONTRACTORS SHALL THOROUGHLY EXAMINE ALL CONTRACT DOCUMENTS AND IMMEDIATELY ADVISE THE ARCHITECT OF ANY ERRORS, CONFLICTS, OR DISCREPANCIES IN THE DOCUMENTS IN WRITING. ARCHITECT WILL NOT BE LIABLE FOR ASSUMPTIONS MADE BY THE CONTRACTOR.
- THE CONTRACTORS SHALL COORDINATE WITH CLIENT REGARDING STORING MATERIALS AT THE SITE.
- ALL WORK SHALL BE DONE IN A WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- CONTRACTOR TO ENSURE ADEQUATE CLEARANCE FOR MOVING ALL MATERIALS, ASSEMBLIES AND EQUIPMENT ONTO AND OFF THE SITE AS REQUIRED.
- THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ANY NECESSARY DRAWINGS, ARRANGE FOR ALL INSPECTIONS, OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL, REQUIRED IN CONNECTION WITH ALL WORK UNDER THIS CONTRACT. HE SHALL COMPLY WITH ALL LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND WITH THE LATEST PERTINENT CODES AND THE DIRECTION OF THE DESIGNATED BUILDING INSPECTOR.
- CONTRACTOR SHALL APPROPRIATELY COORDINATE WORK COMPLETED AND SCHEDULE ARCHITECTS' SITE OBSERVATIONS.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH BUILDING OWNER SCHEDULING REQUIREMENTS AND COMMUNICATE WITH BUILDING OWNER.
- ALL NOTES APPLY TO BOTH THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS AS WELL AS ANY WORKERS AND TRADES EMPLOYED BY THE OWNER UNDER OTHER AGREEMENTS.
- SCHEDULE ANY NECESSARY INTERRUPTIONS OF UTILITIES WITH OWNER. COMPLETE WORK QUICKLY TO MINIMIZE SERVICE INTERRUPTIONS.
- ALL MATERIAL STORED ON THE SITE SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM OTHER WORK IN PROGRESS. REPAIR OF COMPLETED WORK DAMAGED IN THE COURSE OF THE PROJECT WILL BE THE CONTRACTORS RESPONSIBILITY AT NO COST TO THE OWNER.
- ALL PRECAUTIONS TO BE OBSERVED IN THE BUILDING TO MAINTAIN FIRE SAFETY DURING CONSTRUCTION. KEEP HALLWAYS AND OTHER MEANS OF EGRESS CLEAR AT ALL TIMES.
- THE STRUCTURAL INTEGRITY OF THE BUILDING SHALL BE PROTECTED AT ALL TIMES AND NOT BE DISTURBED.
- FLOORS SHALL NOT BE OVERLOADED WITH CONSTRUCTION MATERIAL BEYOND THAT PERMITTED.
- THERE SHALL BE NO ONE OCCUPYING THE AREA OF WORK OR RENOVATION DURING THE COURSE OF CONSTRUCTION.
- THE WORK SHALL BE PERFORMED DURING PERMITTED WORKING HOURS AS PERSCRIBED BY THE BUILDING OFFICE OF COLD SPRING, NEW YORK.
- ALL BUILDING AREAS ARE TO BE BROOM SWEEPED EACH NIGHT BEFORE THE AUTHORIZED CONTRACTORS LEAVE. THE PREMISES ARE TO BE KEPT CLEAN DURING ALL TIMES CONSTRUCTION IS UNDERWAY.
- PLASTIC, PAPER AND/OR TAPE MUST BE INSTALLED OVER AND AROUND ALL DOORWAYS AND WINDOWS LEADING TO THE FINISHED AREAS OF THE BUILDING. ALL PROTECTIVE MEASURES SHALL BE INSPECTED BY THE BUILDING OWNER AND MUST MEET HIS APPROVAL. DUST AND LOOSE DEBRIS MUST BE KEPT TO AN ABSOLUTE MINIMUM IN ALL AREAS.
- PLUMBING AND ELECTRICAL WORK SHOULD BE PERFORMED BY LICENSED CONTRACTORS PROVIDE ALL REQUIRED PERMITS AND CERTIFICATIONS.

ABBREVIATIONS

A/C	AIR CONDITIONING	E	EACH	L	LAMINATE	R	RETURN AIR
AB	AIR BARRIER	EA	ELEVATION	LH	LEFT-HAND	RCP	REFLECTED CEILING PLAN
AC	ACOUSTICAL	ELEC	ELECTRIC	LT	LIGHT	REGPT	RECEPTACLE
ACT	ACOUSTICAL TILE	EMERG	EMERGENCY	LTG	LIGHTING	REF	REFERENCE
ADD	ADDENDUM	ENCL	ENCLOSURE	M	MASONRY	REFR	REFRIGERATOR
ADH	ADHESIVE	EQUIP	EQUIPMENT	MAS	MASONRY	RELOC	RELOCATE
ADJ	ADJACENT	ERV	ENTHALPY RECOVERY VENTILATOR	MAT	MATERIAL	REQD	REQUIRED
ADJT	ADJUSTABLE	EXH	EXHAUSE	MAX	MAXIMUM	RES	RESILIENT
AFF	ABOVE FINISHED FLOOR	EXIST	EXISTING	MECH	MECHANICAL	RET	RETURN
AL	ALUMINUM	EXP	EXPOSED	MIN	MINIMUM	REV	REVISION
ALT	ALTERNATE	EXT	EXTERIOR	MIR	MIRROR	RFL	REFLECTED (OR LIVE)
AP	ACCESS PANEL	F	FRESH AIR INTAKE	MISC	MISCELLANEOUS	RH	RIGHT-HAND
APPROX	APPROXIMATELY	FD	FLOOR DRAIN	ML	METAL LATH	RM	ROOM
ARCH	ARCHITECTURAL	FIN	FINISH	MO	MASONRY OPENING	RO	ROUGH OPENING
ATT	ATTENUATION	FLR	FLOOR	MTG	MOUNTING	S	SCHEDULE
BD	BOARD	FLUOR	FLUORESCENT	MTL	METAL	SECT	SECTION
BET	BETWEEN	FLX	FLEXIBLE	MULL	MULLION	SHT	SHEET
BLOG	BUILDING	FP	FIREPROOF	MWK	MILLWORK	SM	SIMILAR
BLK	BLOCK	FR	FRAME	N	NOT APPLICABLE	SPEC	SPEAKER
BLKG	BLOCKING	FT	FOOT (FEET)	NC	NOT IN CONTRACT	SO	SQUARE
BM	BEAM	FTG	FOOTING	NO	NUMBER	SS	STAINLESS STEEL
BOTT	BOTTOM	FUR	FURRING	NOM	NOMINAL	STD	STANDARD
C	CABINET	FXD	FIXED (INOPERABLE)	NTS	NOT TO SCALE	STR	STORAGE
CAB	CABINET	G	GAUGE, GAGE	O	OVERALL	STRUCT	STRUCTURAL
CEM	CEMENT	CA	CALVANIZED	OC	ON CENTER	SURF	SURFACE
CER	CERAMIC	GC	GENERAL CONTRACTOR	OD	OUTSIDE DIAMETER	SUSP	SUSPENDED
CK	CAULK	GEN	GENERAL	OH	OVERHEAD	SYM	SYMMETRICAL
CL	CLOSE	GL	GLASS (GLAZING)	OP	OPERABLE	T	TELEPHONE
CLG	CEILING	GND	GROUND	OPNG	OPENING	THK	THICKNESS
CLR	CLEAR	GRP	GRADE	OPP	OPPOSITE	TOP	TOP OF
CMU	CONCRETE MASONRY UNIT	GWB	GYPSPUM WALLBOARD	P	PARTICLE BOARD	TRANSF	TRANSFORMER
COL	COLUMN	H	HARDWARE	PBD	PLASTER BOARD	TYP	TYPICAL
CONC	CONCRETE	HDW	HOLLOW METAL	PLAM	PLASTIC LAMINATE	U	UNLESS OTHERWISE NOTED
CONST	CONSTRUCTION	HORIZ	HORIZONTAL	PLBG	PLUMBING	V	VAPOR BARRIER
CONT	CONTINUOUS	HSS	HOLLOW STEEL SECTION	PLR	PLASTER	VCT	VINYL COMPOSITE TILE
CONTR	CONTRACTOR	HT	HEIGHT	PNT	PANEL	VENT	VENTILATION
COR	CORRIDOR	HVAC	HEATING / VENTILATING / AIR CONDITIONING	PNT	PAINT	VEST	VESTIBULE
CPT	CARPET	HW	HOT WATER	PTD	POLY STRAND LUMBER	VF	VERIFY IN FIELD
CS	COUNTER SINK	ID	INSIDE DIAMETER	PTN	PARTITION	VIN	VINYL
CT	CERAMIC TILE	IN	INCH	PVC	POLYVINYL CHLORIDE	W	WITHOUT
CW	COLD WATER	INCL	INCLUDING	PWD	PLYWOOD	WC	WATER CLOSET
D	DRAIN	INSUL	INSULATING / INSULATION			WO	WOOD
DEM	DEMOLISH	INT	INTERIOR			WH	WALL HUNG
DIAM	DIAMETER	J	JANITOR CLOSET			WPR	WATERPROOF
DIF	DIFFUSER	JF	JOINT FILLER			WRB	WEATHER RESISTIVE BARRIER
DIM	DIMENSION	JST	JOIST			WSCT	WAINSCOT
DISTR	DISTRIBUTION	JT	JOINT				
DN	DOWN	K	KICK PLATE				
DISP	DISPENSER						
DOCK	DOCK						
DS	DOWNSPOUT						
DT	DRAIN TILE						
DTL	DETAIL						
DWG	DRAWING						
DWL	DOWEL						

River
ARCHITECTS

8 MARION AVENUE, SUITE 3
COLD SPRING, NY 10516
TEL. 845.265.2254
FAX. 845.265.2273

PROJECT

BANKER FOLLY

43 KINGS DOCK RD.
GARRISON, NY 10524
CONSULTANTS

SCALE

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES

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ISSUE DATE SEPTEMBER 20, 2014

REV DES DATE



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42 JAMES LOCK RD.
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SEA

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SCALE DATE: 2/27/2008 X 2/14
REV: 005 DATE

DWG TITLE
SITE PLAN
DWG NO

A-001

SCALE: 1" = 30'-0"
DATE: 2/27/2008
FILE NAME: J:\Projects\Banker Folly\A-001.dwg
SHEET NUMBER

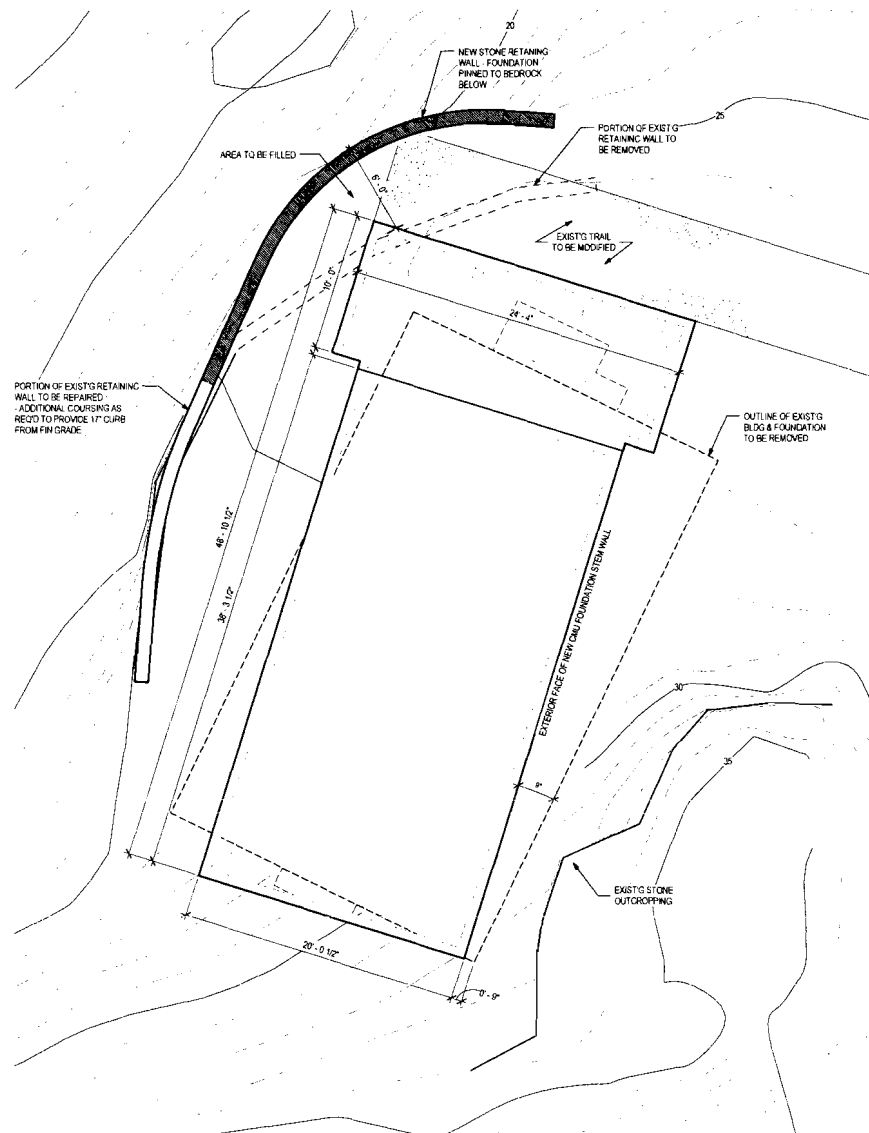


PROJECT:

BANKER FOLLY

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GARRISON, NY 10524

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NOTE:
NEW BUILDING & RETAINING WALL
LOCATIONS TO BE COORDINATED
IN FIELD WITH OWNER & ARCH

NORTH



SEAL

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REV DES DATE

DWG TITLE

FOLLY SITE PLAN

DWG NO _____

A-002

SCALE 1/4" = 1'-0" PACE NO.
JOB # 00000 PLOT#
FILE NAME C:\Program Files\Autodesk\CAD\2006\MCAD\2006\Drawings\1-10.dwg

TRACKING NUMBER	
--------------------	--

1 FOLLY SITE PLAN
SCALE 1/4" = 1'-0"



BANKER FOLLY

43 KINGS DOCK RD.
GARRISON, NY 10524

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REV. DES. DATE

DWG TITLE:

EXTENDING ELEVATIONS

DWG NO.

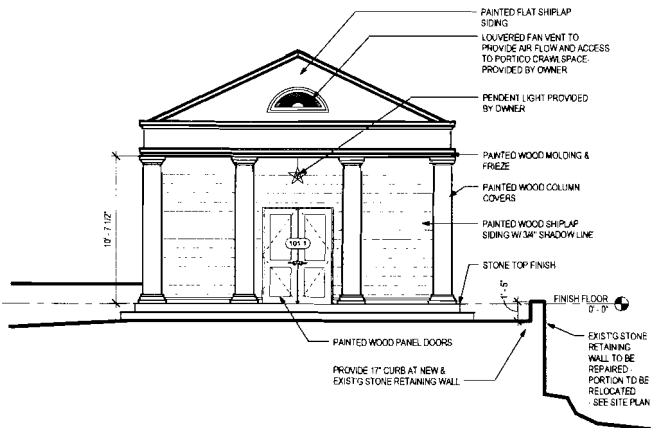
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226 # 0000 (P.010)

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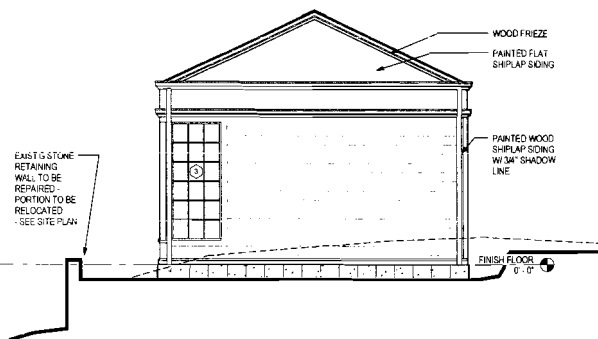
PLANTING



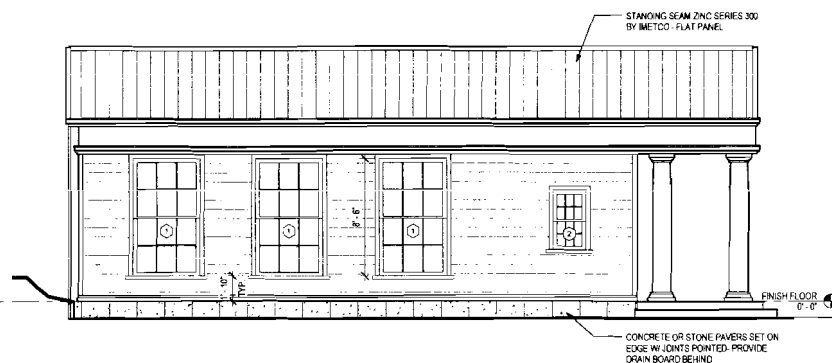
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 BACK ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

BANKER FOLLY

43 KINGS DOCK RD,
GARRISON, NY 10524

CONSULTANTS:

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ISSUE DATE SEPTEMBER 26, 2014

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DWG TITLE:

BUILDING SECTIONS

DWG NO.

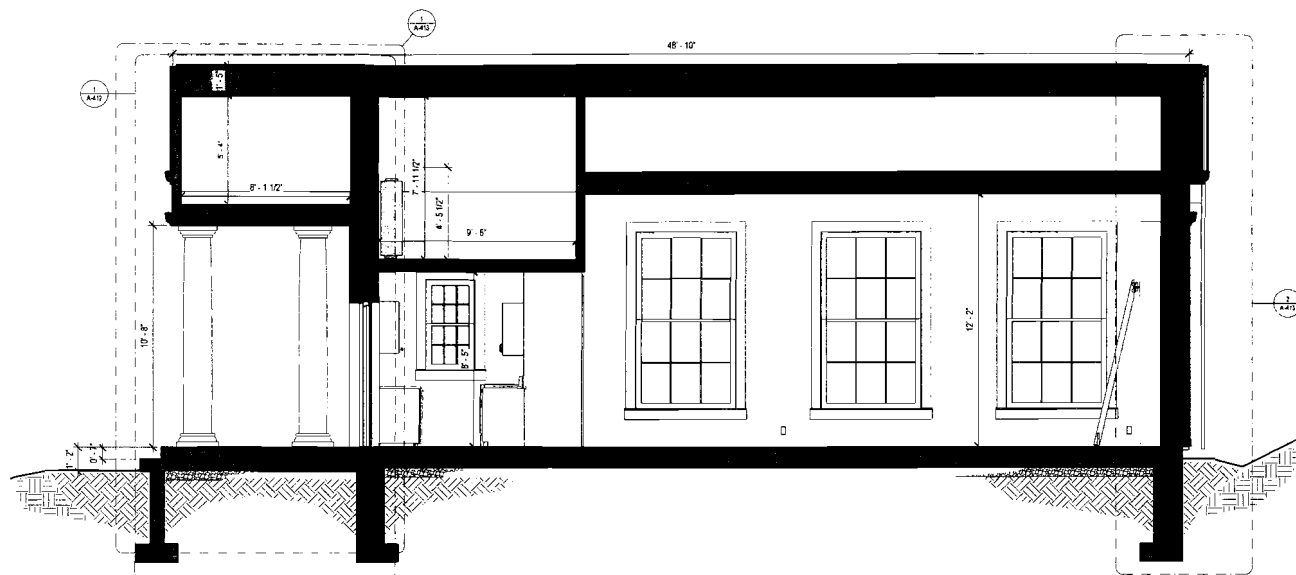
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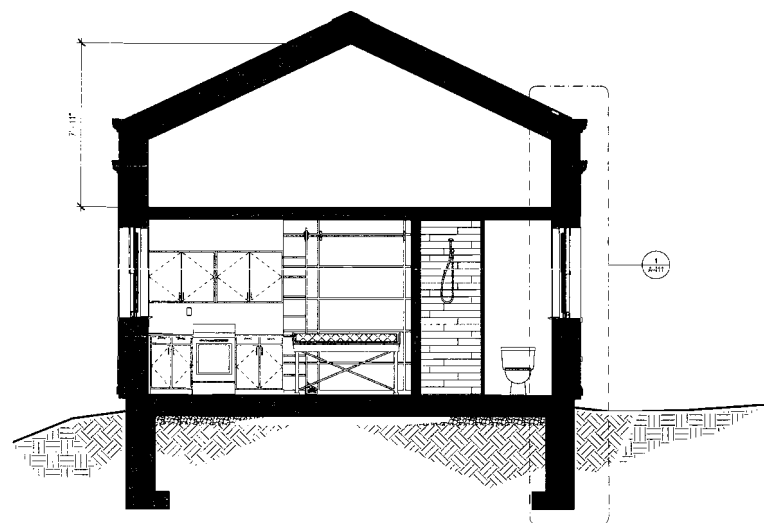
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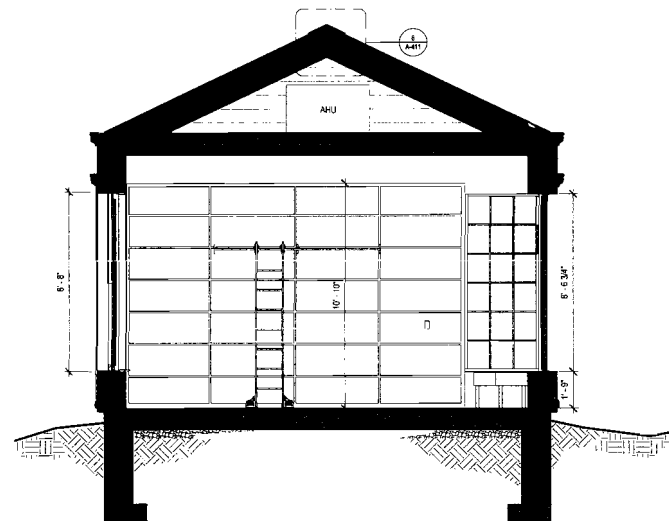
DATE



1 FULL SECTION
SCALE 3/8" = 1'-0"



2 CROSS SECTION 1
SCALE 3/8" = 1'-0"



3 CROSS SECTION 2
SCALE 3/8" = 1'-0"

PROJECT

BANKER FOLLY

43 KINGS DOCK RD.
GARRISON, NY 10524

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2014-09-26 10:00 AM 10/26/2014

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ISSUE DATE SEPTEMBER 26, 2014

REV DES DATE

WALL SECTIONS

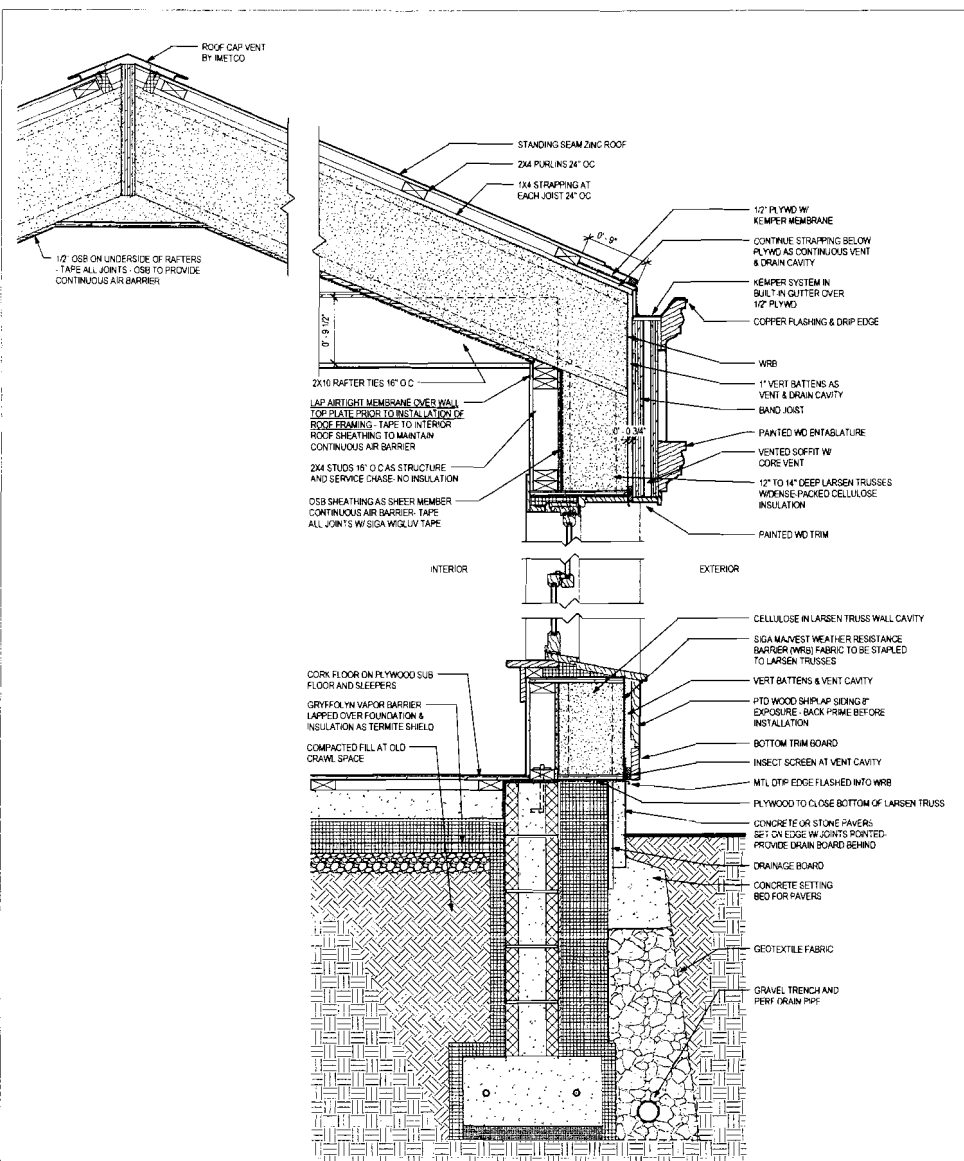
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A-411

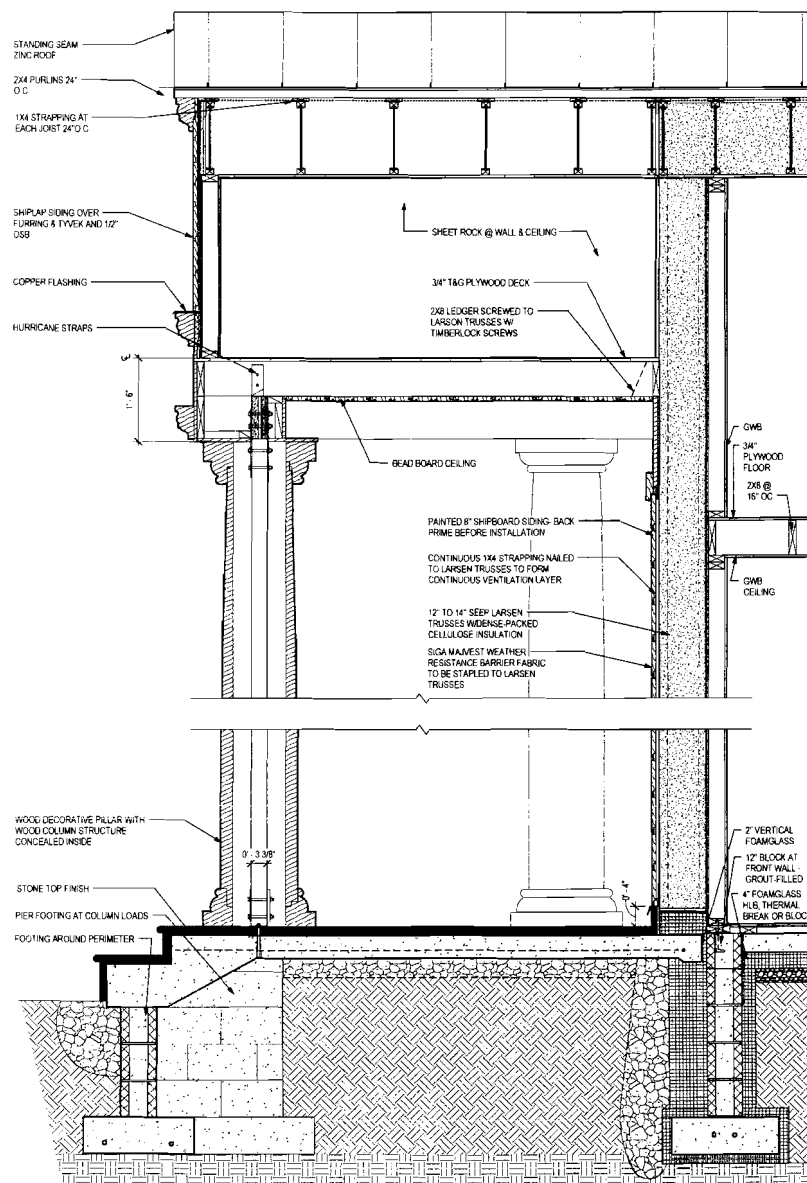
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2014 09/26/2014

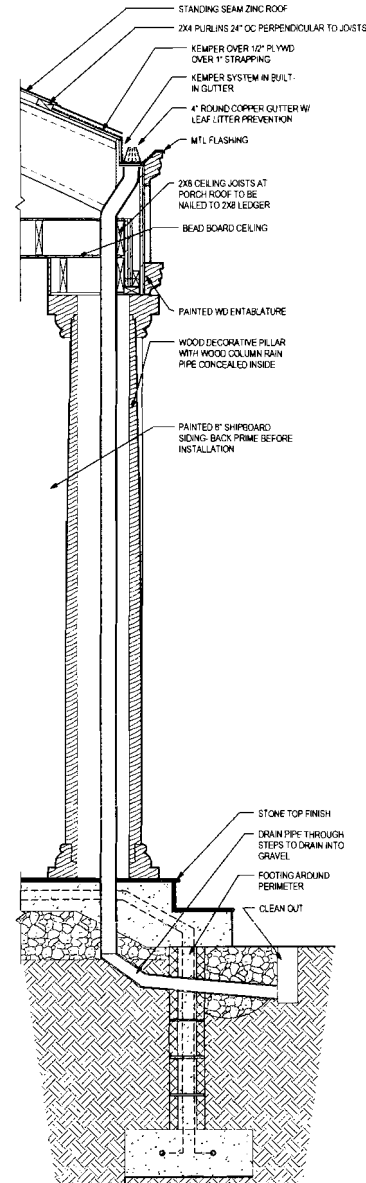
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1 TYP WALL SECTION
SCALE: 1/4" = 1'-0"



1 SECTION AT STRUCTURAL PILLAR
SCALE: 1" = 1'-0"



2 SECTION AT PILLAR DRAIN
SCALE: 1" = 1'-0"

PROJECT

BANKER FOLLY

43 KINGS DOCK RD.
GARRISON, NY 10524
CONSULTANTS:

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ISSUE DATE: SEPTEMBER 20, 2014
REV: DES: DATE:

DWG TITLE:
WALL SECTIONS

DWG NO.: **A-412**

SCALE: 1" = 1'-0" PAGE NO:
JOB # 0000 IN OTD
FILE PATH: /Banker Projects/04/04/14/Banker_Folly/Drawings/



BANKER FOLLY

CONSULTANTS



REFERENCES

REV.	DES.	DATE
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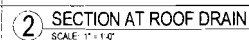
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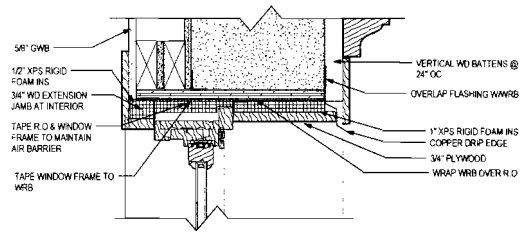
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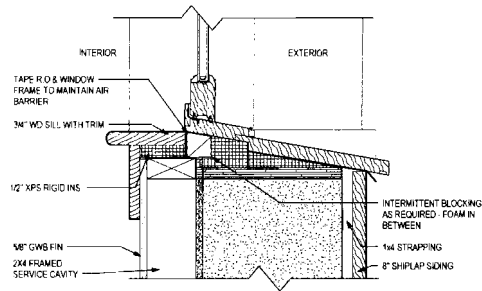
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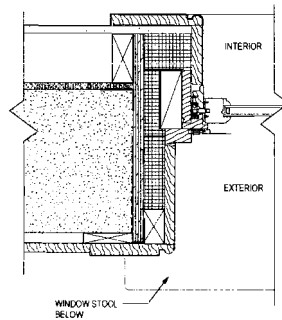




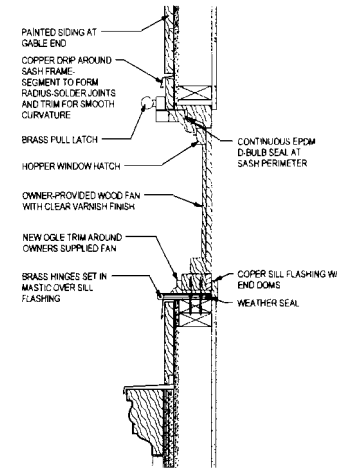
1 TYP WIN HEAD DETAIL
SCALE: 3" = 1'-0"



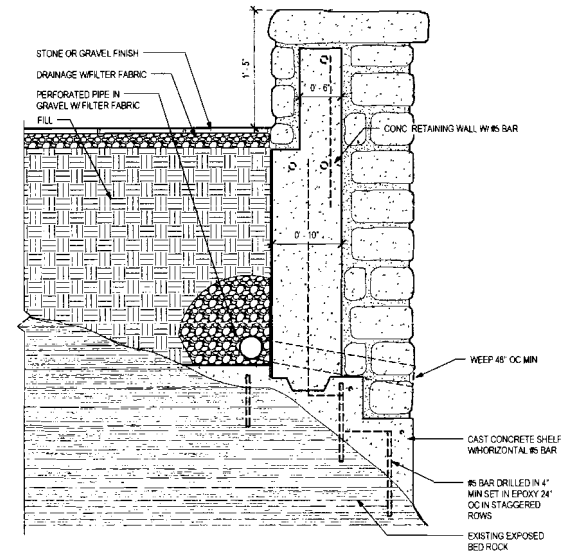
2 TYP WIN SILL DETAIL
SCALE: 3" = 1'-0"



3 TYP WIN JAMB DETAIL
SCALE: 3" = 1'-0"



4 SECTION AT GABLE AND FAN SASH
SCALE: 1" = 6"



5 RETAINING WALL AT BEDROCK
SCALE: 1 1/2" = 1'-0"

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DWG TITLE

DETAILS

DWG NO

A-502

SCALE: As indicated PAGE NO

JOB# 1006710100

FILE PATH J:\Banker Folly\DWG\01\A-502.dwg

DATE: 9/26/14

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REV. DES. DATE

DWG TITLE

DIAGRAMS

DWG NO

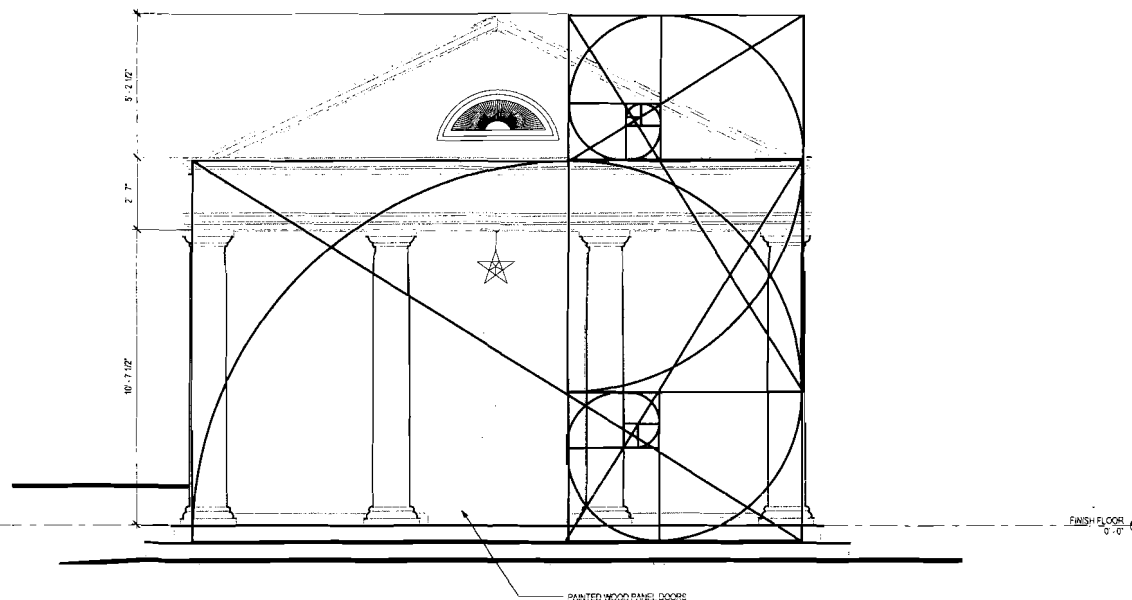
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SCALE: 1/2" = 1'-0" PAGE NO

JOB # 0000 PR 0110

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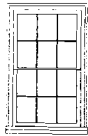
DATE: 09/26/14



1 GOLDEN SECTION DIAGRAM
SCALE: 1/2" = 1'-0"

WINDOW SCHEDULE

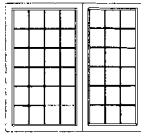
WINDOW SCHEDULE									
WIN #	QTY	OPP	ROOM #	ROOM NAME	WIDTH	HEIGHT	Type	Comments	
1	5	DOUBLE HUNG			5'-0"	8'-8"	WOOD		
2	1	DOUBLE HUNG			SEE PLAN	SEE ELEV.	WOOD	CORNER WINDOW UNIT	
3	42	FIXED			1'-0 9/16"	1'-4"	WOOD		



1



2



3

DOOR SCHEDULE

DOOR SCHEDULE									
DOOR #	LOCATION	WIDTH	HEIGHT	OPP	TYPE	MFR	MATERIAL	HOWR	COMMENTS
101.1	HALLWAY	5'-0"	7'-0"	DBL SWING	A		WOOD		EXTERIOR ENTRY DOOR
103.1	HALLWAY	2'-6"	6'-8"	SWING	B		WOOD		
104.1	GAME ROOM	5'-0"	8'-0"	DBL SWING	A		WOOD		
104.2	GAME ROOM	5'-0"	8'-0"	DBL SWING	A		WOOD		



A



B

River
ARCHITECTS

8 MARION AVENUE, SUITE 3
COLD SPRING, NY 10516
TEL: 845.285.2254
FAX: 845.285.2273

PROJECT

**BANKER
FOLLY**

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GARRISON, NY 10524

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ISSUE DATE SEPTEMBER 26, 2014

REV DES DATE

DWG TITLE

WINDOW & DOOR SCHEDULES

DWG NO

A-911

SCALE: 1/4" = 1'-0" PAGE NO.

FILE PATH: Z:\Banker Folly\DWG\A-911.dwg

PLotted by: [Name]

APPLICATION FOR WETLANDS PERMIT

Note to Applicant:

Submit the completed application to the appropriate permitting authority. The application for Wetlands Permit should be submitted simultaneously with any related application (e.g. subdivision approval, site plan approval, special use permit, etc.) being made to the permitting authority.

(Office Use Only)

Application # WL 14246

Received by: msl

Date 9-30-14

42616 500 Application
Fee 617 1000 Esrow

☐ Permitting Authority

☐ ZBA

☐ Planning Board

☒ Wetlands Inspector

Pursuant to Chapter 93 of the Code of the Town of Philipstown, entitled "Freshwater Wetlands and Watercourse Law of the Town of Philipstown" (Wetlands Law), the undersigned hereby applies for a Wetlands Permit to conduct a regulated activity in a controlled area.

1. Owner, Name: Terry & Bonnie Turner (The Castilian Drive Trust)

Address: 4 Circle Drive Cold Spring NY 10516

Telephone: 845-265-5231

2. Agent Name: _____
(Applicant must be owner of the land. The Application may be managed by an authorized agent of such person possessing a notarized letter of consent from the owner.)

Name of Agent Badey & Watson Surveying & Engineering P.C.

If Corporation, give names of officers:

n/a

Mailing Address 3063 Route 9 Cold Spring, NY 10516

Telephone: 845-265-9217

3. Location of Proposed Activity:
4 Circle Drive Cold Spring NY 10516

Tax Map No.: 49.-3-20

Acreage of Controlled Area Affected: 118,500 sf.

4. Type of Activity: (See list of regulated activities)

Proposed phasing plan for tree work invasive species removal,
use of herbicides and dyes, and wetlands mitigation.

5. Other permit(s) required and agency or agencies responsible for granting such permits such as but not limited to P.C.B.O.H., N.Y.D.E.C., Army Core of Engineers, EPA, DOT, Building Dept. Planning Board and Z.B.A.

n/a

6. Each copy of this application shall be accompanied by:

a. A detailed description of the proposed activity and a comparison of the activity to the criteria for approval specified in §93-8 of the Wetlands Law (see below)

b. A completed short form environmental assessment form.

c. A map prepared by a licensed surveyor landscape architect or engineer showing:

1. The controlled area(s) wetland buffer zone 100 feet from the edge of any wetlands, lakes, ponds or streams on the site;

2. Any wetland or watercourse therein and the location thereof;

3. The location, extent, and nature of the proposed activity

D. The names of claimants of water rights in the wetland or watercourse of whom the applicant has record notice and the names and address of all owners of record of properties abutting and directly across from the proposed activity as shown on the latest tax record.

(Note: Any map, plat or plan showing the above information that is required to be submitted for any other permit or approval in connection with the regulated activity, and that is acceptable to the Permitting Authority, may be used.)

Date September 29, 2014

Signature of Applicant

A handwritten signature in black ink, appearing to read "J. J. [unclear]", is written over a horizontal line.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

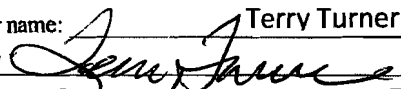
Part 1 - Project and Sponsor Information			
Phasing Plan for Tree work and Wetland Mitigation for Bonnie & Terry Turner (The Castilian Drive Trust)			
Name of Action or Project: Approval of Phasing Plan for Tree Work and Wetland Mitigation			
Project Location (describe, and attach a location map): 4 Circle Dr. Cold Spring, Town of Philipstown			
Brief Description of Proposed Action: Phased wetlands mitigation to include: Phase One-Tree work including height reduction and removal of some invasive species. Phase Two- Removal of invasive species from wetlands and buffer areas. Phase Three- Planting mitigation with native species of trees, shrubs and perennials.			
Name of Applicant or Sponsor: Bonnie & Terry Turner		Telephone: 917-574-9759 E-Mail:	
Address: 4 Circle Drive			
City/PO: Cold Spring		State: NY	Zip Code: 10516
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		✓	
3.a. Total acreage of the site of the proposed action?		33.06 acres	
b. Total acreage to be physically disturbed?		2.72 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.00 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		✓	
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO	YES	
			✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
		✓	
		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <u>Invasive species removal and planting mitigation within 2.72 acres within wetland and buffer areas.</u>	NO	YES	
			✓
			✓
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		✓	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
		✓	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO ✓	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ✓	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ✓	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Terry Turner Date: 09/30/2014

Signature: 

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing:		
a. public / private water supplies?	✓	
b. public / private wastewater treatment utilities?	✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

ADJOINER'S LIST
49.-3-20

49.-3-21
MAGLIO, KELLY ✓
8 Quail Run
Cold Spring, NY 10516

49.-3-47
LOIS, JACQUELINE T ✓
201 Moog Rd
Garrison, NY 10524

49.-3-17.4
MARZOLLO, CLAUDIO ✓
256 Lane Gate Rd.
Cold Spring, NY 10516

49.-3-22
JOTER INDUSTRIES LTD ✓
5 Macri Ave
West Harrison, NY 10604

49.-3-37.2
CITY OF NEW YORK ✓
465 Columbus Ave Suit 350
Valhalla, NY 10595-1336

49.-3-17.11
CRANE, BENJAMIN ✓
166 Montaque St Apt 7A
Brooklyn, NY 11201

49.-3-48
SCHNEIDER, ALFRED R ✓
176 Moog Rd
Garrison, NY 10524

49.-3-60
HALLING, ARNI T
50 Woodland Dr
Garrison, NY 10524

49.-2-12
SAKOUTIS, ZOE ✓
276 Lane Gate Road
Cold Spring, NY 10516

10/1/14
Sent

Statement in Support
of the
Application
of
Castilian Trust
for a
FRESHWATER WETLANDS PERMIT
to conduct
REGULATED ACTIVITIES
within a
REGULATED AREA
as required under
CHAPTER 93
of the
CODE of the TOWN OF PHILIPSTOWN

Prepared and respectfully submitted by:

BADEY & WATSON,

Surveying and Engineering, P.C.

3063 U.S. Route 9

Cold Spring, NY 10516

(845) 265-9217 (voice)

(845) 265-4428 (fax)

(877) 3.141593 (toll-free)

www.Badey-Watson.com

Project Location

The applicant, Castilian Trust - Bonnie and Terry Turner, are the owners of a 33.06-acre parcel in the Town of Philipstown. The property is designated on the Putnam County Tax Map for the Town as Sheet 49, Block 3, and Lot 20. Circle Drive is located off of Lane Gate Road, on the south side of Lane Gate Road, just east of Quail Run.

Regulated Activities Involved (§ 93-5)

The permit sought will be undertaken in three phases and will allow the selective pruning and removal of trees, the removal of invasive species and the introduction of native trees, shrubs and herbaceous perennials to be planted in their place. The proposed actions are along an intermittent watercourse, and within a delineated wetlands and the 100' wetlands buffer. Most of the proposed action will be accessible over existing lawn or otherwise developed areas.

The proposed activities involve the following work:

Phase One:

- Removal of invasive tree species such as Norway Maples, Ailanthus and Paulownia.
- Removal of Locust, Birch, Sycamore and (1) Tulip to restore the historic viewshed of the Hudson River corridor and/or to open up the tree canopy to reduce completion on other significant native tree specimens.
- Reduction in height of several Sugar Maples and Sycamores to restore the historic viewshed corridor.

Phase Two:

- Removal of invasive species from the wetlands and adjacent buffer to be undertaken over the period of several years, employing different species specific protocols including manual and mechanical removal, and drip or wipe herbicide application.

Phase Three:

- Phased planting plan to replace the removed invasive species with native wetland and buffer zone plant species. Planting to commence as substantial removal of invasive species has been accomplished.

More specifically, the following Regulated Activities are necessary for the removal and management of invasive species:

- Use of dyes,... herbicides... (§93-5E.)
- Vegetation removal affecting surface water runoff (§93-5G.)

Total anticipated disturbance within the controlled area is not expected to exceed 118,500 square feet. The total site disturbance is approximately 118,500 square feet.

Comparison of the proposed activity to the Criteria for Approval § 93.8

Section 93-8, *Criteria for approval* sets forth eight (8) criteria that the Conservation Board and Permitting Authority must consider before a permit may be recommended or issued. The following is a list of them with a discussion of how the project compares to each criterion.

The activity will not have a substantial adverse effect upon the natural function and benefits of a wetland or watercourses as set forth in §93-2B.

The existing wetlands and buffer area to be affected by the proposed activity is a densely vegetated site comprised of both native plants and non-native invasive plant material. The invasive species have diminished the balance in an otherwise healthy native ecosystem by out competing and preventing the establishment of native plant species, replacing diverse plant communities with monocultures. The proposed impact area is currently adjacent to a developed landscape area on one side, comprised of lawn, scattered mature trees and some shrub planting beds. A vehicular maintenance access drive runs along the northern property line from the driveway and public right-of-way. Woods bound the other side of the project area. A deer fence encloses a little more than half the impact area. Generally, the property is very well maintained, employing a full-time maintenance staff. The goal of the Castilian Trust invasive species management and wetlands mitigation plan is to develop and implement an invasive species management program and native species planting program so that a natural equilibrium that supports a diverse native wetland community may flourish.

The activity will not substantially change the natural channel of a watercourse or substantially inhibit the dynamics of a watercourse system.

No work is proposed within a stream channel or over a water surface.

The activity will not result in the degrading or pollution of waters.

Temporary erosion and sediment control during soil disturbance, if any, has been proposed.

The activity will not increase the potential for flooding.

The activity will not increase impervious surfaces, or restrict the flow of water in any way.

Sufficient provision has been made for control of pollution, erosion, siltation and sedimentation during and after conduct of the activity.

Temporary erosion and sediment control during soil disturbance, if any, has been proposed.

No practicable alternative location is available on the subject parcel.

The activity is associated within existing vegetated areas only. Only non-native invasive species will be targeted for removal with care to preserve all beneficial native species to the most practical extent. The location and protocol of the proposed activity requires the least amount of disturbance, and is the most practical.

No additional technical improvements or safeguards can reasonably be added to the plan or activity, which would minimize the impact on a controlled area.

The proposed protocols employ up-to-date, widely accepted practices in the removal and management of invasive species in controlled areas. The plan identifies management protocols for specific areas and species and proposes the most effective invasive plant control strategies based on site conditions, wetlands restrictions and available resources. Herbicides will only be applied by a DEC Certified Applicator and approved by the Town Wetland Inspector. Herbicides may be applied using drip and wipe methods. There are no additional improvements or safeguards to be taken that would minimize impacts on the controlled area.

The activity will alleviate or remove a hazard to the public health or safety.

The proposed activity will improve habitat conditions for native plants and wildlife by reducing the spread of invasive species and increasing populations of native wetland plants. Conserving and enhancing the diversity of native plants will maximize habitat diversity, ecological functions, and wildlife diversity, promoting the re-establishment of the wetland's natural characteristics. This will result in an increase in the functionality of the wetland by improving the quality of water filtration and restore the benefits of the wetland to assist in flood control.

Respectfully submitted on behalf of Castilian Trust,
BADEY & WATSON,
Surveying and Engineering, P.C.

by
Mary Rice, RLA

Donald R Knapp, P.E.
CONSULTING ENGINEERS

2 DALE AVENUE
SOMERS, NEW YORK 10589
(914) 248-7726, FAX (914) 248-7726

Civil - Environmental Engineering

LETTER OF TRANSMITTAL

TO: Town Of Philpstown
238 Main Street
Cold Springs, NY 10516

ATTN: Mr. David J. Klotzle

DATE: JANUARY 2, 2002 JOB NO
RE: David & Joanna Brenner 530 East Mountain Road South, Cold Springs, NY
Tax Map # 17-2-52

We are sending: ☒ attached

☒ plans

☐ specifications

☐ shop drawing

☒ reports

☐ under separate cover ☐ FAX

☐ approval of subcontractor

☐ order on contract

☐ samples

☒ Comments

☐ photograph

☐ copy of letter

☐ FORM _____

☐ _____

COPIES	DATE	NUMBER	DESCRIPTION
1	9.8.14	9583	Check in the amount of \$1,000. to Town of Philpstown
1	9.18.14		Application for Wetlands Permit
1	9.18.14		David J. Klotzle wetlands inspection letter to PCHD
1	9.18.14		Description of Proposed Activity
1	9.18.14		NYSDEC, Short EAF- Part 1, 2 & 3
1	9.18.14		List of Adjoiners
1	9.18.14		PCHD Construction Permit for Sewage Treatment System – Permit # PH 56-87
1	9.18.14		Erosion & Sediment Control Plan
1	9.18.14		Site Plan

☐ continued on the attached sheet

THESE ARE TRANSMITTED AS NOTED BELOW:

☐ for approval

☐ for information

☒ for action

☐ as requested

☐ no exceptions taken

☐ note comments

☐ for correction

☐ for review and comment

☐ resubmit copies for approval

☐ resubmit copies for distribution

☐ return corrected print

☐ _____

REMARKS:

BY: Donald Knapp, P.E.
TEL: (914) 248-7726
FAX: ((914) 248-7726

COPIES TO:

FILE NO.: _____

TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

238 Main Street
Cold Spring, NY, 10516
(845) 265-5202

APPLICATION FOR WETLANDS PERMIT

Note to Applicant:

Submit the completed application to the appropriate permitting authority. The application for Wetlands Permit should be submitted simultaneously with any related application (e.g., subdivision approval, site plan approval, Special Use Permit, etc.), being made to the permitting authority.

(Office Use Only)

Application #	<u>WL 14245</u>	Permitting Authority
Received by:	<u>msl</u>	<u> </u> Z.B.A.
Date	<u>9-29-14</u>	<u> </u> Planning Board
Fee	<u> </u>	<u> </u> Wetlands Inspector

Pursuant to Chapter 93 of the Code of the Town of Philipstown, entitled "Freshwater Wetlands and Watercourse Law of the Town of Philipstown" (Wetlands Law), the undersigned hereby applies for a Wetlands Permit to conduct a regulated activity in a controlled area.

1. Owner: Name: David & Joanna Brenner
Address: 34 Hawthorn Lane, Great Neck, New York 11023

Telephone: 516.482.1484

2. Agent: Name: Donald Knapp, P.E.
(Applicant must be owner of the land. The Application may be managed an authorized agent of such person.)

3/ Name of Agent

If Corporation, give names of officers:

NA

Mailing Address: 2 Dale Avenue, Somers, New York 10589

Telephone: 914.248.7726

3. Location of Proposed Activity:
530 East Mountain South, Cold Spring, NY

Tax Map No.: 17-2-52

Acreage of Controlled Area Affected:

4. Type of Activity: (See list of regulated activities)

Installation of septic fill pad and septic system; and underground service line, and utilities, private water supply well.

5. Other permit(s) required and agency or agencies responsible for granting such permits such as but not limited to P.C.B.O.H, N.Y.D.E.C, Army Core of Engineers, EPA, DOT, Building Dept. Planning Board, and Z.B.A.

Putnam County Health Dept. Construction permit for sewage treatment system-8.19.2013;

PH56-87; well drillers permit

Building Permit; Wetland Permit; Driveway permit.

To : Putnam County Board of Health
Joseph Paravati
1 Geneva Rd.
Brewster N.Y. 10509

From : David J Klotzle

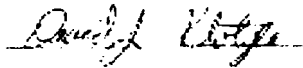
Re : Local wetland /watercourse inspection

Date :09/16/2009

Dear Mr. Parvati

I have inspected a lot on Tax Map #17-2-52, located on 530 East Mt.Rd. S in Philipstown and find the septic test areas this lot is beyond any 100 foot setback from Town of Philipstown wetlands or watercourses . Therefore this area will not require a town wetland permit for septic testing shown on a survey Titled David & Johanna Brenner by Heritage Land Surveying and dated . If I can be of any further assistance please feel free to contact me.

Sincerely

A handwritten signature in cursive script, appearing to read "David J Klotzle", written in dark ink.

David J Klotzle

cc : Building Dept.

cc : Philipstown Building Dept.

DESCRIPTION OF PROPOSED ACTIVITY

The 3.25 acre project site is an open field which had been historically stripped of top 12" – 18" of soil and bordered on both sides with rock outcrops and wood lands. The proposed development will consist of the installation of a 4 bed room single family residence, approximately 330 linear feet of a 10 foot wide driveway. The residence will be served by a private well; the existing low yield well on site will be used for watering the landscape when appropriate. The wastewater treatment system will consist of 333 lf of 2 ft wide trench at 6 ft o.c. placed in a 2 ft deep septic fill pad.

Runoff from the site will be improved with the installation of top soil and lawn in the septic field and lawn areas, with the remainder of the site maintained in a rustic/wooded condition. An approximately 325 lf gravel driveway will be installed with an underground utility trench. Approximately 225 lf of the lower portion of the driveway will be within the 100 ft wetland setback. During construction appropriate BMP's (Best Management Practices) will be established, maintained, and removed in accordance with the NYSDEC Erosion and Sediment Design Manual (Blue Book) and the erosion control plan.

In compliance will be in with § 93-8 – Criteria for approval (Amended 11.1.2001 by L.L. No. 4-2001).

1. The activity will not have a substantial adverse effect upon the natural function and benefits of a wetland or watercourse as set forth in § 93-2B.
2. The activity will not have a substantial substantially change the natural channel of a watercourse or substantially change the natural channel of a watercourse or substantially inhibit the dynamics of a watercourse system.
3. The activity will not result in the degrading or pollution of waters.
4. The activity will not increase potential flooding.
5. Sufficient provision has been made for the control of pollution, erosion, siltation and sediment during and after conduct of the activity
6. No practicable alternative location is available on the subject site for an alternate location for the driveway.
7. No additional technical improvements or safeguards can reasonably be added to the plan or activity which would minimize the impact on the controlled area.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Brenner			
Project Location (describe, and attach a location map): 530 East Mountain Sout, Cold Spring, NY			
Brief Description of Proposed Action: Installation of new 4 bedroom single family residence; 35 feet of driveway; installation of private well; installaation of approximately 325 cubic feet of septic fill and 333 lf of 2'-0" wide septic trench at 6'-0" o.c.			
Name of Applicant or Sponsor: Donald Knapp, P.E.		Telephone: 914.248.7726	
		E-Mail:	
Address: 2 Dale Avenue			
City/PO: Somers		State: New York	Zip Code: 10589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Putnam County Health Department Permit # PH-57-87 for SSTS and private well installation			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.25 acres	
b. Total acreage to be physically disturbed?		~0.46 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.25 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Installation of a private well for the water supply as per Putnam County Health Department regulations. Permit # PH-57-87	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ PCHD approved SSTS system consisting of 1250 gal septic tank and 333 lf of fields on 2 ft fill pad. Permit # PH-57-87	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Approximately 125 sf of proposed driveway located within 100 ft wetlands setback.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Donald Knapp, P.E.</u> Date: <u>September 18, 2014</u> Signature: <u></u>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

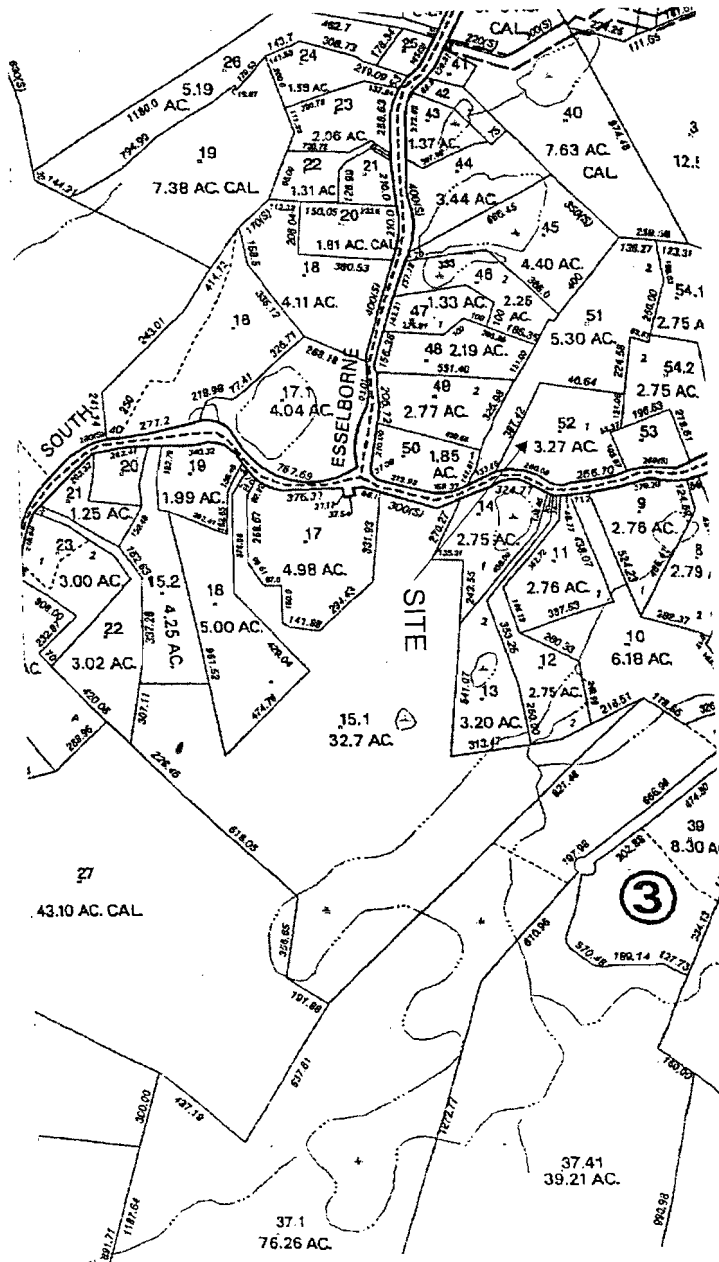
 Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Tax Map # 17-2-52
David & Joanna Brenner
530 East Mountain Road South
Cold Spring, NY 10516

ADJOINERS

Tax Map #	Owner/Address	Tax Map #	Owner/Address
17-3-9.1.1	Paul Tomizawa 543 East Mountain Road South ✓	17-3-9.1.5	Craig S. Roffman 527 East Mountain Road South ✓
17-3-9.1.2	Michael Din 537 East Mountain Road South ✓	17-3-9.1.6	Richard K. McMullan 523 East Mountain Road South ✓
17-3-9.1.3	Walter Lingnanta 533 East Mountain Road South ✓	17-2-51	Paul Berk 524 East Mountain Road South ✓
17-3-9.1.4	Craig S. Roffman 527 East Mountain Road South ✓	17-2-54.2	Uri Ahia 546 East Mountain Road South ✓



Sent
10/1/14

**PUTNAM COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES**

CONSTRUCTION PERMIT FOR SEWAGE TREATMENT SYSTEM

PERMIT # PH 56-87

Located at 530 East Mountain South

Town or Village Cold Spring

Subdivision name Goldberg

Subd. Lot #

Tax Map 77 Block 2 Lot 52

Date Subdivision Approved 9/5/98

Renewal Revision

Owner/Applicant Name DAVID A. JOHNSON

Date of Previous Approval 8/10/13

Mailing Address 34 W. 2nd St.

Zip 11724

Amount of Fee Enclosed

Building Type Lot Area No. of Bedrooms Design Flow GPD

Fill Section Only Depth Volume ft.³
PCHD NOTIFICATION IS REQUIRED WHEN FILL IS COMPLETED

Separate Sewerage System to consist of gallon septic tank and

Other Requirements:

To be constructed by Address

Water Supply: Public Supply From Address

or Private Supply Drilled by Address

I represent that I am wholly and completely responsible for the design and location of the proposed system(s) and that the separate sewage treatment system described above will be constructed as shown on the approved amendment thereto and in accordance with the standards, rules and regulations of the Putnam County Department of Health, and that on completion thereof a "Certificate of Construction Compliance" satisfactory to the Public Health Director will be submitted to the Department, and a written guarantee will be furnished the owner, his successors, heirs or assigns by the builder, that said builder will place in good operating condition any part of said sewage treatment system during the period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the original system or any repairs thereto.

Signed: David A. Johnson P.E. 017019 R.S.A. Date 8/19/13

Address 2 Dale Avenue, Sayreville, NJ 08847 License # 017019
914.248.7726

APPROVED FOR CONSTRUCTION. This approval expires two years from the date issued unless construction of the sewage treatment system has been completed and inspected by the PCHD and is revocable for cause or may be amended or modified when considered necessary by the Public Health Director. Any revision or alteration of the approved plan requires a new permit. Approved for discharge of domestic sanitary sewage only.

By Jo O'Rourke Title: APM Date: 8/19/13

White copy - HD File; Yellow copy - Building Inspector; Pink copy - Owner; Orange copy - Design Professional