

**TOWN OF PHILIPSTOWN
CONSERVATION BOARD
238 Main St, Cold Spring, NY 10516**

FEBRUARY 10, 2015 AT 7:30 PM

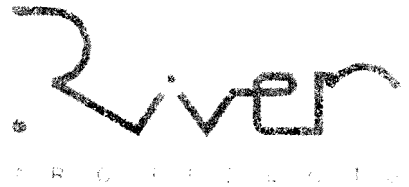
MEETING AGENDA

1.) Approval of January Minutes

2.) Banker, Doug TM# 81.-1-27 WL-14-247
 Kings Dock Rd

3.) Storm Water Discussion

* Items may not be taken in order as listed



Project Narrative- Banker Guest House and Folly

43 Kings Dock Road
Garrison, NY 10524

JAN 30 2015

As prepared for the Town of Philipstown Conservation Board
January 30, 2015

The proposed work includes replacement of two existing structures, the repair of an existing, shared septic system, which services both structures, and the burying of electrical service between two existing poles. Pre-existing construction debris removal from within the wetlands boundary is also proposed.

Guest House

The easternmost structure is a two-bedroom house, referred to as the "Guest House" in the drawings. This existing house is composed of concrete block with a pitched roof over a second story loft. This house will be demolished down to the foundations and rebuilt on the existing foundations.

Demolition of the Guest House will be conducted by an excavation company with a large excavator with a grappling attachment. Debris will be loaded directly into dumpsters located in 'work areas' indicated on plans. These dumpsters will be hauled off site immediately upon filling or completion of work. Sorting of materials will occur off-site. Tarps will be at hand to cover debris in the event of precipitation.

The new construction will be wood frame, and will feature thickly insulated walls, built to the Passive House principles. The footprint will not be enlarged, and the new structure will be one story, with a flat roof. Rain water will be directed to leaders and attenuated in drywells as shown on the plans. Site disturbance will be repaired, and planted with an approved seed mix.

Septic Repair

The existing, shared septic laterals have been exposed due to surface water scouring when the adjacent culvert was blocked. The culvert is now clear, and care will be taken to prevent this from reoccurring.



Laterals will be visually checked for physical damage, and new bank run installed with heavy-weight geotextile fabric, topped with "item 4" gravel for the driveway surface. The driveway will remain permeable.

Guest House 2 ("Folly")

The existing second structure on the parcel is a 1-bedroom house, referred to as "Folly" in drawings, situated on the west end of the knoll, overlooking the marsh and river.

This structure will be demolished in entirety and replaced with a new house, shifted and rotated slightly from its original location as indicated on drawings. The demolition will proceed in the following order:

1. The home heating oil tank in the basement is in the process of being removed pending improvement in the weather. As per agreement with the Conservation Board at the January 2015 meeting, a Putnam County-licensed contractor, SP Landscaping- who has extensive experience with tank removal- will be performing the work. SP Landscaping will empty the tank via pump truck, and will cut open and swab the contents of the tank to prevent spillage. He will then cut apart the tank for removal. He will jackhammer a portion of the floor and will have a DEC-licensed environmental testing company check for sub-soil petroleum. The findings of their testing will determine the appropriate next steps in compliance with DEC regulations.
2. Erosion control measures, including approved silt fencing and chain-link fencing shall be installed per drawings to protect the wetlands buffer zone from erosion, falling debris, and excessive foot traffic.
3. A new retaining wall to replace the non-structural, dry-stacked stone wall that is presently there. This new retaining wall will be pinned to existing exposed bedrock or glacial erratics, and will be a CMU backup wall with solid-filled, reinforced cores and stone veneer. This masonry work will be of the same nature as other retaining walls that have recently been completed on the property. This wall will be situated in the manner discussed at the December 2014 Conservation Board meeting. Please refer to drawings for the proposed retaining wall location.



4. The "Folly" house demolition will commence, to be done by the same excavation company as the "Guest House". This will also be done with the large excavator and grappling attachment. Debris will be loaded directly into dumpsters located in 'work areas' indicated on plans. These dumpsters will be hauled off site immediately upon filling or completion of work. Tarps will be at hand to cover debris to in the event of precipitation.

The existing foundations and basement slab will be broken and removed as needed, and clean fill will be installed and compacted. Drywells will be installed in the portion of the basement newly exposed due to the repositioning of the house from the original location.

The new orientation for the rebuilt structure will be rotated 9 degrees to align with the east bank of the Hudson River, and will shift to the east approximately 7 feet at the south-western corner. The overall footprint of the new building within the wetlands buffer zone will reduce by 27 square feet as compared to the existing structure.

New construction for the "Folly" will begin with the excavation of footings and minor rock chipping to the south-east corner as noted on our drawings. New footings will be poured and block work foundations will be laid. The new construction will be wood frame, and will feature thickly insulated walls, built to the Passive House principles.

Power Line Burial

The Folly is serviced by a power line that is strung between two poles over the driveway, and buried in a conduit from the westernmost pole to the house. The existing buried conduit appears to pass through the roots of two large oak trees.

The overhead portion of the power line will be relocated to a conduit to be trenched from the easternmost pole in a path along the northernmost edge of the driveway, avoiding the septic laterals. The new conduit will be connected to the existing conduit at the westernmost pole, and new power cable will be pulled through to the Folly. The westernmost pole will be removed, along with any guy-wires.

Existing Building Debris Removal from Marsh Area

The preexisting brick, stone, and concrete debris that is currently within the marsh will be removed with an excavator and by hand-work. If considerable amounts of reusable brick are excavated, the debris may be brought to a staging area outside of the 100'



buffer zone for hand sorting and for reuse on the premises. All other material may be used as clean fill if appropriate, or removed from the parcel entirely.

