

**Town Of Philipstown Conservation Advisory Committee
Town Hall 238 Main Street, Cold Spring NY
Tuesday February 14 2012 at 7:30 pm
Meeting Announcement**

**AGENDA
Revised 2-6-2011**

1. Michael J. Rubbo, Ph.D. will present an introduction to
A citizen science program on vernal pool identification.
2. E. Polhemus Proposed Contractors Yard Rt. 9 TM#16.12-1-7
Planning Board Referral.
3. Mary Ellen Finger 3 Horseman's Trail Proposed Subdivision. TM #16.12-1-5
Planning Board Referral.
4. View Save 44 Beverly Warren Rd. TM #49.-1-43,-54.1 &54.2
Planning Board Referral.
5. Nancy Olnick Spanu 245 Avery Lane Proposed Subdivision
TM # 60. -1-10, 60-1- 51.1, 60-1-51.2 , & 49.-1-77 Planning Board Referral &
Wetland application.
6. Garrison Station Plaza, Inc. 7 Garrison Landing TM #60.17-1-7 Renovate Bar,
Restaurant, Apartments.
Planning Board Referral & Wetland application
7. Anderson, Elizabeth TM# 71.-2-17 WL-11-205
16 Fox Hollow Lane Construction of garage
8. Garrison Golf Club TM# 60.-1-59.2 WL-11-209
2015 Route 9 Bridge Repair
9. Lanza, Louis TM# 71.-2-95.1 Install Wood Burning
Stove in regulated area

Items may not take in order as listed

In the matter of the application of

Polhemus – Soil Processing, Site Plan
Horsemen's Trail, Philipstown, NY

RESPONSE TO REQUEST THAT TOWN OF PHILIPSTOWN
PLANNING BOARD SERVE AS LEAD AGENCY

On behalf of the Town of Philipstown Conservation Advisory Board, I acknowledge receipt of the Lead Agency notice in this matter, which was mailed on

January 20, 2012

The above-named involved agency hereby

(Please check one)

- [] CONSENTS that the Town of Philipstown Planning Board serve as Lead Agency in this application and requests that the undersigned continue to be notified on filings and hearings in this matter.
- [] DOES NOT CONSENT to the Town of Philipstown Planning Board serving as Lead Agency in this application and wishes that the Town of Philipstown Conservation Advisory Board serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6 (b)(5).

DATED: _____

SIGNATURE: _____

**Town of Philipstown Planning Board
Town Hall
238 Main Street; PO Box 155
Cold Spring, New York 10516**

**Notice of Intent to Serve as Lead Agency under SEQRA;
Lead Agency Must Be Designated within Thirty (30) Calendar Days**

January 20, 2012

This Notice is issued pursuant to Part 617 of the Implementing Regulations pertaining to Article 8 (State Environmental Quality Review Act) of the NYS Environmental Conservation Law for the purpose of designating a Lead Agency for the coordinated environmental quality review of the below Proposed Action and soliciting comment, if any:

Project Name: Polhemus – Soil Processing, Site Plan

Location: Horsemen's Trail, Philipstown, Putnam County

SEQRA Status: "Unlisted" Action

Project Description:

This represents a Site Plan application for a 6.605 acre parcel located along the east side of Horseman's Trail, at Skyline Drive (a private road). The site contains an existing structure. The applicant currently proposes a "Contractor's Yard" with the site to be utilized for soil processing operations. The soil was formerly utilized for soil mining purposes, although this activity ceased many years ago. Landscaped earthen berms are proposed along the frontage, with the site access relocated westerly, and stormwater treatment facilities planned in the northeast corner of the site.

Declaration of Intent to Serve as Lead Agency:

Please take notice that, under the applicable standards of 6 NYCRR 617.6 (b), the Town of Philipstown Planning Board has concluded that it should be designated as Lead Agency for the coordinated environmental quality review of the Proposed Action.

This Notice, accompanied by a copy of the Full EAF Part 1 and Site Plan prepared by Badey and Watson Surveying & Engineering, P.C., is being sent to you and all other identified involved agencies with a request for consent in writing to the Planning Board serving as Lead Agency. Should you not respond within thirty (30) calendar days from the date of this Notice it will be interpreted as your consent to the Planning Board serving as Lead Agency.

If you do authorize the Planning Board to serve as Lead Agency, you will be notified of any SEQR determination made. You will also be provided copies of all subsequent environmental documents.

Should you not agree with the Planning Board's designation as Lead Agency, you are advised to follow the procedures outlined in 6 NYCRR 617.6 (b)(5).

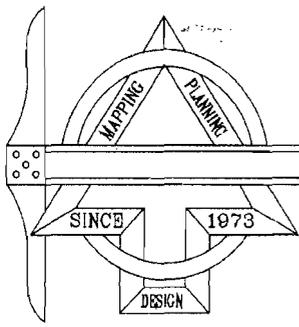
In addition to the above-stated consideration of Lead Agency designation, the Planning Board requests any comments either involved or interested agencies may have regarding the Proposed Action. Receipt of these comments within thirty (30) calendar days of this Notice would also be appreciated.

Contact Person: Anthony Merante, Chairman
Town of Philipstown Planning Board
(845) 265-3329

Distribution with Attachments:

Involved Agencies:
(with EAF & Site Plan)

Eric Lind, Chairman
Philipstown Conservation Advisory Board
PO Box 55
Cold Spring, NY 10516



BADEY & WATSON

Surveying & Engineering P.C.

3063 Route 9, Cold Spring, New York 10516

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(914) 628-1800
(914) 739-3577
(877) 3.141593

Glennon J. Watson, L.S.
John P. Delano, P.E.
Peter Meisler, L.S.
Stephen R. Miller, L.S.
Jennifer W. Reap, L.S.

George A. Badey, L.S., Senior Consultant
Mary Rice, R.L.A., Consultant
Robert S. Miglin, Jr., L.S.

November 3, 2011

Anthony Merante, Chairman
Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516

RE: Application of E. Polhemus Enterprise, LLC - Submission of Revised Plans

Dear Mr. Merante and Honorable Board Members:

The Planning Board has not seen the captioned matter for some time. This was due in significant part to the inability to find affordable and practical mitigations to some of the impacts associated with the proposed forest product (mulch) processing operation.

The applicant has decided to eliminate both the forest product processing operation and the proposed building from its plans. This leaves only the soil processing operation. We have redesigned the site plan accordingly. The plans show the current field conditions based on a recently completed topographic survey and they have been drawn according to the new zoning code.

Please place this matter on the agenda for the November 2011 meeting of the Planning Board, at which time we will be prepared to explain the revised plan, respond to questions you may have and receive any comments from the Board or its consultants. Thank you for your consideration and patience regarding this application.

Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.


Glennon J. Watson, L.S.

Enclosure (1, 3 Sheet Plan Set)
GJW/bms
Cc: Edgar B. Polhemus, II
File 90-130B\AM03NV11BP_SubmitRevPlan.doc

Owners of the records and files of

Joseph S. Agnoli ♦ Barger & Hustis, Surveyors ♦ Burgess & Behr ♦ Roy Burgess ♦ Vincent A. Burrmano ♦ Hudson Valley Engineering Company, Inc.
G. Radcliff Hustis, Surveyor ♦ Peter R. Hustis, Surveyor ♦ James W. Irish, Jr. ♦ J. Wilbur Irish ♦ Douglas A. Merritt ♦ E.B. Moebus
Reynolds & Chase ♦ General Jacob Schofield ♦ Sidney Schofield, C.E. ♦ Taconic Surveying & Engineering, P.C. ♦ D. Walcutt

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**

Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***

The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Approval of a 3 lot subdivision for Mary Ellen Finger
Name of Action

Philipstown Planning Board
Name of Lead Agency

Anthony Merante
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART I - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION			
Approval of a 3 lot subdivision for Mary Ellen Finger			
LOCATION OF ACTION (include Street Address, Municipality and County)			
3 Horsemen's Trail, Town of Philipstown, Putnam County			
NAME OF APPLICANT/SPONSOR		BUSINESS TELEPHONE	
Mary Ellen Finger		845-265-2665	
ADDRESS			
3 Horsemen's Trail			
CITY/PO		STATE	ZIP CODE
Cold Spring		NY	10516
NAME OF OWNER (if different)		BUSINESS TELEPHONE	
Same as Applicant			
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION			
Approval of a three (3) lot subdivision of 20.00 acres. The 20.00 acres was the subject of a recent approval of a 5 lot subdivision of which Phase 1, a 3 lot subdivision, has been filed. Approval will change the alignment of the 3 lots and substitute a shorter private road for the previously approved longer Town Specification Road. Approval will also facilitate the approval of a simultaneous application by Entergy Nuclear Indian Point 2, LLC for site plan approval to construct a 19,952 square foot building to house its Emergency Operations Facility on Lot 1 of the proposed subdivision. Lot 1 contains 6.768 acres and has frontage and access along Horsemen's Trail, Town Highway. The Emergency Operations Facility will NOT utilize the Private Road.			

Please Complete Each Question - Indicate N. A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: 20.000 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	0 acres	2.7 acres
Forested	5.5 acres	5.5 acres
Agricultural (Includes orchards, cropland, pastures, etc.)	12.2 acres	4.5 acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	0 acres	0 acres
Water Surface Area	0 acres	0 acres
Unvegetated (Rock, earth or fill)	1.5 acres	1.5 acres
Roads, buildings and other paved surfaces	0.8 acres	3.7 acres
Other (Indicate type) <u>Lawns, gardens, landscaped areas</u>	0 acres	2.1 acres
TOTALS	20 acres	20 acres

3. What is predominant soil type(s) on project site?

Riverhead Loam

- a. Soil drainage: Well Drained 84 % of site Moderately well drained 16 % of site
 Poorly Drained 0 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 6 acres. (See 1 NYCRR 3700.)

4. Are there bedrock outcroppings on project site? Yes No

a. What is the depth to bedrock? 0->7' (in feet)

5. Approximate percentage of proposed site with slopes: 0-10% 51 % 10-15% 19 %
 15% or greater 30 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0 - >7' (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to Site Inspection, More to follow
Identify each species N/A
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe N/A
-
13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain N/A
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: None
a. Name of Stream and name of River to which it is tributary N/A
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name None b. Size (in acres) N/A
17. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor 20.00 acres
- b. Project acreage to be developed: 4.2 acres initially; 5.8 acres ultimately.
- c. Project acreage to remain undeveloped 7 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? N/A %
- f. Number of off-street parking spaces existing 4, proposed 186
- g. Maximum vehicular trips generated per hour 170 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>
Ultimately	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>

i. Dimensions (in feet) of largest proposed structure 23 height; 116 width; 172 length.

- j. Linear feet of frontage along a public thoroughfare project will occupy is? 691 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards?
3. Will disturbed areas be reclaimed? Yes No N/A
 a. If yes, for what intended purpose is the site being reclaimed? Lawns, gardens, landscaped areas
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 2.9 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction? 10 months, (including demolition).
7. If multi-phased:
 a. Total number of phases anticipated? N/A (number).
 b. Anticipated date of commencement phase 1 N/A month N/A year, (including demolition)
 c. Approximate completion date of final phase N/A month N/A year.
 d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated during construction? 15, after project is complete 3
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities?? Yes No
 If yes, explain N/A
12. Is surface liquid waste disposal involved? Yes No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. N/A
 b. Name of water body into which effluent will be discharged. N/A
13. Is subsurface liquid waste disposal involved? Yes No Type: Sanitary effluent
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain N/A
15. Is project or any portion of project located in 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month 0.9 Tons
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name Commercial Carter, location Unknown
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If yes, explain Recyclables will be collected for that purpose
17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal? N/A tons/month.
 b. If yes, what is the anticipated site life? N/A years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) Electricity, heating fuel
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.
23. Total anticipated water usage per day 1000 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain N/A

25. Approvals Required:

	Yes	No	Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Subdivision, then Site Plan	July 09, 2008
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Subdivision	TBD
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	County Planning 239 Referral	TBD
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		TBD
Federal Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other
- What is the zoning classification(2) of the site? OC - office commercial
- What is the maximum potential development of the site if developed as permitted by the present zoning?
Perhaps 100,000 square feet of commercial building
- What is the proposed zoning of the site? No Change Proposed
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
Perhaps 100,000 square feet of commercial building
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 % mile radius of proposed action?
Residential, commercial and industrial
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 % mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? 5 lots
 a. What is the minimum lot size proposed? 8.4 Acres
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

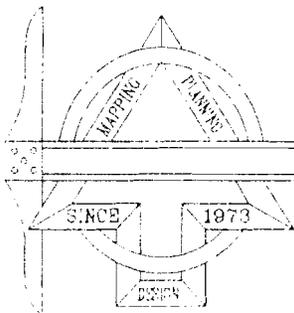
Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Mary Ellen Finger Date November 02, 2011
 Signature  Title Surveyor for Applicant

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



BADEY & WATSON

Surveying & Engineering P.C.

3063 Route 9, Cold Spring, New York 10516

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Jennifer W. Reap, L.S.

George A. Badey, L.S., Senior Consultant
Mary Rice, R.L.A., Consultant
Robert S. Miglin, Jr., L.S.

February 2, 2012

Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516

RE: Application of Entergy – Submission of Additional Plans

Honorable Board Members:

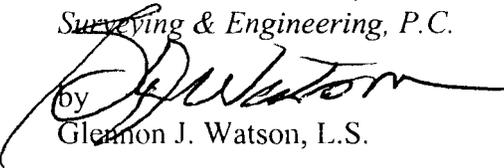
Enclosed are 13 copies of Robert E. Lamb's drawing C-7 for Entergy entitled "Landscape Plan" last dated January 27, 2012.

While there are other minor technical revisions to some of the other sheets, all of the substantive changes appear on this sheet. Accordingly, in an effort to avoid producing an excessive number of copies, we have elected to submit only this sheet, with the understanding that we will submit full set of the final plans after all of the technical issues have been worked out with Mr. Gainer.

We look forward to your continued review of this project at the Planning Board meeting scheduled for February 16, 2012.

Thank you for your continued attention to this project.

Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.

by 
Glennon J. Watson, L.S.

Enclosure (1)
GJW/bms
cc: File 91-104B\PB02FB12BP_SubmitsLandscapePlan.doc
Craig MacLatchie, w/o enclosure, by email only
William Josiger, w/o enclosure, by email only

Owners of the records and files of

Joseph S. Agnoli • Barger & Hustis, Surveyors • Burgess & Behr • Roy Burgess • Vincent A. Burrano • Hudson Valley Engineering Company, Inc.
G. Radcliff Hustis, Surveyor • Peter R. Hustis, Surveyor • James W. Irish, Jr. • J. Wilbur Irish • Douglas A. Merritt • E.B. Moebus
Reynolds & Chase • General Jacob Schofield • Sidney Schofield, C.E. • Taconic Surveying & Engineering, P.C. • D. Walcutt

In the matter of the application of

Entergy Emergency Operations Center & Finger Amended 3-lot Subdivision
Horsemen's Trail, Philipstown, NY

RESPONSE TO REQUEST THAT TOWN OF PHILIPSTOWN
PLANNING BOARD SERVE AS LEAD AGENCY

On behalf of the Town of Philipstown Conservation Advisory Board, I acknowledge receipt of the Lead Agency notice in this matter, which was mailed on

January 16, 2012

The above-named involved agency hereby

(Please check one)

- [] CONSENTS that the Town of Philipstown Planning Board serve as Lead Agency in this application and requests that the undersigned continue to be notified on filings and hearings in this matter.

- [] DOES NOT CONSENT to the Town of Philipstown Planning Board serving as Lead Agency in this application and wishes that the Town of Philipstown Conservation Advisory Board serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6 (b)(5).

DATED: _____

SIGNATURE: _____

**Town of Philipstown Planning Board
Town Hall
238 Main Street; PO Box 155
Cold Spring, New York 10516**

**Notice of Intent to Serve as Lead Agency under SEQRA;
Lead Agency Must Be Designated within Thirty (30) Calendar Days**

December 15, 2011

This Notice is issued pursuant to Part 617 of the Implementing Regulations pertaining to Article 8 (State Environmental Quality Review Act) of the NYS Environmental Conservation Law for the purpose of designating a Lead Agency for the coordinated environmental quality review of the below Proposed Action and soliciting comment, if any:

Project Name: Entergy Emergency Operations Center, & Finger Amended 3-lot Subdivision
Location: Horsemen's Trail, Philipstown, Putnam County
SEQRA Status: "Unlisted" Action

Project Description:

The application concerns the development of a 20,000 sf Public Utility Facility Emergency Operations Center building on a 6.77 acre site. The improvements will include a total of 180 parking spaces. The parcel is zoned "Office/Commercial/Industry Mixed-Use (OC)", and lies along Horseman's Trail. Adjacent parcels to the south either contain, or are approved for, commercial uses. The property represents lot 1 of the Finger re-subdivision application currently before the Board. Therefore, both applications are being processed concurrently.

Finger originally obtained Subdivision approval for a 5-lot residential subdivision on the overall 20 acre tract.. This amended subdivision will amend the prior approval down to 3 lots, with lot 1 being the site of the Entergy Emergency Operations Center and lots 2 & 3 being residential lots which encompass the balance of the property.

Declaration of Intent to Serve as Lead Agency:

Please take notice that, under the applicable standards of 6 NYCRR 617.6 (b), the Town of Philipstown Planning Board has concluded that it should be designated as Lead Agency for the coordinated environmental quality review of the Proposed Action.

This Notice, accompanied by a copy of the Full EAF Part 1 and Site Plan drawings prepared by REL Architects & Engineers Inc. P.C., is being sent to you and all other identified involved agencies with a request for consent in writing to the Planning Board serving as Lead Agency. Should you not respond within thirty (30) calendar days from the date of this Notice it will be interpreted as your consent to the Planning Board serving as Lead Agency.

If you do authorize the Planning Board to serve as Lead Agency, you will be notified of any SEQR determination made. You will also be provided copies of all subsequent environmental documents.

Should you not agree with the Planning Board's designation as Lead Agency, you are advised to follow the procedures outlined in 6 NYCRR 617.6 (b)(5).

In addition to the above-stated consideration of Lead Agency designation, the Planning Board requests any comments either involved or interested agencies may have regarding the Proposed Action. Receipt of these comments within thirty (30) calendar days of this Notice would also be appreciated.

Contact Person: Anthony Merante, Chairman
Town of Philipstown Planning Board
(845) 265-3329

Distribution with Attachments:

Involved Agencies:
(with EAF & Site Plan)

Sherlita Amler, MD, MS, FAAP Commissioner of Health
Putnam County Department of Health
1 Geneva Road
Brewster, New York 10509

Mr. Alexander Ciesluk, Regional Permit Administrator
New York State Department of Environmental Conservation - Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1696

Interested Agencies:

NYS Historic Preservation Office
Pebbles Island Resource Center
PO Box 189
Waterford, NY 12188-0189

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:



Part 1



Part 2

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**

Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***

The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Approval of Preliminary Subdivision Plat Showing Re-Subdivision of Property for Mary Ellen Finger

Name of Action

Philipstown Planning Board

Name of Lead Agency

Anthony Merante

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART I - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Approval of a 3 lot subdivision for Mary Ellen Finger		
LOCATION OF ACTION (include Street Address, Municipality and County) 3 Horsemen's Trail, Town of Philipstown, Putnam County		
NAME OF APPLICANT/SPONSOR Mary Ellen Finger	BUSINESS TELEPHONE 845-265-2665	
ADDRESS 3 Horsemen's Trail		
CITY/PO Cold Spring	STATE NY	ZIP CODE 10516
NAME OF OWNER (if different) Same as Applicant	BUSINESS TELEPHONE	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION Approval of a three (3) lot subdivision of 20.00 acres. The 20.00 acres was the subject of a recent approval of a 5 lot subdivision of which Phase 1, a 3 lot subdivision, has been filed. Approval will change the alignment of the 3 lots and substitute a shorter private road for the previously approved longer Town Specification Road. Approval will also facilitate the approval of a simultaneous application by Entergy Nuclear Indian Point 2, LLC for site plan approval to construct a 19,952 square foot building to house its Emergency Operations Facility on Lot 1 of the proposed subdivision. Lot 1 contains 6.768 acres and has frontage and access along Horsemen's Trail, Town Highway. The Emergency Operations Facility will NOT utilize the Private Road.		

Please Complete Each Question - Indicate N. A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: 20.000 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Bushland (Non-agricultural)	<u>0</u> acres	<u>2.7</u> acres
Forested	<u>5.5</u> acres	<u>5.5</u> acres
Agricultural (Includes orchards, cropland, pastures, etc.)	<u>12.2</u> acres	<u>4.5</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>1.5</u> acres	<u>1.5</u> acres
Roads, buildings and other paved surfaces	<u>0.8</u> acres	<u>3.7</u> acres
Other (Indicate type) <u>Lawns, gardens, landscaped areas</u>	<u>0</u> acres	<u>2.1</u> acres
TOTALS	<u>20</u> acres	<u>20</u> acres

3. What is predominant soil type(s) on project site? Riverhead Loam

- a. Soil drainage: Well Drained 84 % of site Moderately well drained 16 % of site
 Poorly Drained 0 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 6 acres. (See 1 NYCRR 3700.)

4. Are there bedrock outcroppings on project site? Yes No
 a. What is the depth to bedrock? 0->7' (in feet)

5. Approximate percentage of proposed site with slopes: 0-10% 51 % 10-15% 19 %
 15% or greater 30 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0 - >7' (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to Site Inspection, More to follow
Identify each species N/A
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe N/A
13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain N/A
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: None
a. Name of Stream and name of River to which it is tributary N/A
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name None b. Size (in acres) N/A
17. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 20.00 acres
- b. Project acreage to be developed: 4.2 acres initially; 5.8 acres ultimately.
- c. Project acreage to remain undeveloped 7 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? N/A %
- f. Number of off-street parking spaces existing 4, proposed 186
- g. Maximum vehicular trips generated per hour 170 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>1</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Ultimately | <u>1</u> | <u>0</u> | <u>0</u> | <u>0</u> |
- i. Dimensions (in feet) of largest proposed structure 23 height; 116 width; 172 length.

- j. Linear feet of frontage along a public thoroughfare project will occupy is? 691 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards?
3. Will disturbed areas be reclaimed? Yes No N/A
 a. If yes, for what intended purpose is the site being reclaimed? Lawns, gardens, landscaped areas
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 2.9 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction? 10 months, (including demolition).
7. If multi-phased:
 a. Total number of phases anticipated? N/A (number).
 b. Anticipated date of commencement phase 1 N/A month N/A year, (including demolition)
 c. Approximate completion date of final phase N/A month N/A year.
 d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated during construction? 15, after project is complete 3
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities?? Yes No
 If yes, explain N/A
12. Is surface liquid waste disposal involved? Yes No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount N/A
 b. Name of water body into which effluent will be discharged. N/A
13. Is subsurface liquid waste disposal involved? Yes No Type: Sanitary effluent
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain N/A
15. Is project or any portion of project located in 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month 0.9 Tons
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name Commercial Carter, location Unknown
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If yes, explain Recyclables will be collected for that purpose
17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal? N/A tons/month.
 b. If yes, what is the anticipated site life? N/A years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day?) Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) Electricity, heating fuel
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.
23. Total anticipated water usage per day 1000 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain N/A

25. Approvals Required:

	Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	November 02, 2011
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TBD
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TBD
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other
- What is the zoning classification(2) of the site? OC - office commercial
- What is the maximum potential development of the site if developed as permitted by the present zoning?
Perhaps 100,000 square feet of commercial building
- What is the proposed zoning of the site? No Change Proposed
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
Perhaps 100,000 square feet of commercial building
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 % mile radius of proposed action?
Residential, commercial
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 % mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? 3 lots
 a. What is the minimum lot size proposed? 4.8 acres
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Mary Ellen Finger Date November 02, 2011

Signature  Title Surveyor for Applicant

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

TOWN OF PHILIPSTOWN

SCHEDULE OF FEES

Application Name	Viewsave, LLC
B&W File No	73-125

PLANNING BOARD APPLICATIONS AND REFERRALS

Application for APPROVAL OF ACCESS (Land not shown on Town, County of State Road)	\$400.00/Lot		\$0
Referral for APPROVAL OF OPEN DEVELOPMENT AREA PLAT (Under Sections 112-56, 112-58, 112-59 & 112-60)	\$400.00/Lot		\$0
Application for SITE PLAN APPROVAL (As per Article IX of Chapter 175)*	\$500.00 PLUS		\$0
For Each PARKING SPACE (New or Revised for the First 25 Parking Spaces)*	\$50.00/each PLUS		\$0
For Each PARKING SPACE (New or Revised over 25 Parking Spaces)*	\$20.00/each		\$0
Application for SIGN Only*	\$50.00		\$0
Application for LANDSCAPE REVISION Only*	\$100.00		\$0
Application for LIGHTING REVISION Only*	\$100.00		\$0

SOIL AND STONE REMOVAL

Application for SOIL AND STONE REMOVAL (Under Article X of Chapter 175)	\$500.00 PLUS		\$0
Per cubic Yard of Material to be Excavated or Removed (as indicated on the plan under Section 175-44H)	\$0.10/cubic yard		\$0
INSPECTION FEE (Under Section 175-48 per cubic yard of material Authorized to be Excavated of Removed under the plan as approved)	\$0.10/cubic yard		\$0

SUBDIVISION APPROVAL

PRELIMINARY APPROVAL of Application and Minor Plats	\$500.00 PLUS	1	\$500
PER LOT on existing street of right-of-way, <u>or</u>	\$250.00/Lot OR PLUS	2	\$500
PER LOT on a new street or right-or-way	\$400.00/Lot		\$0
FINAL APPROVAL of Application	\$500.00 PLUS		\$0
	\$100.00/Lot		\$0

ZONING BOARD OF APPEALS

Application for VARIANCE OF OTHER ACTION (other than Article XI of Chapter 175)*	\$200.00		\$0
Application for SPECIAL USE PERMIT (under Article XI of Chapter 175)*	\$500.00		\$0
PETITION TO AMEND ZONING LAW	\$500.00		\$0

PLANNED DEVELOPMENT APPLICATION

PLANNED DEVELOPMENT UNIT Same as Application for Special Use Permit with Site Plan Submission			
PLANNED DEVELOPMENT DISTRICT	\$2,500.00 PLUS		\$0
PER LOT or DWELLING UNIT	\$200.00 each AND		\$0
PER NON-RESIDENTIAL PARKING SPACE	\$50.00 each		\$0

TOTAL	\$1,000
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T O W N O F P H I L I P S T O W N
P U T N A M C O U N T Y , N E W Y O R K

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

The undersigned hereby make application to the Planning Board of the Town of Philipstown under Part-One Subdivision Regulations for one of the following (check one):

- for approval of a Preliminary Plat;
- for approval of a Final Plat;
- for approval of a Minor Subdivision as a Final Plat; or
- for revision of a previously Filed Plat.

For Office Use Only

1.	Application # <u>P.97</u> <u>1000 *3170</u>
2.	Fee <u>5,000 *3767</u>
3.	Rec'd by <u>[Signature]</u>
4.	Date <u>1-5-11</u>

I. Identification of Applicant and Owner:

a. Applicant (name) Viewsave, LLC Tel. 917-751-1240
address P.O. Box 353
Garrison, NY 10524

b. Owner of property if not same as Applicant:
(name) Viewsave, LLC Tel. 917-751-1240
address P.O. Box 353
Garrison, NY 10524

(name) Hudson Valley 2009 Trust Tel. 917-751-1240
address P.O. Box 353
Garrison, NY 10524

(name) Gerald E. Morris Tel. 212-832-3325
address 435 East 52nd Street Apt. 14B
New York, NY 10022

II. Attachments: Each of the following, when applicable, shall be attached to and are made a part of this Application (check the items attached):

- A-1 Affidavit of Ownership, executed by the individual, or by the general partner of a partnership, that is the owner of property if not same as the Applicant; OR

- A-2 Affidavit of Ownership, executed by a corporation that is the owner of property if not same as the applicant.
- Appendix B- 1 certification executed by the Applicant if the Applicant is a partnership, corporation, association or business trust.
- Appendix B-2 certification executed by the owner of property if the owner is a partnership, corporation, association or business trust
- Appendix C Disclosure Statement under Sec. 809 of the General Municipal law.
- Appendix D Identification of Property and Proposal.
- Appendix E Identification of Plans and Documents.
- EAF - Environmental Assessment Form
- Application Checklist
- Request for a Waiver of Subdivision Regulations

III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, and their authorized agents, permission to enter upon the property that is the subject of this Application for the purpose of inspection and enforcement of the Subdivision Regulations, including the taking of tests and materials samples:

IV. Endorsements:

a. Applicant:

Viewsave, LLC

Date 1-5-12

Signed by: [Signature]
Authorized Signature FOR ROBERT BILES

b. Owner:

Viewsave, LLC

Date 1-3-12

Signed by: Gerald E Morris
Authorized Signature

Hudson Valley 2009 Trust

Date 1-4-12

Signed by: [Signature]
Peter Johnson, Jr. Esq., Trustee

Date 1-3-12

Signed Gerald E Morris
Gerald E. Morris

A P P E N D I X A-1: AFFIDAVIT OF OWNERSHIP (Individual or Partnership)

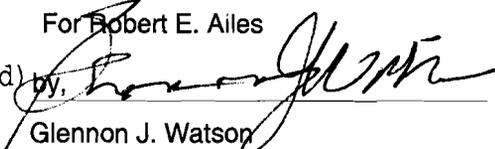
State of New York)

ss. :

County of Putnam)

Roger E. Ailes, being duly sworn, deposes and says that he resides at P.O. Box 353 Garrison, NY 10524 in the County of Putnam, State of New York and that he (a member of Viewsave, LLC) is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Philipstown, New York, aforesaid and known and designated on the Tax Map of the Town of Philipstown as Lot Number 43 Block 1 on Map 49 and that deponent (said partnership) acquired title to the said premises by deed from Boscobel Restoration Inc. dated February 2, 2010 and recorded in the Office of the Clerk of the County of Putnam on February 3, 2010 in Liber 1847 of Conveyance at Page 262 and that he (said partnership) hereby consents to the annexed application of Viewsave, LLC

_____ for approval of the map (or project) entitled Subdivision Plat Showing Merger & Lot Line Adjustment of the lands of Viewsave, LLC, Hudson Valley 2009 Trust and Gerald E. Morris and that statements of fact contained in said application, including the statements contained in all of the exhibits transmitted herewith, are true to the best of deponent's knowledge and belief.

For Robert E. Ailes
 (signed) by 
 Glennon J. Watson
 Authorized Signature

Sworn to before me this 5th day of January 20 12


 Notary Public
 REBECCA W. LINDA
 NOTARY PUBLIC, State of New York
 No. 5004353
 Qualified in Dutchess County
 Commission Expires November 16, 2014

A P P E N D I X A-1: AFFIDAVIT OF OWNERSHIP (Individual or Partnership)

State of New York)

County of Putnam) ^{ss. :}

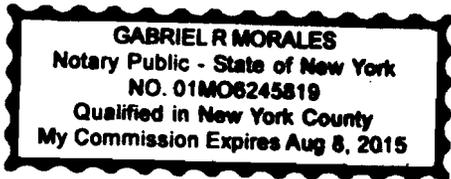
Gerald E. Morris, being duly sworn, deposes and says that he resides at 435 East 52nd Street Apt. 14B New York NY 10022 in the County of New York, State of New York and that he (a general partner or Individual) is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Philipstown, New York, aforesaid and known and designated on the Tax Map of the Town of Philipstown as Lot Number 54.2 Block 1 on Map 49 and that deponent (said partnership) acquired title to the said premises by deed from Joseph C. Chapman dated March 4, 1999 and recorded in the Office of the Clerk of the County of Putnam on March 9, 1999 in Liber 1461 of Conveyance at Page 427 and that he (said partnership) hereby consents to the annexed application of Viewsave, LLC for approval of the map (or project) entitled Subdivision Plat Showing Merger & Lot Line Adjustment of the lands of Viewsave, LLC, Hudson Valley 2009 Trust and Gerald E. Morris and that statements of fact contained in said application, including the statements contained in all of the exhibits transmitted herewith, are true to the best of deponent's knowledge and belief.

(signed) Gerald E. Morris
Gerald E. Morris

Sworn to before me this

3 day of JAN 20 12

[Signature]
Notary Public



A P P E N D I X A-2: AFFIDAVIT OF OWNERSHIP (Corporation)

State of New York)

ss. :

County of Putnam)

Peter Johnson, Jr., being duly sworn, deposes and says that he resides at c/o Leahey & Johnson 120 Wall Street, New York NY in the County of New York State of New York that he is the Trustee of Hudson Valley 2009 Trust (Title) (Name of Corporation) which is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Philipstown, New York, aforesaid and known and designated on the Tax Map of the Town of Philipstown as Lot Number 54.1 Block 1 on Tax Map 49 and that said corporation acquired title to the said premises by deed from Roger & Elizabeth Ailes dated December 30, 2011 and recorded in the Office of the Clerk of the County of Putnam on Pending in Liber of Conveyances at Page and that consent is hereby given to Badey & Watson P. C. to make the annexed application for approval of the map (or project) entitled Subdivision Plat Showing Merger & Lot Line Adjustment of the lands of Viewsave, LLC, Hudson Valley 2009 Trust and Gerald E. Morris and that statements of fact contained in said application, including the statements contained in all of the exhibits transmitted herewith, are true to the best of deponant's knowledge and belief.

Hudson Valley 2009 Trust
 (signed) Peter Johnson, Jr.
Peter Johnson, Jr. Esq. Trustee

Sworn to before me this 4 day of JANUARY 20 12
Anthony Zito
 Notary Public

ANTHONY ZITO
 NOTARY PUBLIC STATE OF NEW YORK
 NO. 01Z16209072
 QUALIFIED IN NEW YORK COUNTY
 COMMISSION EXPIRES ON JULY 13, 20 13

A P P E N D I X B-2: CERTIFICATE CONCERNING OWNERSHIP OF OWNER

1. If owner or applicant is a general or limited partnership, attach this notarized certification listing names and addresses of all partners and participants. If a partner is a partnership, corporation, association or business trust, provide the information required by this section for such partner.
2. If owner or applicant is a corporation, association or business trust attach notarized this certification listing position, name and address of all officers, directors and all shareholders owning (whether beneficially or equitable) five (5%) percent or more of any class of such party's stock.

A P P E N D I X B-1: CERTIFICATE CONCERNING OWNERSHIP OF APPLICANT

Certificate of Hudson Valley 2009 Trust

Position	Name	Address	% Ownership
Trustee	Peter Johnson, Jr. Esq.	c/o Leahey & Johnson 120 Wall Street, New York NY 10005	0 %
			%
			%
			%
			%
			%
			%
			%
			%
			%

The undersigned (corporate officer) hereby certifies that the information herein-above set forth is true and correct.

Hudson Valley 2009 Trust

Peter Johnson, Jr. Esq., Trustee

Signature and Title

Sworn to before me this 4 day of JANUARY, 2012

Notary Public

ANTHONY ZITO
NOTARY PUBLIC STATE OF NEW YORK
NO. 01Z16209072
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES ON JULY 13, 2013

A P P E N D I X C

T O W N O F P H I L I P S T O W N , N E W Y O R K
DISCLOSURE STATEMENT ACCOMPANYING APPLICATION OR PETITION

A. Identification of Application or Petition:

1. TO: Philipstown Town Board
 Philipstown Planning Board
 Zoning Board of Appeals
 Zoning Administration Officer/Building Inspector

2. NAME OF APPLICANT: Viewsave, LLC

3. RESIDENCE: P.O. Box 353 Garrison, NY 10524

4. DATE: 1/5/2012

5. NATURE OF APPLICATION OR PETITION: Subdivision Approval for Merger & Lot Line

Adjustment for Viewsave, LLC, Hudson Valley 2009 Trust & Gerald E. Morris

B. Nature and Extent of Interest of any State Officer or Municipal Officer or Employee in this Application (Set forth in detail).

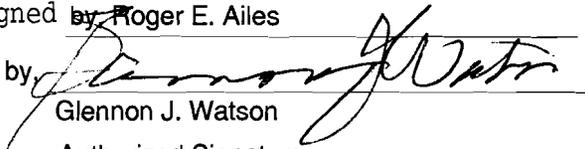
None

C. Statement that no State Officer or Municipal Officer or Employee has an interest in this Application.

The undersigned Applicant or Petitioner certifies by signature on this Disclosure Statement that, with the exception of the information contained in Paragraph B, above in accordance with the provisions of Sec. 809 of the General Municipal Law, no State officer or any officer or employee of the Town of Philipstown or of any municipality of which the Town is a part has any interest in the person, partnership or association making the above application, petition or request.

Viewsave, LLC

Signed by Roger E. Ailes

by 

Glennon J. Watson

Authorized Signature

Date : 1/5/2012

(Note: See reverse for the provisions of Sec. 809)

This informaton is provided especially for those who may be making application without assistance of counsel, so that they will be fully advised as to the purpose and requirements of this statute.

SEC. 809. DISCLOSURE IN CERTAIN APPLICATIONS

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them

- (a) is the applicant, or
- (b) is an officer, director, partner or employee of the applicant, or
- (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
- (d) is a party to an agreement with such on applicant, express or implied, whereby he may receive any payment, or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

3. Ownership of less than five per cent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

D-1. Property

- a. Total acres 16.692
- b. Does application cover all contiguous land of the owner? Yes
 If no, explain any excluded area N/A
-
- | | | | | | | |
|-------------------|------------|-------|----------|-----------|-------------|----------------------------|
| c. Tax Map: Sheet | <u>49.</u> | Block | <u>1</u> | Parcel(s) | <u>54.1</u> | (Hudson Valley 2009 Trust) |
| Tax Map: Sheet | <u>49.</u> | Block | <u>1</u> | Parcel(s) | <u>54.2</u> | (Morris) |
| Tax Map: Sheet | <u>49.</u> | Block | <u>1</u> | Parcel(s) | <u>43</u> | (Viewsave, LLC) |
- d. Last deed: Date 12/30/2011 Liber Pending Page Pending
 Last deed: Date 3/9/1999 Liber 1461 Page 27
 Last deed: Date 2/3/2010 Liber 1847 Page 262

D-2. Location:

- a. Zoning District(s) RC (Rural Conservation)
- b. Property abuts (street or roads) Property abuts Beverly Warren Road, U.S. Route 9d, Lane Gate Road
- c. Municipal Districts encompassing all or part of property:
 School: Garrison Union Free School District
 Fire Protection: Garrison Fire Protection District No. 1
 Other: -
- d. Does plat propose a new street or private way connecting directly into any State Highway or County Road? No If yes, give name and route # N/A
- e. Does plat involve drainage lines connecting directly into any channel lines established by the County of Putnam? N/A
- f. Does plat include any land within 500 feet of any abutting municipality, the boundary of any existing or proposed County or State park or recreation area, the right-of-way of any existing or proposed County or State highway, the existing or proposed right-of-way or stream channel owned by the County and for which channel lines have been established, or the boundary of County or State land on which a public building or institution is established? Yes
 If yes, specify Property is within 500 ft of U.S. Route 9d.
- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records): SEE ATTACHED LIST

D-3. Proposal:

- a. Number of Proposed Lots: 2, number already occupied by dwellings, if any: 2
- b. Length of Proposed streets or private ways in Plat: N/A feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? No, if not, describe None shown
- d. Approximate acreage of land proposed as open space for parks and playground: Zero acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? No, if not, describe None shown
- f. How is water supply to be provided? Individual Drilled Wells Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? Yes, if yes, give date and describe Already existing approved before 2000
- g. How is sewage disposal to be provided? Individual SSTS Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? Yes, if yes, give date and describe Already existing, approved before 2000
- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? No, if yes, describe N/A

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?
- entire;
- in sections.
- b. Does applicant intend to request any special authorization for the plat under any of the following? No If yes, specify,
- Sec 281 of Town Law (cluster)
- Waiver of Subdivision Regulation (Sec. 5)
- Alternate road standards

D-5. Encumbrances: If property is subject to any of the following encumbrances, describe or attach copies:

- a. easements None
- b. deed restrictions on use and development None
- c. mortgages None
- d. liens None
- e. leases None
- f. other None

D-6. Minor Plat: If request is made for acceptance of an application for final, approval of minor subdivision plat, complete the following:

- a. Does plat incorporate all of the tract from which lots are proposed to be divided? Yes
- b. Does the plat map show all natural water courses, ponds, swamps, flood plains or other land subject to potential flooding within the plat and any other land subject to potential flooding within the plat and any drainage onto the plat from any existing State Highway, County Road or Town Street? No

A P P E N D I X E: IDENTIFICATION OF PLANS AND DOCUMENTS

E-1. Surveyor and Designer(s) Responsible for Plans:

- a. Surveyor (name) BADEY & WATSON, Surveying & Engineering, P.C.
Address 3063 Route 9
Cold Spring, NY 10516 Tel. (845) 265-9217 x14
N. Y. License No. 48167 (Glennon J. Watson, L.S.)
- b. Engineer (name) BADEY & WATSON, Surveying & Engineering, P.C.
Address 3063 Route 9
Cold Spring, NY 10516 Tel. (845) 265-9217 x12
N. Y. License No. 62505 (John P. Delano, P.E.)
- c. Other (name) _____
Address _____
Tel. _____
N. Y. License, if any _____

E-2. Maps and Plans:

- a. Title and Date of Proposed Plat Map: Subdivision Plat Showing Merger & Lot Line Adjustment of the lands of Viewsave, LLC, Hudson Valley 2009 Trust, and Gerald E. Morris dated, January 5, 2012
No. of Sheets: 1
- b. Title and Date of Proposed Profiles and Construction Plans: _____

No. of Sheets: _____
- c. Title, Date and Preparer of other maps and plans: _____

E-3. Other: Give titles, dates and preparer of reports and documents accompanying application: (such as results of soils test and reports on drainage, sewage disposal and water supply):

E-4. Attorney (if any):

- a. (name) _____
Address _____
Tel. _____

Applicant	<u>Viewsave, LLC</u>
Project Name	<u>Viewsave, LLC</u>
Applicant's Representative	<u>Badey & Watson P. C.</u>
Tax Map ID #	<u>49.-1-43, 54.1 54.2</u>
Date	<u>1/5/2012</u>

PHILIPSTOWN PLANNING BOARD
SUBMISSION CHECKLIST
SUBDIVISION APPLICATIONS

For all subdivision applications, the following requirements are applicable before application review.

A. Land may not be subdivided if the application will result in the following except with Planning Board Approval)

- All subdivisions require approval
- 2 or more lots located in a Business or Industrial zone
- 2 or more lots (of 10 acres or less) which have frontage on a state highway or county road located in a Res. Zone
- 3 or more lots each of which contains 10 acres or less
- The creation of a street, highway or r.o.w for vehicles

B. Land may not be divided so as to create rights-of-way for power, gas or telephone lines

C. Approved subdivision plats may not be revised

D. Subdivision plat requiring approval may not be used in connection with the conveyance of real property in the Town, or filed with the County Clerk's office until approved.

Preliminary Sketch Plans

1. Location of the plat in the neighborhood
2. Layout of lots, streets and existing contours at 10' intervals
3. Location of watercourses
4. Location of water bodies
5. Location of wetlands
6. Location of major natural features

Minor Subdivision Plat Applications

Typically, a plat of lots to which access is given by open development area private right-of-way or easements eligible for consideration as a minor plat.

I. General Submission Requirements

1. Application on proper forms
2. Forms property signed
3. Application Fee
4. Final Plat Map (5 blue or black-line prints)
 - a. Scale of 1" = 40' or 50' but not less than 1" = 100'
 - b. No less than 20" x 20" no more than 36" x 48"
 - c. Black waterproof ink on good cloth or film
5. Construction Plans (see Checklist VI)
6. Evidence that:
 - a. sewer & water supply approved by PCDH
 - b. street or drainage connections to state or county roads submitted
i. Connection application made
 - c. NYSDEC wetland/watercourse modifications approved
7. If major cuts or fills, grading plan
 - a. Five (5) blue or black line prints
8. Design computations and data for drainage or central water and sanitary sewer systems
9. Separate map for lots accessed by open development right-of-way or easement

II. Title and location information:

1. Scale of not less than 1" = 100 feet
2. Proposed layout of lots, streets and improvements
3. Future subdivisions on contiguous land
4. Title of the plat
 - a. Duplicate in Putnam Co.
5. Date, Town, etc.
 - a. Date
 - b. Town
 - c. Scale
 - d. County
 - e. North point
 - f. State
6. Location map at scale of 1" = 1000 or 2000 feet
7. Vicinity map showing: property lines/streets within 500'
 - a. scale of 1" = 400' or 800'
 - b. adjacent owner identification
8. Index map if plat is divided into sections or > 1 is reg.
 - a. showing lots, lot #'s, streets, street names
 - b. delineation of areas covered
 - c. scale of 1" = 400' or 800'

III. Site conditions and land evaluations:

1. Existing contours not exceeding 5-foot intervals
 - a. Meeting DOT standards for maps of 1" = 200'
2. Appropriate benchmark
3. Existing permanent buildings and structures
4. Existing watercourses, water bodies and streams
5. Location and limits of wetlands
6. Location and limits of potential flood hazard areas
7. Location of drainage discharge points from any street or property

IV. Property Ownership Information

1. Name and address of owner
2. Name and address of applicant if different from owner
3. Perimeter boundary of tract and area to be plotted
4. Approx. location of prop. lines 200 feet from tract
5. Both street r-o-w lines of any street abutting tract
6. Names of owners of property abutting tract
7. Proposed lots and lot numbers and area of each lot
8. Proposed street and/or r-o-w including widths
9. Location & dimensions of existing & proposed easements
10. Existing monuments
11. Any municipal or taxation district boundary
12. Any channel and building lines
13. Reserved areas for watercourses or wetland conservation

V. Development Proposal Information:

1. For each lot near watercourses, bodies, wetlands, flood hazard area, proposed floor elevation of lowest floor.

Roger Ailes
44 Beverly Warren Road
P.O. Box 353
Garrison, NY 10524

Mr. Glenn Watson
Badey & Watson
Route 9
Cold Spring, NY 10516

Dear Mr. Watson,

I request that you sign the application to the Philipstown Planning Board on my behalf in order to begin the process of subdividing the ten acre parcel of land currently held by Viewsave LLC. Viewsave, LLC is jointly owned by myself and Mr. Gerald Morris.

If you have any questions or need further information, please contact me at 845-265-4590. I am enclosing the \$5,000 escrow fee, as well as a separate check to cover the application fee. Also enclosed is a check in the amount of \$1,500 which is your retainer fee.

Sincerely,

A handwritten signature in black ink that reads "Roger Ailes". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Roger Ailes

Cc: Gerald Morris

The applicant seeks a waiver of the requirement to provide topography on the subdivision map.

The three (3) existing parcels will become two (2) parcels. Each of the resulting two (2) parcels are fully developed with residential structures, wells and septic systems, etc. Because the improvements exist, approval of the subdivision (merger) does not require any technical decisions. Having topography on the map does not provide any fundamental information that is needed to make the decision whether to approve the application, making the expense of providing it unnecessary.

49.-3-27
VIEWSAVE LLC
PO Box 353
Garrison, NY 10524

49.-3-26
GAUDIO, JULIUS
59 Mooreland Rd
Greenwich, CT 06831

49.-3-25
FEDERGREEN, RANDY
11 Shad Roe
Cold Spring, NY 10516

49.-1-35
FERGUSON, RICHARD
26 Belle Ln
Garrison, NY 10524

49.-1-34
DESAI, SHASHIKANT O
22 Belle Ln
Garrison, NY 10524

49.-3-24
DUFFY, DAVID L
PO Box 294
Cold Spring, NY 10516

49.-3-23
SISKIND, RICHARD
870 Lake Dr
Boca Raton, FL 33432

49.-3-22
JOTER INDUSTRIES LTD
Attn.: Joey Ballin
5 Macri Avenue
West Harrison, NY 10604

49.-3-37.1 & 2
CITY OF NEW YORK DEP
Attn.: Bureau of Water Supply
465 Columbus Avenue
Valhalla, NY 10595-1336

49.-1-48
RANKIN, ARTHUR
26-30 Beverly Warren Rd
Garrison, NY 10524

49.-1-47 & 56
AILES, ROGER E
PO Box 353
Garrison, NY 10524

49.-1-38
MENNILLO, THOMAS
15 Durisol Rd
Garrison, NY 10524

49.-1-44.2
ULYSSES REAL ESTATE LLC
PO Box 353
Garrison, NY 10524

49.-1- 20, 36.1 & 2
BOSCOBEL RESTORATION INC.
1601 Route 9D
Garrison, NY 10524

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

49.-1-40
DOWNEY, LINDA WRIGHT
16 Durisol Rd
Garrison, NY 10524

49.-1-4
COSGROVE, ALYN J
30 Indian Brook Rd
Garrison, NY 10524

49.-1-44.2
ULYSSES REAL ESTATE LLC
PO Box 353
Garrison, NY 10524

49.-1-41
HAVEN, ELLEN
10 Durisol Rd
Garrison, NY 10524

49.-1-39
COTTIERS, RALPH
1544 Rt 9D
Garrison, NY 10524

49.-1-42
HEITMANN, KURT G
2 Durisol Rd
Garrison, NY 10524

49.-1-3
CENTRAL HUDS. GAS & ELEC.
284 South Ave
Poughkeepsie, NY 12601

49.-3-20.1
GREENFIELD, BARRY L
200 Park Ave S Fl 8
New York, NY 10003

49.-1-44.1
HERCULES REAL ESTATE LLC
PO Box 353
Garrison, NY 10524

**Town of Philipstown Planning Board
Town Hall
238 Main Street; PO Box 155
Cold Spring, New York 10516**

**Notice of Intent to Serve as Lead Agency under SEQRA;
Lead Agency Must Be Designated within Thirty (30) Calendar Days**

January 16, 2012

This Notice is issued pursuant to Part 617 of the Implementing Regulations pertaining to Article 8 (State Environmental Quality Review Act) of the NYS Environmental Conservation Law for the purpose of designating a Lead Agency for the coordinated environmental quality review of the below Proposed Action and soliciting comment, if any:

Project Name: Spanu – 3 lot Subdivision

Location: Avery Road, Garrison, Putnam County

SEQRA Status: “Unlisted” Action

Project Description:

This development proposal involves a 47.869+/- acre parcel, entailing 4 separate lots at present, lying along the westerly side of Avery Road, and abutting Indian Brook Road and Dicks Castle Road. The tract is situated in a Residence RR Zoning District. Numerous structures exist on the tract, with a new residential dwelling proposed under this application. The application materials indicate that a previously approved “Open Area Development” road will provide access to the 3 lots to be created under this application. Any available information to document this approval should be provided for the Board’s records.

Three (3) separate applications have been filed on the matter. These include:

- a “Subdivision” application for the lot re-configuration of 2 lot lines. The proposal will create 3 lots on the overall tract, ranging in size from 5 acres up to 26 acres. The lots, themselves, appear to meet zoning minimum lot bulk requirements. As part of this application, a waiver is being requested from the requirement to create a cul-de-sac specified pursuant to §112-64E. The application seeks this relief to avoid unnecessary construction and removal of tree and other existing vegetation, given the layout of existing driveways on the tract which current provide access and which will allow reasonable access by emergency vehicles.
- a “Site Plan Application” for the proposed construction of a large single family residence (> 16,000 sf).

- A “Wetlands” application, due to the presence of a regulated wetlands on Parcel III. Regulated activities planned by the application include construction of a residential driveway and installation of drainage improvements.

Declaration of Intent to Serve as Lead Agency:

Please take notice that, under the applicable standards of 6 NYCRR 617.6 (b), the Town of Philipstown Planning Board has concluded that it should be designated as Lead Agency for the coordinated environmental quality review of the Proposed Action.

This Notice, accompanied by a copy of the Full EAF Part 1 and a “Preliminary Subdivision Plat/Lot Line Adjustment of lands of Nancy Olnick Spanu” (2 sheets), dated November 2, 2011 prepared by Badey and Watson Surveying & Engineering, P.C., is being sent to you and all other identified involved agencies with a request for consent in writing to the Planning Board serving as Lead Agency. Should you not respond within thirty (30) calendar days from the date of this Notice it will be interpreted as your consent to the Planning Board serving as Lead Agency.

If you do authorize the Planning Board to serve as Lead Agency, you will be notified of any SEQR determination made. You will also be provided copies of all subsequent environmental documents.

Should you not agree with the Planning Board’s designation as Lead Agency, you are advised to follow the procedures outlined in 6 NYCRR 617.6 (b)(5).

In addition to the above-stated consideration of Lead Agency designation, the Planning Board requests any comments either involved or interested agencies may have regarding the Proposed Action. Receipt of these comments within thirty (30) calendar days of this Notice would also be appreciated.

Contact Person: Anthony Merante, Chairman
Town of Philipstown Planning Board
(845) 265-3329

Distribution with Attachments:

Involved Agencies:
(with EAF & Site Plan)

Sherlita Amler, MD, MS, FAAP Commissioner of Health
Putnam County Department of Health
1 Geneva Road
Brewster, New York 10509

Ms. Margaret Duke, Regional Permit Administrator
New York State Department of Environmental Conservation - Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1696

Eric Lind, Chairman
Philipstown Conservation Advisory Board
PO Box 55
Cold Spring, NY 10516

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:



Part 1



Part 2

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**

Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***

The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Approval of Subdivision Plat Showing Lot Line Adjustments of Lands of Nancy Olnick Spanu

Name of Action

Philipstown Planning Board

Name of Lead Agency

Anthony Merante

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART I - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Approval of Subdivision Plat Showing Lot Line Adjustments of Lands of Nancy Olnick Spanu. Approval of a Residential Site Plan for Nancy Olnick Spanu on one of the approved lots.			
LOCATION OF ACTION (include Street Address, Municipality and County) 245 Avery Road, Garrison. West side of Avery Road approximately 1.33 miles north of Philipse Brook Road			
NAME OF APPLICANT/SPONSOR Nancy Olnick Spanu		TELEPHONE 212-517-5252	
ADDRESS 235 E. 87th Street Suite 1L New York NY 10128			
CITY/PO New York		STATE New York	ZIP CODE 10128
NAME OF OWNER (if different) Same as above		BUSINESS TELEPHONE	
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION Construction of a single residential family residence			

Please Complete Each Question - Indicate N. A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other

2. Total acreage of project area: 47.869 acres.

APPROXIMATE ACREAGE	PRESENTLY		AFTER COMPLETION	
Meadow or Bushland (Non-agricultural)	1	acres	0.5	acres
Forested	38.008	acres	36.465	acres
Agricultural (Includes orchards, cropland, pastures, etc.)	0	acres	0	acres
Wetland (Freshwater or tidal as per Articles 24, 25 or ECL)	2.552	acres	2.552	acres
Water Surface Area	0.411	acres	0.411	acres
Unvegetated (Rock, earth or fill)	0.75	acres	0.75	acres
Roads, buildings and other paved surfaces	2.884	acres	3.645	acres
Other (Indicate type) <u>Lawns & Gardens</u>	2.264	acres	3.546	acres
TOTALS	<u>47.869</u>	<u>acres</u>	<u>47.869</u>	<u>acres</u>

3. What is predominant soil type(s) on project site? Charlton Loam

- a. Soil drainage: Well Drained 92 % of site Moderately well drained 4 % of site
 Poorly Drained 4 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N.A. acres. (See 1 NYCRR 3700.)

4. Are there bedrock outcroppings on project site? Yes No

a. What is the depth to bedrock? 0->7 feet (in feet)

5. Approximate percentage of proposed site with slopes: 0-10% 25 % 10-15% 17 %
 15% or greater 58 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 0->7 feet (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to Site visit-more to follow
Identify each species N/A
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations.)
 Yes No Describe Developed ridgeline above Hudson River is not affected by subdivision or site plan
13. Is the project site presently used by the community or neighborhood as an open space or recreational area?
 Yes No If yes, explain N/A
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: Indian brook runs through northerly end of property, but is not affected by subdivision or site plan.
a. Name of Stream and name of River to which it is tributary Hudson River
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name None b. Size (in acres) n.a.
17. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor 47.87 acres
- b. Project acreage to be developed: 0.8 acres initially; 0.8 acres ultimately
- c. Project acreage to remain undeveloped _____ acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed? n.a. %
- f. Number of off-street parking spaces existing 10, proposed 12
- g. Maximum vehicular trips generated per hour 4 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>1</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Ultimately | <u>2</u> | <u>0</u> | <u>0</u> | <u>0</u> |
- i. Dimensions (in feet) of largest proposed structure 33' height; 77' 4" width; 212' 4" length.

- j. Linear feet of frontage along a public thoroughfare project will occupy is? 580 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? Zero tons/cubic yards?
3. Will disturbed areas be reclaimed? Yes No N/A Lawns & Gardens
- a. If yes, for what intended purpose is the site being reclaimed?
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.8 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction? 10 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated? N/A (number).
- b. Anticipated date of commencement phase 1 N/A month N/A year, (including demolition)
- c. Approximate completion date of final phase N/A month N/A year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated during construction? 5, after project is complete 1
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities?? Yes No
If yes, explain N/A
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount. N/A
- b. Name of water body into which effluent will be discharged. N/A
13. Is subsurface liquid waste disposal involved? Yes No Type: Sanitary effluent
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain Stormwater is being routed around building and returned to sheet flow toward the same stream that receives it now.
15. Is project or any portion of project located in 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month 0.2 Tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Commercial Carting, location Unknown
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain Recyclables will be collected for that purpose
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? n.a. tons/month.
- b. If yes, what is the anticipated site life? n.a. years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day?) Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) Heating fuel, Electricity
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.
23. Total anticipated water usage per day 400 gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain N/A

25. Approvals Required:

	Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	November 03, 2011
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	To be determined
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	November 03, 2011
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	To be determined
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If yes, indicate decision required:

- zoning amendment
 zoning variance
 special use permit
 subdivision
 site plan
 new/revision of master plan
 resource management plan
 other _____

2. What is the zoning classification(2) of the site? RR and Open Space Overlay

3. What is the maximum potential development of the site if developed as permitted by the present zoning?
Perhaps 4 lots if a Conservation Subdivision were approved

4. What is the proposed zoning of the site? RR and Open Space Overlay - No change

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
Perhaps 4 lots if a Conservation Subdivision were approved

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a 1/4 % mile radius of proposed action?
Rural Residential

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 % mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? Realignment of 3 existing lots, no new lots
 a. What is the minimum lot size proposed? 26 acres

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
 Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and measures which you propose to mitigate or avoid them.

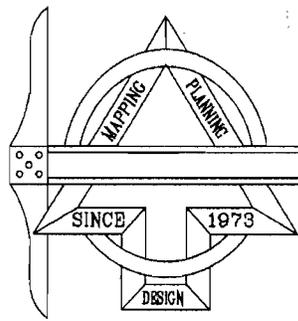
E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Nancy Olnick Spanu Date November 03, 2011

Signature  Title Surveyor for Applicant

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



BADEY & WATSON

Surveying & Engineering P.C.

3063 Route 9, Cold Spring, New York 10516

Fax: (845) 265-4428
www.badey-watson.com
info@badey-watson.com

(845) 265-9217
(845) 225-3312
(845) 831-0100
(845) 562-0060
(914) 628-1800
(914) 739-3577
(877) 3.141593

Glennon J. Watson, L.S.
John P. Delano, P.E.
Peter Meisler, L.S.
Stephen R. Miller, L.S.
Jennifer W. Reap, L.S.

George A. Badey, L.S., Senior Consultant
Mary Rice, R.L.A., Consultant
Robert S. Miglin, Jr., L.S.

January 5, 2012

Anthony Merante, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, NY 10516

RE: Application of Nancy Olnick-Spanu - Submission of Additional and Corrected Materials.

Dear Mr. Merante and Honorable Board Members:

We are enclosing with this letter 19 copies each of:

- Subdivision Plat prepared for Nancy Olnick Spanu, 2 sheets last revised January 5, 2012;
- Site Plan prepared for Nancy Olnick Spanu, 5 sheets last revised January 5, 2012;
- Filed Map 2558 (McHenry) and Planning Board Resolution 13-92 approving it;
- Filed Map 2259 (River Co. Partners) and Planning Board Resolution 36-87 approving it; and
- Our Suggested Part 2 of the Full EAF.

The Plat has been revised by adding building boxes on Parcels II and III, and adding the note stating that it is a 2-sheet set as suggested by Mr. Gainer. A building box does not fit on Parcel 1 due to the steep grades, but the parcel is pre-existing, fully developed, and as such, does not require a building box. The offsite wells and septic systems have not been added because our investigation is not complete. They will be added in due course.

The Plan has been revised by adding the note stating that it is a 5-sheet set as suggested by Mr. Gainer.

Owners of the records and files of

Joseph S. Agnoli ♦ Barger & Hustis, Surveyors ♦ Burgess & Behr ♦ Roy Burgess ♦ Vincent A. Burruano ♦ Hudson Valley Engineering Company, Inc.
G. Radcliff Hustis, Surveyor ♦ Peter R. Hustis, Surveyor ♦ James W. Irish, Jr. ♦ J. Wilbur Irish ♦ Douglas A. Merritt ♦ E.B. Moebus
Reynolds & Chase ♦ General Jacob Schofield ♦ Sidney Schofield, C.E. ♦ Taconic Surveying & Engineering, P.C. ♦ D. Walcutt

Both Filed Map 2558 and 2259 and the resolutions approving them have been submitted as evidence of the establishment of the ODA Roads. Because the maps are filed and the lots are usually conveyed by reference to the map, conveyance of the actual right-of-way is implicit in the deed for the lot. It is therefore not likely that a formal declaration of the easement exists. It is not necessary when lots are conveyed by reference to a lot on a Filed Map.

We trust you will find this information responsive to comments received during the December 8, 2011, meeting of the Planning Board and look forward to your continued review of these applications during your January 19, 2011, meeting.

Thank you for your continued attention to these applications.

Yours truly,

BADEY & WATSON,

Surveying & Engineering, P.C.

by 

Glennon J. Watson, L.S.

Enclosure (5)

GJW/bms

cc: File 91-104B\AM04JA12BP_SubmitAddedMaterial.doc
Nancy Olnick and Giorgio Spanu
Miguel Quismondo

*Passed
as amended
6/18/92*

PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

RESOLUTION P.B. # **13**-92 (Alan F. McHenry open area subdivision approval, Avery Road, Tax map #60.00-01-51.

WHEREAS, Alan F. McHenry (the "applicant") is the owner of a life estate on a 39.71 acre parcel in the Town of Philipstown (the "Town") more particularly bounded and described as that land shown on Tax Map Sheet 60.00 Block 01, Parcel 51 on Avery Road;

WHEREAS, the Town Planning Board has been duly authorized to approve plat applications and to grant subdivision approvals for property located within the Town,

WHEREAS, the Planning Board received an application and plat plan dated January 2, 1991, from Alan F. McHenry prepared by Badey and Watson, P.C., for a proposed two lot open development area subdivision on Avery Road, all lots would gain access from a private 50 foot right of way that connects to Avery Road;

WHEREAS, appropriate application fees have been received by the Town; and

WHEREAS, the most recent plan is dated January 2, 1991, revised March 24, 1992;

WHEREAS, the parcel is zoned R-80 which allows single-family residential uses on minimum sized lots of 80,000 sf, however, under the ODA regulations all lots must be greater than 120,000 sf, and the size and configuration of lots conform to the zoning requirements of Town Zoning Law and ODA regulations regarding same;

WHEREAS, a public hearing was held on this application on May 21, 1992;

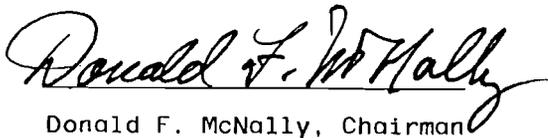
Conditional final approval expires 180 days from the date of this resolution unless the prerequisites for endorsement of the plat have been met and the plat has been endorsed as provided above, provided however, that the planning Board may, if warranted, extend the time in which the plat in final form must be presented for signature for not to exceed two additional 90 day periods.

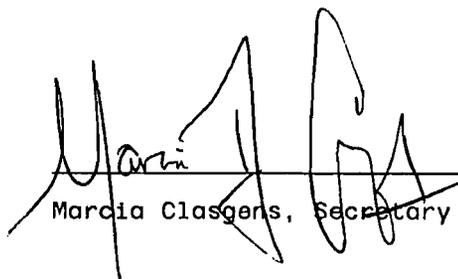
BE IT FURTHER RESOLVED that upon due consideration by the Board the following requirements of the regulations be waived:

TO BE WAIVED: NONE

Adopted at a meeting of the Philipstown Planning Board on June 18, 1992.

PHILIPSTOWN PLANNING BOARD


Donald F. McNally, Chairman


Marcia Clasgens, Secretary

PART 3
ENVIRONMENTAL ASSESSMENT FORM
SUBDIVISION
for
ALAN F. McHENRY
April 2, 1992

Prepared for
PHILIPSTOWN PLANNING BOARD
by
BADEY & WATSON
Surveying & Engineering, P.C.
U.S. Route 9
Cold Spring, New York 10516
(914) 265-9217

1 PROJECT DESCRIPTION

Alan F. McHenry, the applicant, is the owner of a Life Estate in a 39.71 acre tract of land located in the Town of Philipstown on the westerly side of Avery Road at a point approximately 2,500 feet south of its intersection with Indian Brook Road. Mr. McHenry was joined in the application by Bruce Alan McHenry and Richard John McHenry, his sons, who are the remaindermen of the Estate. The property is designated on the new Putnam County Tax Map for the Town of Philipstown as Sheet 60.00, Block 01, Lot 51. It was previously designated as Sheet 45, Block 1, Lot 9 on the old Tax Map.

The applicant applied for approval of a three lot subdivision. During the course of the approval process Mr. McHenry decided that a two lot subdivision would be sufficient for his purposes. The applicant seeks approval under the Open Development Area General regulations of the Town of Philipstown.

2 AREAS OF SPECIFIC ENVIRONMENTAL CONCERN

The applicant submitted Part 1 of this Environmental Assessment Form on January 2, 1991. The Planning Board found that the requested action is subject to the SEQRA and that a coordinated review is appropriate. After declaring its intention, and circulating the required notice to other involved agencies, the Planning Board assumed the role of Lead Agency. Thereafter, the Planning Board completed Part 2 of this EAF and identified the following impacts as potentially significant.

- a. Impact on Land - Construction of Cul-de-Sac.
- b. Impact on Water - Proposed action will allow residential use in an area without water and/or sewer services.
- c. Impact on Plants and Animals
- d. Impact on Historic and Archaeological Resources - Action will occur in the vicinity of a site listed on the State Register of Historic Places.

The following discussion will demonstrate how the applicant has addressed these potential impacts. It will also identify further mitigations which will be imposed upon the applicant as a condition of approval. Finally, it will demonstrate how some of the perceived impacts will not result from the approval of this project.

3 IMPACT ON LAND - CONSTRUCTION OF CUL-DE-SAC

Part 3 of the EAF identified the construction of the cul-de-sac required under the Open Development Area General Regulations as a small to moderate impact. A field inspection of the existing driveway reveals that the applicant's designers selected one of the more gently sloped areas for the location of the cul-de-sac.

Because this area is relatively level, the threat from runoff normally associated with construction on steeper slopes has been avoided. Still, some precautions to avoid erosion should be employed during the construction of the cul-de-sac. Specifically, the applicant will be required to protect the down-stream side of the cul-de-sac with silt fencing and/or hay bale dikes during construction. Additionally, the applicant will be required to stabilize the shoulder area before removing the erosion control devices.

These measures when coupled with the location selected for the cul-de-sac will effectively mitigate any impacts associated with its construction. Therefore, potential impacts associated with this construction will not be an impediment to approval of the project.

The decision of the applicant to reduce the number of lots in the subdivision provides additional mitigation to the potential impact. While it is recognized that the elimination of a lot was not intended to mitigate the impact, it nevertheless had that affect.

It is also noted that a driveway servicing lots which lie south of Dick's Castle passes along the westerly border of the property between the castle and the subdivision. This break in the natural condition of the land provides a visual boundary between this project and the castle. This boundary will serve to reduce the perception of any impact as a result of construction on the McHenry property.

The existing conditions when considered with the mitigations offered by the applicant effectively minimize any impacts on Dick's Castle, therefore, they will not be an impediment to approval of this project.

7 CONCLUSION

The Planning Board has reviewed the documents that accompanied the pending application including Part 1 of this EAF. It prepared Part 2 of this EAF with its Planning Consultant. It has required the applicant to prepare this Part 3 which identifies those mitigations incorporated into the plan by the applicant. It also identifies conditions which should be included in the approval of the project. Finally, it quiets certain questions raised in Part 2 by showing that the project will not cause those impacts.

The Planning Board concludes that its conditions and the applicant's plan with the modifications incorporated therein, have sufficiently mitigated potential impacts. Approval of the project, therefore, can be granted.

TEST PIT DATA REQUIRED TO BE SUBMITTED WITH APPLICATION
DESCRIPTION OF SOILS ENCOUNTERED IN TEST HOLES

DEPTH	Lot B		Lot B	
	HOLE NO.	DH A	HOLE NO.	DH B
G.L.		Topsoil to 12"		Topsoil to 6"
1'		loose to moderately		moderately compact
2'		compact sand with		sand with medium
3'		medium to coarse		to coarse gravel
4'		gravel, cobbles		some cobbles,
5'		some small boulders		silt
6'		trace - silt		"
7'		"		"
8'		"		END
9'		END		
10'				
11'				
12'				
13'				
14'				

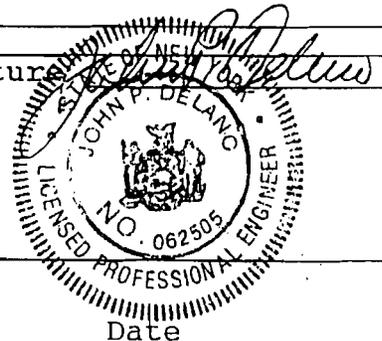
INDICATE LEVEL AT WHICH GROUNDWATER IS ENCOUNTERED None

INDICATE LEVEL TO WHICH WATER LEVEL RISES AFTER BEING ENCOUNTERED N/A

DEEP HOLE OBSERVATIONS MADE BY: BADEY & WATSON PC DATE 10-28-91

Soil Rate Used _____ Min/1" Drop: DESIGN S.D. Usable Area Provided _____
 No. of Bedrooms _____ Septic Tank Capacity _____ gals. Type _____
 Absorption Area Provided By _____ L.F. x 24" width trench
 Other _____

Name BADEY & WATSON Surveying & Engineering, P.C. Signature _____
 Address Route 9 _____ SEAL
Cold Spring, N.Y. 10516



3 SPACE FOR USE BY HEALTH DEPARTMENT ONLY:
 Soil Rate Approved _____ sq.ft/gal. Checked by _____ Date _____

New York State Department of Environmental Conservation
21 South Platt Corners Road, New Paltz, New York 12561
914-255-5453



Thomas C. Jorling
Commissioner

DEC 22 88

December 20, 1988

Ms. Laura Bertolozzi
Rudikoff and Rohde, Inc.
328 Main Mall
Poughkeepsie, New York 12601

Re: Subdivision
St. Basils Academy

Dear Ms. Bertolozzi:

I have reviewed both our Significant Habitat and Endangered Species files.

I found no records of either located within the above referenced project area.

Sincerely,

Joel L. Hermes
Senior Wildlife Biologist
Region 3

JLH:kc



Thomas C. Jorling
Commissioner

December 21, 1988

Laura Bertolozzi
Rudikoff & Rohde, Inc.
328 Main Mall
Poughkeepsie, New York 12601

DEC 28 88

Dear Ms. Bertolozzi:

We have reviewed the Significant Habitat Program and the Natural Heritage Program files with respect to your request for information re: a proposed subdivision in the Town of Philipstown, Putnam County.

We have identified the following potential concern:

The property is close to, but not within, the boundary of the Constitution Marsh Significant Coastal Fish and Wildlife Habitat, (copy enclosed). This is now an officially designated area under the N.Y.S. Department of State's Coastal Management Program, and Coastal consistency requirements have to be met for projects which might adversely impact the habitat, whether or not the project is actually within the designated area. More information regarding this designation may be obtained by contacting:

Mr. Thomas Hart, NYS DOS, Coastal Management Program
162 Washington Ave., Albany, N.Y. 12231 (518) 474-3642

We did not identify any other potential impacts on endangered, threatened or special concern wildlife species, rare animal or natural community occurrences, or other significant habitats on the site.

Our files are continually growing as new habitats and occurrences of rare species and communities are discovered. In most cases, site-specific or comprehensive surveys for plant and animal occurrences have not been conducted. For these reasons, we can only provide data which have been assembled from our files. We cannot provide a definitive statement on the presence or absence of species, habitats or natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

This response applies only to known occurrences of rare animals, plants and natural communities and/or significant wildlife habitats. You should contact our regional offices(s), Division of Regulatory Affairs, at the address(es) enclosed for information regarding any regulated areas or permits that may be required (e.g., regulated wetlands) under State law.

If we can be of further assistance please do not hesitate to contact us.

Sincerely,

Lawrence P. Brown

Lawrence P. Brown
Significant Habitat Unit

Enc.
cc: G. Cole, att: J. Hermes

VT 9-8-80
SK
Town Clerk
File

PHILIPSTOWN PLANNING BOARD

TOWN OF PHILIPSTOWN, NEW YORK

Resolution PB #36-87 (Plat - River Company Partners)
8/13/87

WHEREAS, the Philipstown Planning Board has received from River Company Partners, by Michael J. Tighe, Partner, the April 16, 1987 Application for Approval of a Minor Subdivision as a Final Plat pertaining to 41.527 acres of land in the Residence R-80 District on the east side of N. Y. Route #9D (part of TM 45, Block 1, Parcel 10.1 and TM 45, Block 3, Parcel 11), and proposed to be divided into five (5) lots (one contains an existing dwelling known as "Dick's Castle) with access by a proposed private right-of-way;

WHEREAS, on May 28, 1987 the Planning Board held a duly noticed public hearing to consider the Application, the applicant has granted extension of time for action in order to enable the applicant to provide additional information in response to questions raised at the hearing, and the current plans and documents submitted under the Application are as follows:

- a. "Subdivision Plat prepared for River Company Partners, Situate in the Town of Philipstown, Putnam County, New York", dated March, 1987, revised to August 13, 1987, prepared by Badey & Watson, Surveying and Engineering, P.C.
- b. "Preliminary Profile; Rivery Company Partners; ... Sheet 1 of 1" dated as Revised July 16, 1987, prepared by Badey & Watson, Surveying & Engineering, P.C.;
- c. Short Environmental Assessment Form; dated April 16, 1987, prepared by Glennon Watson, Land Surveyor;
- d. letter of July 15, 1987 from Michael J. Tighe concerning private land use restrictions on a 2.8 acre parcel of land along Indian Brook; and

WHEREAS, the Planning Board makes the following findings with regard to the Application and plat:

1. The plat would create five (5) lots ranging in size from 5.444 acres to 17.373 acres (including right-of-way) served by an Open Development Area private right-of-way, and while Lot #1 of 6.141 acres has frontage on U. S. Route #9, safety on the highway would be enhanced by use of the right-of-way for access to Lot #1 instead of establishing a new driveway onto Route #9;
2. The Preliminary Profile demonstrates that a travelway within the Open Development Area private right-of-way can be provided to Open Development Area standards, and in this regard --
 - a. a stable travelway already exists within the right-of-way and has been in use for travel for 70 years or more;

- b. the applicant confirms that a turnaround is required to be constructed at the southerly terminus, that a guard rail is to be installed along a steep slope in the vicinity of Lot #3 and that additional travelway and drainage improvements will be required i) to conform in full to Open Development Area standards and ii) to be completed or guaranteed by bond prior to issuance of a building permit.
3. Each of the proposed lots conforms to the Zoning Law and to Par. 4.7.2 of the Subdivision Regulations for lots having access by Open Development Area private right-of-way, and the following are noted:
 - a. Lot #2 contains a very large building -- the castle -- which the applicant represents to be a single-family detached dwelling for one (1) family, and the applicant has --
 - i. acknowledged that a change in use to a gallery, museum or other purpose will require specific Zoning Law review and approval; and
 - ii. been forewarned by the Planning Board that the Open Development Area travelway to the lot may or may not be found safe, convenient and sufficient to serve traffic generated by a change in use; andsaid Lot #2 also has an easement over Lot #1 for "general utility and access to Indian Brook";
 - b. Lots #3 and #4 are crossed by the proposed private right-of-way, and the parts on each side of the right-of-way, including the right-of-way itself, are intended to be a single lot, with no division intended by the right-of-way location.
4. The plat does not include "Other Land of River Company Partners", having frontage on Route #9D and down an extremely steep slope from the proposed lots; access between the proposed lots and the Other Lands is not feasible.
5. The plat includes a 2.8 acre parcel identified in an Inset, fronting on Indian Brook Road and Indian Brook for approximately 1,200 feet, and in this regard --
 - a. the applicant acknowledges that this parcel does not conform to the Zoning Law with regard to required shape;
 - b. the parcel encompasses an area along Indian Brook of extraordinary beauty and vital importance to protection of the quality of Indian Brook; and
 - c. the applicant i) does not intend the parcel to be a separate building lot, ii) proposes to retain the parcel as part of Lot #1 or #2 in the plat or to convey same to an owner of land on the south side of Indian Brook or the north side of Indian Brook Road and iii) will simultaneously with filing of the plat, impose a restriction on use of the parcel specifying in essence --

"The subject property is located in an area of scenic beauty and may not be used as a residential building lot as the same is defined by the Town of Philipstown Zoning Law. This covenant shall run with the land and will be binding upon all future grantees."

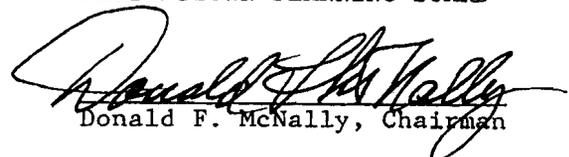
6. Filing of the plat is not within the jurisdiction of the Public Health Law, but construction of dwellings on Lots #1, 3, 4 and 5 will require approval for on-site water supply and sewage disposal systems by Putnam County Department of Health.
7. The plat is located on very steep, wooded land within the scenic Hudson Highlands, and --
 - a. the large lots proposed, use of the existing travelway and potential house site are consistent with scenic conservation along Route #9D and the Hudson River viewshed; and
 - b. Dick's Castle is not on the National Register of Historic Sites.
8. The Planning Board has received the 6/2/87 Section 239 Case Referral from the Putnam County Division of Planning and Development.
9. A suitable park or parks of adequate size cannot be properly located within the plat, so that payment in lieu of reservation is applicable under Par. 4.17 of the Subdivision Regulations.
10. The proposed plat is in substantial compliance with the Zoning Law and the Subdivision Regulations.
11. Under the criteria of the State Environmental Quality Review law, action on the plat is an Unlisted Activity and will not have a significant effect on the environment,

NOW THEREFORE BE IT RESOLVED by the Philipstown Planning Board as follows:

- A. Access to a fifth lot (Lot #1) is authorized under Par. 4.8.1d of the Subdivision Regulations.
- B. The Application and Plat are approved subject to the following conditions:
 1. endorsement of non-jurisdiction by the Putnam County Department of Health;
 2. payment to the Town of Philipstown of the sum of \$7,000 in lieu of reservation of land for park purposes (5 lots, less Lot #2 with existing dwelling, less 2 lots equals 2 lots @ \$3,500 each).
 3. presentation of copies of the final plat in accordance with Par. 2.7.3b and 2.8.4 of the Subdivision Regulations.
- C. The Chairman is authorized as officer of the Planning Board to endorse the final plat when conditions #B-1 and B-2 have been met.
- D. The Secretary is instructed to transmit a copy of this Resolution to the Putnam County Division of Planning and Development.

Adopted at a meeting of the Philipstown Planning Board on August 13, 1987.

PHILIPSTOWN PLANNING BOARD


Donald F. McNally, Chairman

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE Responsibility of Lead Agency

Suggested unless boxes
are checked

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- ! The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
-------------------------------------	-----------------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------------------	--------------------------	--

Construction on land where the depth to the water table is less than 3 feet.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--

Construction of paved parking area for 1,000 or more vehicles.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--

Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--

Construction that will continue for more than 1 year or involve more than one phase or stage.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--

Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------	--------------------------	--

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site?
(i.e., cliffs, dunes, geological formations, etc.)

NO YES

Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Dredging more than 1 00 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction in a designated freshwater or tidal wetland.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3	
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change	

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

Proposed Action will require a discharge permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will allow residential uses in areas without water and/or sewer services.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water run off?

NO YES

Examples that would apply to column 2

Proposed Action would change flood water flows Yes Nb

Proposed Action may cause substantial erosion. Yes Nb

Proposed Action is incompatible with existing drainage patterns. Yes Nb

Proposed Action will allow development in a designated floodway. Yes Nb

Other impacts: Yes Nb

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

Proposed Action will induce 1,000 or more vehicle trips in any given hour. Yes Nb

Proposed Action will result in the incineration of more than 1 ton of refuse per hour. Yes Nb

Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. Yes Nb

Proposed Action will allow an increase in the amount of land committed to industrial use. Yes Nb

Proposed Action will allow an increase in the density of industrial development within existing industrial areas. Yes Nb

Other impacts: Yes Nb

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. Yes Nb

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3	
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change	

The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).

Yes No

Other impacts:

Yes No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

Yes No

Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.

Yes No

Project components that will result in the elimination or significant screening of scenic views known to be important to the area.

Yes No

Other impacts:

Yes No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.

Yes No

Any impact to an archaeological site or fossil bed located within the project site.

Yes No

Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.

Yes No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

Alteration of present patterns of movement of people and/or goods. Yes No

Proposed Action will result in major traffic problems. Yes No

Other impacts: Yes No

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. Yes No

Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. Yes No

Other impacts: Yes No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

Blasting within 1,500 feet of a hospital, school or other sensitive facility. Yes No

Odors will occur routinely (more than one hour per day). Yes No

Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. Yes No

Proposed Action will remove natural barriers that would act as a noise screen. Yes No

Other impacts: Yes No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

NO YES

Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

Yes No

Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

Yes No

Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

Yes No

Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

Yes No

Other impacts:

Yes No

**IMPACT ON GROWTH AND CHARACTER
OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?

NO YES

Examples that would apply to column 2

The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

Yes No

The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

Yes No

Proposed Action will conflict with officially adopted plans or goals.

Yes No

Proposed Action will cause a change in the density of land use.

Yes No

Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

Yes No

Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

Yes No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

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-12-210 Permitting Authority
Received by: MSA Z.B.A.
Date 1-10-12 Planning Board
Fee \$250.00 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: Garrison Station Plaza, Inc.

Address: P.O. Box 205

Telephone: (914) 262-2156

2. Agent Name: Garrison Properties, LLC (applicant)
(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 Garrison Properties, LLC

If Corporation, give names of officers:

Sharon Saul Davis (President), Christopher Davis (Vice-President) and
Chip Allemann (Vice-President)

Mailing Address 2015 Route 9 Garrison, New York 10524

Telephone: (845) 424-3604

3. Location of Proposed Activity:
7 Garrison Landing, Garrison

Tax Map No.: 60.17-1-7

Acreage of Controlled Area Affected: 0.190

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

Exterior renovation of existing multi-use structure. Construction of new, and rehab. of existing impervious surfaces (hardscape). Installation of a new wastewater treatment system.

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., Amry core of Engineers, EPA, DOT, Building Dept. Planning Board and Z.B.A.

Town of Philipstown Planning Board - Site Plan, Putnam County Department of Health -
On-Site Wastewater Treatment Plant, New York State Department of Environmental
Conservation - Surface Discharge and Stream Disturbance Permits

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 01/05/12

Signature of Applicant:



60.17-1-23.1,
51 Upper Station Rd Corp
66 East Meadow Rd
Wilton, CT 06897

60.17-1-3
Brady, James T.
PO Box 636
Charleston, SC 29401

60.17-1-2
Garrison Station Plaza Inc
PO Box 205
Garrison, NY 10524

60.17-1-24
Guillaro, Paul F.
75 Random Farms Dr
Chappaqua, NY 10514

71.-1-12
Midtown Trackage Ventures
551 5th Ave Fl 34
New York, NY 10176

60.17-1-10
Garrison Station Plaza Inc
PO Box 205
Garrison, NY 10524

60.17-1-6
Garrison Landing Assn Inc
PO Box 205
Garrison, NY 10524

60.17-1-8
Garrison Landing Assn Inc
PO Box 205
Garrison, NY 10524

60.17-1-9
Garrison Station Plaza Inc
PO Box 205
Garrison, NY 10524

60.17-1-4
Dow, Rodney W.
23 Lower Station Rd
Garrison, NY 10524

60.17-1-5
Sherman, Constance A
21 Lower Station Road
Garrison, NY 10524

60.-1-1
Station Plaza, Garrison
PO Box 205
Garrison, NY 10524

60.17-1-27
Regele, Joseph
1039 Rt 9D
Garrison, NY 10524

60.17-1-1
Attn.: Lease to MTA
Garrison Station Plaza Inc
PO Box 205
Garrison, NY 10524

71.5-1-6
Littel, Barre W.
PO Box 27
Garrison, NY 10524

Statement in Support
of the
Application
of
GARRISON PROPERTIES, LLC
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

Garrison Station Plaza, Inc. is the owner of the premises at 7 Garrison Landing, which is the subject of the application. The property is located at the very end of Garrison Landing, approximately 900 feet south of its intersection with Upper Station Road. It is shown on the Putnam County Tax Map for the Town of Philipstown as Sheet 60.17, Block 1, Lot 7 (60.17.-1-7). The area of the parcel is 290,676 square feet. The property is located in a Hamlet Mixed-Use (HM) zoning district.

Regulated Activities Involved (§ 93.5)

The permit sought will allow the following Regulated Activities to be conducted by the applicant:

- The exterior renovations to existing structure;
- The increase of impervious surfaces in the form of hardscape;
- The installation (subsurface) of a wastewater treatment plant;
- Excavation and filling within the Hudson River;
- Surface discharge of treated wastewater effluent into the Hudson River.

The proposed activity will involve:

- Excavation and backfilling of soil (§93-5A)
- Deposition of light stone fill (§93-5B)
- Installation of a sewage disposal system and sewer outfall (§93-5C)
- Introduction of a form of pollution, by way of a sewer outfall, into a controlled area (§93-5J)

Total anticipated disturbance within the controlled area is not expected to exceed 8,300 square feet.

Project Description

Garrison Properties, LLC (lessee) is the applicant for the subject application. There is a single existing structure on the parcel, locally known as Guinan's Store. The "store" was essentially a five-bedroom house with a storefront at the main level and a small pub-style bar at the rear of the store. The applicant plans to renovate the existing 3-story structure into a restaurant/bar, with two (2) apartments on the second floor. There will also be a café on the main level where coffee, newspapers and other small items will be sold.

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 Advisory Council 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.

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 activity shall not substantially alter the characteristics and use of the site.

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

The proposed activity will not alter the size or cross-sectional area of the watercourse.

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

The proposed plan outlines monitoring and limitations of surfaces discharge.

The activity will not increase the potential for flooding.

The proposed activity does not substantially increase impervious surfaces or restrict any flow of water.

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

The proposed plan outlines temporary and permanent erosion and sediment control measures.

No practicable alternative location is available on the subject parcel.

The proposed activity involves existing site improvements.

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

All improvements have been proposed so that the smallest practicable area shall be disturbed.

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

The proposed activity includes the treatment, disinfection and safe discharge of a currently substandard subsurface discharge.

Respectfully submitted by,
BADEY & WATSON,
Surveying and Engineering, P.C.



Glennon J. Watson, L.S.
Surveyor for Applicant

GJW/jrs

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Littel, Barre W.
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617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Site Plan - Garrison Properties, LLC

Name of Action

Town of Philipstown Planning Board

Name of Lead Agency

Mr. Anthony Merante

Print or Type Name of Responsible Officer in Lead Agency

Planning Board Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Site Plan - Garrison Properties, LLC

Location of Action (include Street Address, Municipality and County)

7 Garrison Landing Garrison, NY 10524

Name of Applicant/Sponsor Garrison Properties, LLC

Address P.O. Box 348 2015 Route 9

City/PO Garrison State NY Zip Code 10524

Business Telephone 845-424-3604

Name of Owner (if different) Garrison Station Plaza, Inc.

Address P.O. Box 205

City/PO Garrison State NY Zip Code 10524

Business Telephone 914-262-2156

Description of Action:

Renovation of existing mixed use structure to be served by a new private wastewater treatment system and existing public water supply. Existing single family dwelling with retail business to be renovated into a Restaurant and retail business with upper floor apartments in a mixed-use building.

A. SITE DESCRIPTION Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other **Metro North Station/platform. Hamlet area.**

2. Total acreage of project area: 6,674 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	-- acres	-- acres
Forested	-- acres	-- acres
Agricultural (Includes orchards, cropland, pasture, etc.)	-- acres	-- acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	-- acres	-- acres
Water Surface Area	<u>5.924</u> acres	<u>5.924</u> acres
Unvegetated (Rock, earth or fill)	-- acres	-- acres
Roads, buildings and other paved surfaces	<u>0.056</u> acres	<u>0.069</u> acres
Other (Indicate type) <u>Grassed riverbank.</u>	<u>0.694</u> acres	<u>0.661</u> acres
Total	<u>6.674</u>	<u>6.674</u>

3. What is predominant soil type(s) on project site? Urban Land-Charlton Complex (upland only)

a. Soil drainage: Well drained 100 % of site Moderately well drained ___ % of site. Poorly drained ___ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? n/a acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No a. What is depth to bedrock 6 (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% 100 % 10 - 15% 0 % 15% or greater 0 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places?
 Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 0>4 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No
 According to:

Site fully developed

Identify each species:
n/a

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?) Yes No
 Describe:

n/a

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No
 If yes, explain:

n/a

15. Streams within or contiguous to project area:

No.

a. Name of Stream and name of River to which it is tributary

The site is on the easterly bank of the Hudson River.

16. Lakes, ponds, wetland areas within or contiguous to project area:

n/a

b. Size (in acres):

n/a

17. Is the site served by existing public utilities? Yes No

a. If YES, does sufficient capacity exist to allow connection? Yes No

b. If YES, will improvements be necessary to allow connection? Yes No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

Yes No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?

Yes No

20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: 6.674 acres.

b. Project acreage to be developed: 0.166 acres initially; 0.166 acres ultimately.

c. Project acreage to remain undeveloped: 6.568 acres.

d. Length of project, in miles: n/a (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. n/a %

f. Number of off-street parking spaces existing 17, proposed 18

g. Maximum vehicular trips generated per hour: 13 (upon completion of project)?

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>
Ultimately	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>

i. Dimensions (in feet) of largest proposed structure: 38 height; 30.5 width; 54 length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 0 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.

3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

Lawns, Gardens and Hardscape

b. Will topsoil be stockpiled for reclamation? Yes No

c. Will upper subsoil be stockpiled for reclamation? Yes No

5. Will any mature forest (over 100 years old) or other locally- important vegetation be removed by this project? Yes No

6. If single phase project: Anticipated period of construction: 10 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated n/a (number)

b. Anticipated date of commencement phase 1: n/a month n/a year, (including demolition)

c. Approximate completion date of final phase: n/a month n/a year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 12, after project is complete

10. Number of jobs eliminated by this project 0

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

n/a

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount Treated Sewage

b. Name of water body into which effluent will be discharged Hudson River

13. Is subsurface liquid waste disposal involved? Yes No Type n/a

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

n/a

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 0.75 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Unknown, location Commercial Carter

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

Recyclables will be collected for that purpose.

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? n/a tons/month.

b. If yes, what is the anticipated site life? n/a years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

electricity, heating fuel & cooking

23. Total anticipated water usage per day 1500 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

n/a

25. Approvals Required:

	Yes	No	Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
City, Town, Village Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan	1-5-12
City, Town Zoning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
City, County Health Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewage Treatment Plant	TBD
Other Local Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County Planning 239 Referral	
Other Regional Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
State Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Disturbance SPDES (Form D)	TBD
Federal Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stream Disturbance Joint Permit w/ NYSDEC	TBD

C. ZONING AND PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- Zoning amendment
- Zoning variance
- New/revision of master plan
- Subdivision
- Site plan
- Special use permit
- Resource management plan
- Other

2. What is the zoning classification(s) of the site?

HM (mixed use)

n/a - existing site is preexisting non-conforming site that does not meet the current zoning standards

4. What is the proposed zoning of the site?

n/a - no change proposed

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

n/a

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

Hamlet mixed use, rural conservation, Hamlet residential, rural residential

8. Is the proposed action compatible with adjoining/surrounding land uses with a 1/4 mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? n/a

a. What is the minimum lot size proposed? n/a

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

n/a

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. VERIFICATION

 I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Garrison Properties, LLC

Date 1/5/2012

Signature

Title Surveyor for Applicant

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 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1	2		3
<u>IMPACT ON LAND</u>	Small to Moderate Impact	Potential Large Impact		Can Impact Be Mitigated by Project Change

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction on land where the depth to the water table is less than 3 feet.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction of paved parking area for 1,000 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction that will continue for more than 1 year or involve more than one phase or stage.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

Specific land forms: Yes No

IMPACT ON WATER

Small to Moderate Impact

Potential Large Impact

Can Impact Be Mitigated by Project Change

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

Developable area of site contains a protected water body.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Dredging more than 1 00 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

5. Will Proposed Action affect surface or groundwater quality or quantity? NO YES

Examples that would apply to column 2

Proposed Action will require a discharge permit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change
6. Will Proposed Action alter drainage flow or patterns, or surface water run off? <input checked="" type="checkbox"/> ND <input type="checkbox"/> YES			
Examples that would apply to column 2			
Proposed Action would change flood water flows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AIR

7. Will Proposed Action affect air quality? <input checked="" type="checkbox"/> ND <input type="checkbox"/> YES			
Examples that would apply to column 2			
Proposed Action will induce 1,000 or more vehicle trips in any given hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will allow an increase in the amount of land committed to industrial use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? <input checked="" type="checkbox"/> ND <input type="checkbox"/> YES			
Examples that would apply to column 2			
Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species? <input checked="" type="checkbox"/> ND <input type="checkbox"/> YES			
Examples that would apply to column 2			
Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

Small to Moderate Impact

Potential Large Impact

Can Impact Be Mitigated by Project Change

10. Will Proposed Action affect agricultural land resources? NO YES

Examples that would apply to column 2

The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

Yes No

Construction activity would excavate or compact the soil profile of agricultural land.

Yes No

The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.

Yes No

The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).

Yes No

Other impacts:

Yes No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

Yes No

Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.

Yes No

Project components that will result in the elimination or significant screening of scenic views known to be important to the area.

Yes No

Other impacts:

Yes No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.

Yes No

Any impact to an archaeological site or fossil bed located within the project site.

Yes No

Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.

Yes No

Other impacts:

Yes No

Small to Moderate Impact

Potential Large Impact

Can Impact Be Mitigated by Project Change

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

The permanent foreclosure of a future recreational opportunity.

Yes

No

A major reduction of an open space important to the community.

Yes

No

Other impacts:

Yes

No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

Proposed Action to locate within the CEA?

Yes

No

Proposed Action will result in a reduction in the quantity of the resource?

Yes

No

Proposed Action will result in a reduction in the quality of the resource?

Yes

No

Proposed Action will impact the use, function or enjoyment of the resource?

Yes

No

Other impacts:

Yes

No

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? NO YES

Examples that would apply to column 2

Alteration of present patterns of movement of people and/or goods.

Yes

No

Proposed Action will result in major traffic problems.

Yes

No

Other impacts:

Yes

No

IMPACT ON ENERGY

Small to
Moderate
Impact

Potential
Large
Impact

Can Impact Be
Mitigated by
Project Change

16. Will Proposed Action affect the community's sources of fuel or energy supply?

ND YES

Examples that would apply to column 2

Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.

 Yes

 No

Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.

 Yes

 No

Other impacts:

 Yes

 No

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

ND YES

Examples that would apply to column 2

Blasting within 1,500 feet of a hospital, school or other sensitive facility.

 Yes

 No

Odors will occur routinely (more than one hour per day).

 Yes

 No

Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.

 Yes

 No

Proposed Action will remove natural barriers that would act as a noise screen.

 Yes

 No

Other impacts:

 Yes

 No

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? ND YES

Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

 Yes

 No

Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

 Yes

 No

Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

 Yes

 No

Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

 Yes

 No

Other impacts:

 Yes

 No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community? ND YES

Examples that would apply to column 2

The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

 Yes

 No

The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

 Yes

 No

	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change
Proposed Action will conflict with officially adopted plans or goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will cause a change in the density of land use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2-

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
GARRISON STATION PLAZA INC
PO BOX 205
GARRISON, NY 10524-0205

Facility:
GARRISON STATION PLAZA
STATION RD
GARRISON, NY

JAMES GUINAN
DEPOT SQUARE
GARRISON, NY 10524

Facility Location: in PHILIPSTOWN in PUTNAM COUNTY **Village:** Garrison
Facility Principal Reference Point: NYTM-E: 587.9 NYTM-N: 4581.9
Latitude: 41°23'01.8" Longitude: 74°56'55.4"

Authorized Activity: This permit authorizes the construction of a rip-rap outfall splash pad along the bed and banks of the Hudson River (Index # H, Class B) in accordance with project plans referenced in Natural Resource Condition #1. Project activities are associated with the approved discharge found within DEC Permit No. 3-3726-00089/00004 (SPDES No. NY-0274607).

Permit Authorizations

Excavation & Fill in Navigable Waters - Under Article 15, Title 5

Permit ID 3-3726-00089/00005

New Permit Effective Date: 3/1/2011 Expiration Date: 3/1/2016

Water Quality Certification - Under Section 401 - Clean Water Act

Permit ID 3-3726-00089/00006

New Permit Effective Date: 3/1/2011 Expiration Date: 2/1/2016

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: DANIEL T WHITEHEAD, Deputy Regional Permit Administrator
Address: NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561 -1620

Authorized Signature: *Daniel Whitehead* Date 2/10/2011



Distribution List

US ENVIRONMENTAL PROTECTION AGENCY REGION 2
US ARMY CORPS OF ENGINEERS - NY DISTRICT
MEENA GEORGE
ERIN L SHIRKEY
PUTNAM COUNTY HEALTH DEPARTMENT
BADEY & WATSON

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS
WATER QUALITY CERTIFICATION SPECIFIC CONDITION
GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS
NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Permit Sign
SPDES Permit

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: EXCAVATION & FILL IN NAVIGABLE WATERS; WATER QUALITY CERTIFICATION

- 1. Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Badey & Watson, Surveying & Engineering ,P.C.; titled "Sewage Treatment Plant"; and dated 3/25/2009 (last revised 10/6/2009)..
- 2. Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
- 3. Siltation Prevention Measures** Siltation prevention measures, such as silt fencing, sediment traps or settling basins, shall be installed and maintained during the project, to prevent movement of silt and turbid waters from the project site into any watercourse, stream, water body or wetland.
- 4. Work During Low Tide** No work shall occur during periods of high water and wave conditions. No work shall occur during or immediately after a storm, which may cause high water conditions or flooding. All work is to be performed during low tide while the work area is free of water.



5. **No Equipment in the Water** Heavy equipment operation in the water is prohibited. Rip rap shall not be "dumped" but placed carefully with the use of an excavator or similar heavy equipment. The bucket may enter the water.

6. **Invasive Species (Non-native Vegetation)** To prevent the unintentional introduction or spread of invasive species, the permittee must ensure that all construction equipment be cleaned of mud, seeds, vegetation and other debris before entering any approved construction areas within the state regulated freshwater wetland or its 100 foot adjacent area.

7. **No Work Other Than Authorized Herein** No other modifications to the bed or banks of the stream are authorized by this permit.

8. **No Interference With Navigation** There shall be no unreasonable interference with navigation by the work herein authorized.

9. **Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

10. **State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

11. **State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

12. **State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.



WATER QUALITY CERTIFICATION SPECIFIC CONDITIONS

1. **Water Quality Certification** The NYS Department of Environmental Conservation hereby certifies that the subject project will not contravene effluent limitations or other limitations or standards under Sections 301, 302, 303, 306 and 307 of the Clean Water Act of 1977 (PL 95-217) provided that all of the conditions listed herein are met.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. **Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. **Relationship of this Permit to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. **Applications For Permit Renewals, Modifications or Transfers** The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY12561 -1620

4. **Submission of Renewal Application** The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Excavation & Fill in Navigable Waters, Water Quality Certification.



5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Type I Action, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as a Type I Action with Philipstown Town Planning Board designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

F

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
**State Pollutant Discharge Elimination System (SPDES)
DISCHARGE PERMIT**



First 3 29

Industrial Code: **8999**
Discharge Class (CL): **02**
Toxic Class (TX): **N**
Major Drainage Basin: **13**
Sub Drainage Basin: **01**
Water Index Number: **HR**
Compact Area:

SPDES Number: **NY- 0274607**
DEC Number: **3-3726-00089/00004**
Effective Date (EDP): **3/1/2011**
Expiration Date (ExDP): **3/1/2016**
Modification Dates:(EDPM)

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act, as amended, (33 U.S.C. §1251 et.seq.)(hereinafter referred to as "the Act").

PERMITTEE NAME AND ADDRESS

Name: **Garrison Station Plaza ,Inc**
Street: **P.O.Box 205**
City: **Garrison**

Attention:
State: **NY** Zip Code: **10524**

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS

Name: **Garrison Station Plaza**
Location (C,T,V): **Philipstown (T)**
Facility Address: **7 Garrison Landing**
City: **Garrison**

County: **Putnam**
State: **NY** Zip Code: **10524**

NYTM -E: **NYTM - N:**
From Outfall No.: **001** at Latitude: **41 ° 22 ' 53 "** & Longitude: **73 ° 56 ' 52 "**
into receiving waters known as: **Hudson River** Class: **B**

and; (list other Outfalls, Receiving Waters & Water Classifications)

in accordance with: effluent limitations; monitoring and reporting requirements; other provisions and conditions set forth this permit; and 6 NYCRR Part 750-1.2(a) and 750-2.

DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS

Mailing Name:
Street:
City: State: **NY** Zip Code:
Responsible Official or Agent: Phone:

This permit and the authorization to discharge shall expire on midnight of the expiration date shown above and the permittee shall not discharge after the expiration date unless this permit has been renewed, or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for permit renewal not less than 180 days prior to the expiration date shown above.

DISTRIBUTION:

Division of Env. Permits – Region 3, New Paltz
M. George – Water, Region 3, White Plains
RWE/E. Shirkey, - Water, Region 3, White Plains
C. Jamison – Bureau of Water Permits, Albany (3505)
Putnam County Health Department
EPA Region II – Jeffrey Gratz

Permit Administrator: Daniel T. Whitehead	
Address: 21 South Putt Corners Road New Paltz, New York 12561	
Signature:	Date: 2 / 10 / 2011

PERMIT LIMITS, LEVELS AND MONITORING DEFINITIONS

OUTFALL	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING		
	This cell describes the type of wastewater authorized for discharge. Examples include process or sanitary wastewater, storm water, non-contact cooling water.	This cell lists classified waters of the state to which the listed outfall discharges.	The date this page starts in effect. (e.g. EDP or EDPM)	The date this page is no longer in effect. (e.g. ExDP)		
PARAMETER	MINIMUM	MAXIMUM	UNITS	SAMPLE FREQ.	SAMPLE TYPE	
e.g. pH, TRC, Temperature, D.O.	The minimum level that must be maintained at all instants in time.	The maximum level that may not be exceeded at any instant in time.	SU, °F, mg/l, etc.			
PARA-METER	EFFLUENT LIMIT	PRACTICAL QUANTITATION LIMIT (PQL)	ACTION LEVEL	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE
	Limit types are defined below in Note 1. The effluent limit is developed based on the more stringent of technology-based standards, required under the Clean Water Act, or New York State water quality standards. The limit has been derived based on existing assumptions and rules. These assumptions include receiving water hardness, pH and temperature; rates of this and other discharges to the receiving stream; etc. If assumptions or rules change the limit may, after due process and modification of this permit, change.	For the purposes of compliance assessment, the analytical method specified in the permit shall be used to monitor the amount of the pollutant in the outfall to this level, provided that the laboratory analyst has complied with the specified quality assurance/quality control procedures in the relevant method. Monitoring results that are lower than this level must be reported, but shall not be used to determine compliance with the calculated limit. This PQL can be neither lowered nor raised without a modification of this permit.	Type I or Type II Action Levels are monitoring requirements, as defined below in Note 2, that trigger additional monitoring and permit review when exceeded.	This can include units of flow, pH, mass, Temperature, concentration. Examples include µg/l, lbs/d, etc.	Examples include Daily, 3/week, weekly, 2/month, monthly, quarterly, 2/yr and yearly.	Examples include grab, 24 hour composite and 3 grab samples collected over a 6 hour period.

Note 1: DAILY DISCHARGE: The discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for the purposes of sampling. For pollutants expressed in units of mass, the 'daily discharge' is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurement, the 'daily discharge' is calculated as the average measurement of the pollutant over the day. **DAILY MAX:** The highest allowable daily discharge. **DAILY MIN:** The lowest allowable daily discharge. **MONTHLY AVG (daily avg):** The highest allowable average of daily discharges over a calendar month, calculated as the sum of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month. **RANGE:** The minimum and maximum instantaneous measurements for the reporting period must remain between the two values shown. **7 DAY ARITHMETIC MEAN (7 day average):** The highest allowable average of daily discharges over a calendar week. **12 MRA (twelve month rolling avg):** The average of the most recent twelve month's monthly averages. **30 DAY GEOMETRIC MEAN (30 d geo mean):** The highest allowable geometric mean of daily discharges over a calendar month, calculated as the antilog of: the sum of the log of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month. **7 DAY GEOMETRIC MEAN (7 d geo mean):** The highest allowable geometric mean of daily discharges over a calendar week.

Note 2: ACTION LEVELS: Routine Action Level monitoring results, if not provided for on the Discharge Monitoring Report (DMR) form, shall be appended to the DMR for the period during which the sampling was conducted. If the additional monitoring requirement is triggered as noted below, the permittee shall undertake a short-term, high-intensity monitoring program for the parameter(s). Samples identical to those required for routine monitoring purposes shall be taken on each of at least three consecutive operating and discharging days and analyzed. Results shall be expressed in terms of both concentration and mass, and shall be submitted no later than the end of the third month following the month when the additional monitoring requirement was triggered. Results may be appended to the DMR or transmitted under separate cover to the same address. If levels higher than the Action Levels are confirmed, the permit may be reopened by the Department for consideration of revised Action Levels or effluent limits. The permittee is not authorized to discharge any of the listed parameters at levels which may cause or contribute to a violation of water quality standards. **TYPE I:** The additional monitoring requirement is triggered upon receipt by the permittee of any monitoring results in excess of the stated Action Level. **TYPE II:** The additional monitoring requirement is triggered upon receipt by the permittee of any monitoring results that show the stated action level exceeded for four of six consecutive samples, or for two of six consecutive samples by 20 % or more, or for any one sample by 50 % or more.

PERMIT LIMITS, LEVELS AND MONITORING

OUTFALL No.	LIMITATIONS APPLY:**	RECEIVING WATER	EFFECTIVE	EXPIRING
001	All year unless otherwise noted	Hudson River	EDP	ExDP

PARAMETER	EFFLUENT LIMIT			MONITORING REQUIREMENTS				FN
	Type	Limit	Units	Sample Frequency	Sample Type	Location		
						Influent	Effluent	
Flow	Monthly Avg	750	gpd	Instantaneous	Totalizer	X		
BOD ₅	Monthly Avg	30	mg/l	4/year	Grab	X	X	(1)
BOD ₅	7 day arithmetic mean	45	mg/l	4/year	Grab		X	
Solids, Suspended	Monthly Avg	30	mg/l	4/year	Grab	X	X	(1)
Solids, Suspended	7 day arithmetic mean	45	mg/l	4/year	Grab		X	
Solids, Settlicable	Daily max	0.3	ml/l	4/year	Grab		X	
pH	Range	6.0-9.0	SU	4/year	Grab		X	
Effluent Disinfection required: [] All Year [X] Seasonal from May 1 st to October 31 st								
Coliform, Fecal	30 day geometric mean	200	No./100 ml	4/year	Grab		X	
Coliform, Fecal	7 day geometric mean	400	No./100 ml	4/year	Grab		X	
Chlorine, Total Residual	Daily max	0.1	mg/l	4/year	Grab		X	(2)

FOOTNOTES: (1). And effluent shall not exceed 15% and 15% of influent concentration values for BOD₅& TSS respectively.
(2) . If chlorine is used for disinfection

** Permittee shall submit an approvable plans/ specifications to Putnam County Health before any discharge authorized by this permit may begin.

DISCHARGE NOTIFICATION REQUIREMENTS

a) The permittee shall maintain the existing identification signs at all outfalls to surface waters, which have not been waived by the Department in accordance with 17-0815-a. The sign(s) shall be conspicuous, legible and in as close proximity to the point of discharge as is reasonably possible while ensuring the maximum visibility from the surface water and shore. The signs shall be installed in such a manner to pose minimal hazard to navigation, bathing or other water related activities. If the public has access to the water from the land in the vicinity of the outfall, an identical sign shall be posted to be visible from the direction approaching the surface water.

The signs shall have minimum dimensions of eighteen inches by twenty four inches (18" x 24") and shall have white letters on a green background and contain the following information:

N.Y.S. PERMITTED DISCHARGE POINT

SPDES PERMIT No.: NY _____

OUTFALL No. : _____

For information about this permitted discharge contact:

Permittee Name: _____

Permittee Contact: _____

Permittee Phone: () - ### - ####

OR:

NYSDEC Division of Water Regional Office Address :

NYSDEC Division of Water Regional Phone: () - ### - ####

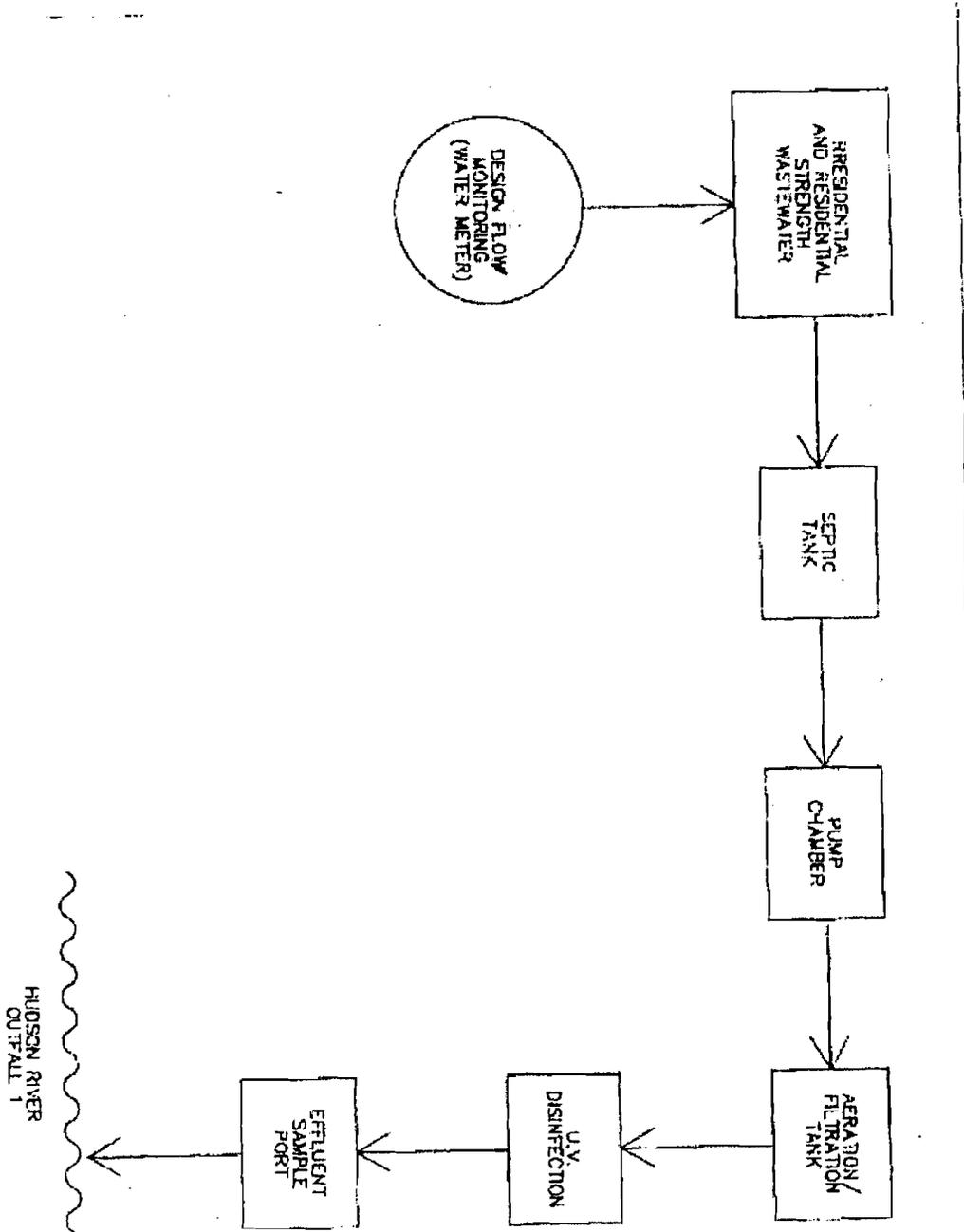
b) For each discharge required to have a sign in accordance with a), the permittee shall provide for public review at a repository accessible to the public, copies of the Discharge Monitoring Reports (DMRs) as required by the RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS page of this permit. This repository shall be open to the public, at a minimum, during normal daytime business hours. The repository may be at the business office repository of the permittee or at an off-premises location of its choice (such location shall be the village, town, city or county clerk's office, the local library or other location as approved by the Department). In accordance with the RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS page of your permit, each DMR shall be maintained on record for a period of five years.

c) The permittee shall periodically inspect the outfall identification signs in order to ensure that they are maintained, are still visible and contain information that is current and factually correct.

MONITORING LOCATIONS

The permittee shall take samples and measurements, to comply with the monitoring requirements specified in this permit, at the location(s) specified below:

PROCESS FLOW DIAGRAM



RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

- a) The permittee shall also refer to 6 NYCRR Part 750-1.2(a) and 750-2 for additional information concerning monitoring and reporting requirements and conditions.
- b) The monitoring information required by this permit shall be summarized, signed and retained for a period of five years from the date of the sampling for subsequent inspection by the Department or its designated agent. **Also, monitoring information required by this permit shall be summarized and reported by submitting;**
- (if box is checked) completed and signed Discharge Monitoring Report (DMR) forms for each 1 month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.
- (if box is checked) an annual report to the Regional Water Engineer at the address specified below. The annual report is due by February 1 and must summarize information for January to December of the previous year in a format acceptable to the Department.
- (if box is checked) a monthly "Wastewater Facility Operation Report..." (form 92-15-7) to the:
- Regional Water Engineer and/or County Health Department or Environmental Control Agency specified below

Send a copy of each DMR page to:

Department of Environmental Conservation
Regional Water Engineer
100 Hillside Ave
White Plains, NY 10603

Putnam County Health Department
1 Geneva Road
Brewster, NY 10509

Phone: (914) -428-2505

- c) Noncompliance with the provisions of this permit shall be reported to the Department as prescribed in 6 NYCRR Part 750-1.2(a) and 750-2.
- d) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
- e) If the permittee monitors any pollutant more frequently than required by the permit, using test procedures approved under 40 CFR Part 136 or as specified in this permit, the results of this monitoring shall be included in the calculations and recording of the data on the Discharge Monitoring Reports.
- f) Calculation for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.
- g) Unless otherwise specified, all information recorded on the Discharge Monitoring Report shall be based upon measurements and sampling carried out during the most recently completed reporting period.
- h) Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section five hundred two of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be sent to the Environmental Laboratory Accreditation Program, New York State Health Department Center for Laboratories and Research, Division of Environmental Sciences, The Nelson A. Rockefeller Empire State Plaza, Albany, New York 12201.

NEW

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 # WL 11205 Permitting Authority _____
Received by: Ms Landolf _____ Z.B.A.
Date 10-19-11 CR #1564 _____ Planning Board
Fee 225- _____ 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: ELIZABETH ANDERSON

Address: 16 Fox Hollow Lane Garrison NY 10524

Telephone: 917-873-6939

2. Agent: Name: GEORGE BURGUIERE

(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.)

3/ Name of Agent

If Corporation, give names of officers:

GEORGE BURGUIERE

YOUR HOMETOWN HANDYMAN

Mailing Address: 36 MARKET STREET COLD SPRING NY 10516

Telephone: 845-265-4710 914-906-0145

3. Location of Proposed Activity:

16 Fox Hollow Lane Garrison NY 10516

Tax Map No.: 71-2-17

Acreage of Controlled Area Affected: 1

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

A) GRADING AND REMOVAL OF SOIL. C) CONSTRUCTION OF NEW STRUCTURE (GARAGE) 2 CAR, 2 STORY, NO PLUMBING

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.

BUILDING DEPT. PHILIPSTOWN

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 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: 10/5/11

Signature of Applicant:

Elizabeth Plauder

NEW

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>WH 11206</u>	Permitting Authority	
Received by:	_____	_____ Z.B.A.	
Date	<u>10-20-11</u>	_____ Planning Board	
Fee	<u>No Fee (Storm)</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: Michael Cooper

Address: 53 PHILIPSE BROOK RD, GARRISON NY 10524

Telephone: 917 714 1664

2. Agent: Name: Michael P. Carr

(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.)

3/ Name of Agent

If Corporation, give names of officers:

Mailing Address: PO BOX 160 COLD SPRING NY 10516

Telephone: 845 265 4152

3. Location of Proposed Activity:

53 PHILIPSE BROOK RD GARRISON NY 10524

Tax Map No.: 61:3-50

Acreage of Controlled Area Affected: 1.2 ACRES

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

C, CONSTRUCTION OF NEW BRIDGE TO REPLACE
PILVERTS DAMAGED BY HURRICANE IRENE

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.

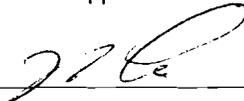
NYS DEC

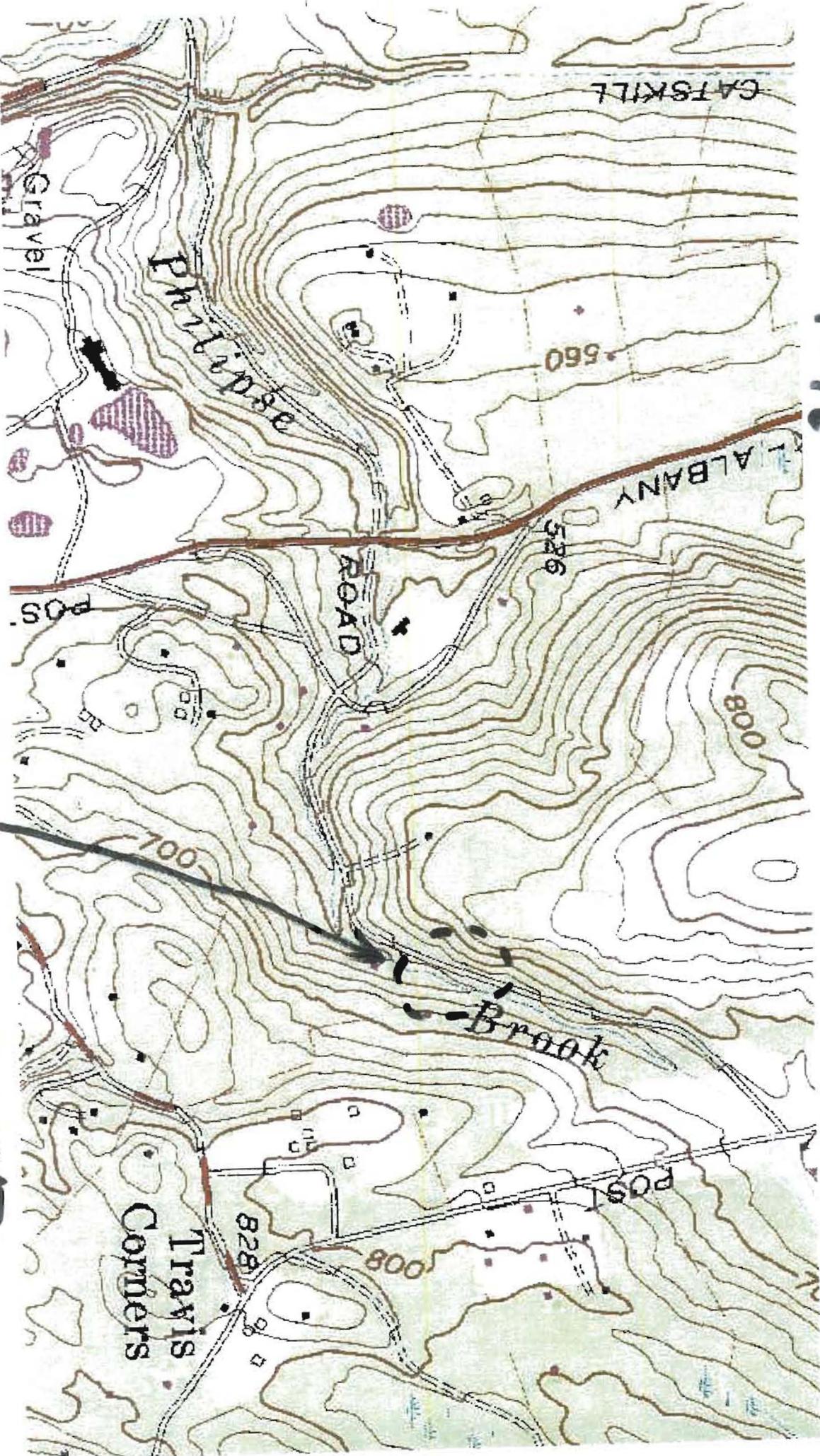
6. Each copy of this application shall be accompanied by:
- a. A detailed description of the proposed activity and a comparison of the activity to the criteria for approval specified in §93-8 of the Wetlands Law. (See below)
 - b. A completed short form environmental assessment form.
 - c. A map prepared 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 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: 10/5/11

Signature of Applicant:





RT92

NORTH

OLD ALBANY
POST RD

PROJECT LOCATION

WEST POINT QUAD RAUCUS



**PHOTO 1 SHOWING WASHED OUT DRIVEWAY CROSSING FROM
DOWNSTREAM**



**PHOTO 2 SHOWING TEMPORARY FOOTBRIDGE OVER WASHED OUT
DRIVEWAY CROSSING**



**PHOTO 3 SHOWING WASHED OUT DRIVEWAY CROSSING FROM
UPSTREAM**

STATE OF NEW YORK
 COUNTY - Putnam
 TOWN - Philipstown
 SWIS - 372689

2 0 1 1 F I N A L A S S E S S M E N T R O L L
 T A X A B L E SECTION OF THE ROLL - 1
 TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 048.40

PAGE 801
 VALUATION DATE-JUL 01, 2010
 TAXABLE STATUS DATE-MAR 01, 2011

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 61.-3-48 *****						
61.-3-48	37 Philipse Brook Rd					
Culp Robert	210 1 Family Res		STAR B 41854 0	0	089275	27,180
Linares Vivian	Garrison Union 372604	70,200	COUNTY TAXABLE VALUE	400,000		
37 Philipse Brook Rd	Land & Residence	400,000	TOWN TAXABLE VALUE	400,000		
Garrison, NY 10524	00050000000000000304		SCHOOL TAXABLE VALUE	372,820		
	52-4-5.1		FD013 Fire #1	400,000 TO		
	FRNT 50.00 DPTH					
	ACRES 3.04					
	EAST-0655780 NRTH-0931634					
	DEED BOOK 1864 PG-463					
	FULL MARKET VALUE	826,446				
***** 61.-3-49 *****						
61.-3-49	41 Philipse Brook Rd					
Gaertner Michael	210 1 Family Res		COUNTY TAXABLE VALUE	338,800	080550	
Lawson Rebecca	Garrison Union 372604	71,800	TOWN TAXABLE VALUE	338,800		
41 Philipse Brook Rd	Land & Res	338,800	SCHOOL TAXABLE VALUE	338,800		
Garrison, NY 10524	00510000000000000336		FD013 Fire #1	338,800 TO		
	52-4-6					
	FRNT 510.00 DPTH					
	ACRES 3.36					
	EAST-0655749 NRTH-0931939					
	DEED BOOK 1652 PG-185					
	FULL MARKET VALUE	700,000				
***** 61.-3-50 *****						
61.-3-50	53 Philipse Brook Rd					
Cooper Michael D	210 1 Family Res		COUNTY TAXABLE VALUE	290,400	079525	
Ploughshare Properties LLC	Garrison Union 372604	62,600	TOWN TAXABLE VALUE	290,400		
511 Avenue of the Americas Rm	Land & Residence	290,400	SCHOOL TAXABLE VALUE	290,400		
New York, NY 10011	00350000000000000188		FD013 Fire #1	290,400 TO		
	52-4-5.2					
	FRNT 350.00 DPTH					
	ACRES 1.88					
	EAST-0655496 NRTH-0931529					
	DEED BOOK 1647 PG-442					
	FULL MARKET VALUE	600,000				
***** 61.-3-51 *****						
61.-3-51	67 Philipse Brook Rd					
Davis Howard	210 1 Family Res		STAR B 41854 0	0	082785	27,180
Davis Randi	Garrison Union 372604	71,900	COUNTY TAXABLE VALUE	534,690		
67 Philipse Brook Rd	Land & Residence	534,690	TOWN TAXABLE VALUE	534,690		
Garrison, NY 10524	00322000000000000338		SCHOOL TAXABLE VALUE	507,510		
	52-4-3.12		FD013 Fire #1	534,690 TO		
	FRNT 322.00 DPTH					
	ACRES 3.38					
	EAST-0655214 NRTH-0931144					
	DEED BOOK 1675 PG-327					
	FULL MARKET VALUE	1104,731				

STATE OF NEW YORK
 COUNTY - Putnam
 TOWN - Philipstown
 SWIS - 372689

2 0 1 1 F I N A L A S S E S S M E N T R O L L
 T A X A B L E SECTION OF THE ROLL - 1
 TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 048.40

PAGE 804
 VALUATION DATE-JUL 01, 2010
 TAXABLE STATUS DATE-MAR 01, 2011

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 61.-3-61.1 *****						
61.-3-61.1	40 Coyote Rise					
Frazier Julia R	240 Rural res		COUNTY TAXABLE VALUE	449,370		
40 Coyote Rise	Garrison Union 372604	122,000	TOWN TAXABLE VALUE	449,370		
Garrison, NY 10524	Land & Residence	449,370	SCHOOL TAXABLE VALUE	449,370		
	ACRES 16.73		FD013 Fire #1	449,370 TO		
	EAST-0654692 NRTH-0931851					
	DEED BOOK 1571 PG-195					
	FULL MARKET VALUE	928,450				
***** 61.-3-61.2 *****						
61.-3-61.2	72 Frazier Rd					
Hansen Christopher J	210 1 Family Res		COUNTY TAXABLE VALUE	444,800		
Hansen Jennifer R	Garrison Union 372604	79,900	TOWN TAXABLE VALUE	444,800		
72 Frazier Rd	Land & Res	444,800	SCHOOL TAXABLE VALUE	444,800		
Garrison, NY 10524	ACRES 6.42		FD013 Fire #1	444,800 TO		
	EAST-0654352 NRTH-0932368					
	DEED BOOK 1801 PG-452					
	FULL MARKET VALUE	919,008				
***** 61.-3-61.3 *****						
61.-3-61.3	Philipse Brook Rd					
Goodstein Geoffrey	314 Rural vac<10		COUNTY TAXABLE VALUE	70,700		
211 East 46Th St	Garrison Union 372604	70,700	TOWN TAXABLE VALUE	70,700		
New York, NY 10017	Land	70,700	SCHOOL TAXABLE VALUE	70,700		
	ACRES 6.83		FD013 Fire #1	70,700 TO		
	EAST-0653601 NRTH-0932794					
	DEED BOOK 1646 PG-199					
	FULL MARKET VALUE	146,074				
***** 61.-3-62 *****						
61.-3-62	58 Philipse Brook Rd					
Magnusson-Rosario Stephen	210 1 Family Res		COUNTY TAXABLE VALUE	607,610		
Magnusson-Rosario Linda A	Garrison Union 372604	607,610	71,600 TOWN TAXABLE VALUE	607,610		
58 Philipse Brook Rd	Land & Residence	607,610	SCHOOL TAXABLE VALUE	607,610		
Garrison, NY 10524	00746000000000000331		FD013 Fire #1	607,610 TO		
	52-2-8.22					
	FRNT 746.00 DPTH					
	ACRES 3.31					
	EAST-0655259 NRTH-0931705					
	DEED BOOK 942 PG-00313					
	FULL MARKET VALUE	1255,393				
***** 61.-3-63 *****						
61.-3-63	44 Philipse Brook Rd					
Christianson Robert W	210 1 Family Res		COUNTY TAXABLE VALUE	407,600		
Blair Jean	Garrison Union 372604	61,800	TOWN TAXABLE VALUE	407,600		
44 Philipse Brook Rd	Land & Residence	407,600	SCHOOL TAXABLE VALUE	407,600		
Garrison, NY 10524	00412000000000000184		FD013 Fire #1	407,600 TO		
	52-2-8.21					
	FRNT 412.00 DPTH					
	ACRES 1.84					
	EAST-0655481 NRTH-0932167					
	DEED BOOK 1477 PG-492					
	FULL MARKET VALUE	842,149				

STATE OF NEW YORK
 COUNTY - Putnam
 TOWN - Philipstown
 SWIS - 372689

2 0 1 1 F I N A L A S S E S S M E N T R O L L
 T A X A B L E SECTION OF THE ROLL - 1
 TAX MAP NUMBER SEQUENCE
 UNIFORM PERCENT OF VALUE IS 048.40

PAGE 799
 VALUATION DATE-JUL 01, 2010
 TAXABLE STATUS DATE-MAR 01, 2011

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 61.-3-42 *****						
61.-3-42	127 Travis Corners Rd					084705
Taylor Bruce W	210 1 Family Res		COUNTY TAXABLE VALUE	444,690		
Taylor Beverly J	Garrison Union 372604	62,500	TOWN TAXABLE VALUE	444,690		
127 Travis Corners Rd	Land & Residence	444,690	SCHOOL TAXABLE VALUE	444,690		
Garrison, NY 10524	003450000000000000350		FD013 Fire #1	444,690 TO		
	52-4-10.2					
	FRNT 345.00 DPTH					
	ACRES 3.50					
	EAST-0656377 NRTH-0930750					
	DEED BOOK 753 PG-00361					
	FULL MARKET VALUE	918,781				
***** 61.-3-43.1 *****						
61.-3-43.1	741 Old Albany Post Rd					
Davis Christopher C	240 Rural res		COUNTY TAXABLE VALUE	1580,375		
Davis Sharon S	Garrison Union 372604	550,000	TOWN TAXABLE VALUE	1580,375		
9 East 81st St	Land & Residence	1580,375	SCHOOL TAXABLE VALUE	1580,375		
New York, NY 10028	ACRES 27.32		FD013 Fire #1	1580,375 TO		
	EAST-0656192 NRTH-0931361					
	DEED BOOK 1285 PG-15					
	FULL MARKET VALUE	3265,238				
***** 61.-3-43.2 *****						
61.-3-43.2	137 Travis Corners Rd					
Jordan Paula Susan	210 1 Family Res		STAR B 41854 0	0	0	27,180
137 Travis Corners Rd	Garrison Union 372604	58,300	COUNTY TAXABLE VALUE	348,130		
Garrison, NY 10524	Land & Residence	348,130	TOWN TAXABLE VALUE	348,130		
	ACRES 2.65		SCHOOL TAXABLE VALUE	320,950		
	EAST-0656236 NRTH-0931035		FD013 Fire #1	348,130 TO		
	DEED BOOK 1213 PG-43					
	FULL MARKET VALUE	719,277				
***** 61.-3-44 *****						
61.-3-44	755 Old Albany Post Rd					
Weisberg Jacob	314 Rural vac<10		COUNTY TAXABLE VALUE	20,000		
Needleman Deborah	Garrison Union 372604	20,000	TOWN TAXABLE VALUE	20,000		
761 Old Ablany Post Rd	Land	20,000	SCHOOL TAXABLE VALUE	20,000		
Garrison, NY 10524	00203000000000000155		FD013 Fire #1	20,000 TO		
	52-4-10.12					
	FRNT 203.00 DPTH					
	ACRES 1.55					
	EAST-0656677 NRTH-0931735					
	DEED BOOK 1290 PG-30					
	FULL MARKET VALUE	41,322				

GEORGE BURGUIERE
36 MARKET ST
COLD SPRING NY 10516-3207
914-906-0145

CONSTRUCTION NARRATIVE FOR PROPOSED TWO CAR, TWO
STORY GARAGE AT 16 FOX HOLLOW LANE, GARRISON NY
ELIZABETH ANDERSON, HOMEOWNER.

INSTALL DOUBLE WIRE BACKED SILT FENCE AS INDICATED
WITHIN WETLANDS BUFFER. NO DEMOLITION IS INVOLVED.

EXCAVATE SITE TO GRADE LEVEL AND DIG FOOTINGS. MOST SOIL
AND ROCK WILL BE TRUCKED AWAY. A SMALL AMOUNT WILL BE
LEFT ON SITE FOR BACK FILL AND GRADING. THIS WILL BE STORED
AND COVERED AT SP1 AND/OR SP2 AS INDICATED ON THE SURVEY.

A CAT MODEL 303 WILL BE USED FOR THE EXCAVATION. THIS
MACHINE HAS 7'3" X 12" RUBBER TRACK TREADS. WHEN NOT IN
USE WILL BE STORED ON THE ASPHALT IN FRONT OF THE JOB
SITE AND REMOVED DURING THE CONSTRUCTION PROCESS.

STAGING AREA FOR CONSTRUCTION MATERIAL WILL BE LOCATED
AT SP3 AS INDICATED ON THE SURVEY. DUE TO LIMITED SPACE
AND RESTRICTIONS, CONSTRUCTION MATERIALS WILL BE ORDERED,
DELIVERED AND USED AS NEEDED. ALL GENERATED DEBRIS
WILL BE TRUCKED AWAY DAILY.

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-11-209 Permitting Authority _____
Received by: MBL _____ Z.B.A. _____
Date 11-28-11 _____ Planning Board _____
Fee Irene Storm _____ Wetlands Inspector _____
No Charge

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: GARRISON GOLF CLUB

Address: P.O. Box 348, 2015 ROUTE 9, GARRISON NY 10524

Telephone: 845 424 4747

2. Agent: Name: MICHAEL P. CARR, P.E.

(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.)

3/ Name of Agent MICHAEL P. CARR

If Corporation, give names of officers:

Mailing Address: PO Box 160 COLD SPRING NY 10516

Telephone: 845 265 4152

3. Location of Proposed Activity:

2015 ROUTE 9, GARRISON NY 10524

Tax Map No.: 60.-1-59.2

Acreage of Controlled Area Affected: 2

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

BRIDGE REPLACEMENT & STREAM BANK REPAIR

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.

NYS DEC JOINT APPLICATION

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 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: 11/24/11

Signature of Applicant:



NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Application for General Permit GP-0-11-007 Authorization
 Pursuant to Environmental Conservation Law Article 70

Complete all fields marked with an asterisk

DEC Permit No.		Effective Date: 9/14/11
		Expiration Date: 9/30/2012.

*Name of Permittee/Applicant:
 Contact **GARRISON PROPERTIES LLC**

*Address: **2015 RT. 9** * Phone: **(C) 845-590-7943**
 *City: **Garrison NY** * State: **NY NY** Zip: **10524**

*Project Location
 *Town of: **Phillips Town** County: **Putnam**

* Authorization Type

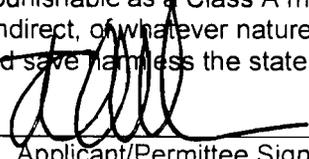
<input checked="" type="checkbox"/>	6 NYCRR 608: Article 15, Title 5: Protection of Water
<input type="checkbox"/>	6 NYCRR 663: Article 24 Freshwater Wetlands
<input type="checkbox"/>	6 NYCRR 608: Water Quality Certification.

*Project Description: **over Phillips Brook / 6th Fairway**
Replace in kind Bridge over ^{6th}, Remove North end abutment + replace in kind.
Remove steel bridge + replace in kind. Rock + fill to be placed adjacent to
N. side abutment. Stream banks on S. side to be rocked/stabilized
+ backfilled for approx 100 ft. See Sp. Conditions for rest.

*Type of Project:

<input checked="" type="checkbox"/>	Installation or repair of rock rip-rap or other permanent streambank stabilization measures.
<input type="checkbox"/>	Stream channel restoration (including excavation/removal of sand, gravel and bedrock and the use of temporary coffer dams and fill) to pre-flood depth, width, gradient and channel character matching the stable stream channel upstream and downstream of the project area in order to protect or restore structures such as roads, utility lines, bridges, houses and other pre-existing buildings.
<input type="checkbox"/>	Debris (trees, logs, stumps, brush, trash, metal, concrete) removal.
<input checked="" type="checkbox"/>	Bridge or culvert replacement or repair.

Certification:
 I have read this permit and will construct and operate this project in strict compliance with the approved plans and terms and conditions of this permit as well as the Environmental Conservation Law and applicable regulations. I understand that any false or inaccurate statements made in the application for this permit are punishable as a Class A misdemeanor. As a condition of this permit, I accept full legal responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agree to indemnify and save harmless the state from suits, actions, damages, and costs of every name and description resulting from this project.

 **V.P.** **9/14/11**
 Applicant/Permittee Signature Date

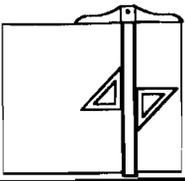
AUTHORIZED NYSDEC REPRESENTATIVE NAME, TITLE, ADDRESS + Janet Swentusky EPSI 21 S. Putt Cor Rd New Paltz	
AUTHORIZED NYSDEC SIGNATURE	DATE 9/14/11
Attachments <input checked="" type="checkbox"/> General Permit <input checked="" type="checkbox"/> Special Conditions <input checked="" type="checkbox"/> General Conditions <input type="checkbox"/> Project Drawings	
cc: <input type="checkbox"/> Regional DEP <input type="checkbox"/> COE <input type="checkbox"/> Regional Habitat <input type="checkbox"/> NYCDEP <input type="checkbox"/> ECO	



Special Conditions
FOR ARTICLE 15, 24 and Water Quality Certification

Also: Replace damaged stone wall on driveway
to Snake Hill Rd., over pond outlet. In Kind.

Embed base layer of rock stabilization
work during low flow
Isolate work area
For concrete forms - must be waterproof



MICHAEL P. CARR, P.E.
Consulting Engineer

2700 Route 9, PO Box 160
Cold Spring, New York 10516
Phone: (845) 265-4152
Fax: (845) 265-4154
email: mcarr@carr-eng.com

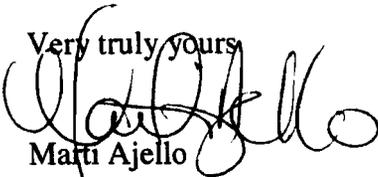
Date: August 4, 2011

Wetlands Advisory Board
David J. Klotzle
Wetlands Inspector, Philipstown, NY
238 Main Street
Cold Spring, NY 10516

Reference: Letter of Authorization for Michael P. Carr, P.E. to act as Agent for Request for improvements for the Garrison Golf Club, located at 2015 Route 9, Garrison, NY 10516

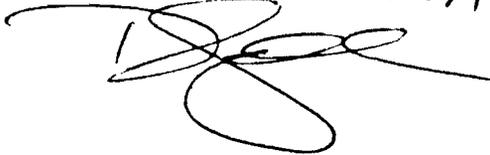
This is to inform you that Mr. Michael P. Carr, P.E. is authorized by the Garrison Golf Club to act on our behalf in obtaining a Wetlands Permit and DEC permit for bridge and stream improvements.

Very truly yours,



Matti Ajello
Assistant General Manager

DONNA GALLO - NOTARY PUBLIC
NYS # 01GA6024891
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES: 5/17/14



PROJECT ID NUMBER

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1 APPLICANT / SPONSOR GARRISON GOLF CLUB	2. PROJECT NAME BRIDGE REPLACEMENT & STREAM BANK REPAIR
--	---

3 PROJECT LOCATION: Municipality GARRISON NY 10524 PHILIPSTOWN	County PUTNAM
--	----------------------

4 PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map
2015 ROUTE 9 GARRISON NY 10524, ACROSS FROM TRAVIS CORNERS ROAD

5 IS PROPOSED ACTION: New Expansion Modification / alteration

6 DESCRIBE PROJECT BRIEFLY:
REPLACE COLLAPSED 27' LONG BRIDGE OVER PHILIPSE BROOK & REPAIR ERODED STREAM BANKS

7. AMOUNT OF LAND AFFECTED:
Initially **1** acres Ultimately **1** acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS?
 Yes No If no, describe briefly:

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.)
 Residential Industrial Commercial Agriculture Park / Forest / Open Space Other (describe)
GOLF COURSE

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local)
 Yes No If yes, list agency name and permit / approval:

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
 Yes No If yes, list agency name and permit / approval:

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION?
 Yes No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
Applicant / Sponsor Name **MICHAEL P. CARR P.E.** Date: **7/25/11**
Signature **[Signature]**

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

The Garrison – **60.-1-59.2**
2015 US 9
Garrison, NY 10524

Adjoining Properties:

John Savva, Helen Savva – **60.-1-58**
PO Box 1093
Peekskill, NY 10566

Kenneth B. Parkin, Robin Faltz – **60.-1-59.11**
88 Snake Hill Rd
Garrison, NY 10524

Arnold Moss, Nancy Abraham – **60.-2-62**
232 East 62nd St
NY, New York 10021

Garrison Land Dev Corp – **60.-2-64**
Attn: Voelp
8 John Walsh Blvd Ste 411
Peekskill, NY 10566

Friars Of The Atonement- **60.-2-71.1, 60.-2-71.2, 60.-2-71.3**
Attn: Facilities Management
PO Box 300
Garrison, NY 10524

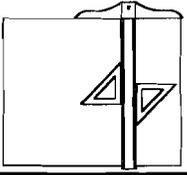
Allen E. Harris, Diane M. Harris – **60.-2-76**
27 Coleman Rd
Garrison, NY 10524

Kimberly Perrone – **60.-2-77, 60.-2-80**
24 Mynderse St
Saugerties, NY 12477

Carl Rankel – **60.-2-81**
1994 Albany Post Rd
Garrison, NY 10524

Louis Lombardo, Ruth Lombardo - **60.-2-83**
1988 US 9
Garrison, NY 10524

County Line Equities LLC – **60.-2-84**
35 Rodeo Dr
Lagrangeville, NY 12540



MICHAEL P. CARR, P.E.
Consulting Engineer

2700 Route 9, PO Box 160
Cold Spring, New York 10516
Phone: (845) 265-4152
Fax: (845) 265-4154
email: mcarr@carr-eng.com

Date: November 28, 2011

Wetlands Advisory Board
David J. Klotzle
Wetlands Inspector, Philipstown, NY
238 Main Street
Cold Spring, NY 10516

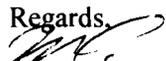
Reference: Request for bridge Replacement and stream bank repair permit for the Garrison Golf Club, located at 2015 Route 9, Garrison, NY 10516

Written Outline of Proposed Activity

The Garrison Golf Club wishes to obtain a Wetlands Permit to Replace the northern abutment of the bridge at the seventh hole, and replace the damaged bridge deck. GGC also wishes to obtain a Wetlands Permit to repair the eroded stream banks around the seventh green, and sixth fairway, as shown on the attached plans.

1. The process will proceed as indicated on the attached plans. I.

Should you require any additional information, or have any questions, feel free to contact me at the above listed number.

Regards,


Michael P. Carr, P.E.

Response to Criteria for Approval 93-8: The Garrison

1. The activity will not have a substantial adverse effect upon the natural function and benefits of wetland or watercourse as set forth in 93-2B.
Response: Affirmative, bridge replacement and bank repair will not adversely affect the wetlands or watercourse (Phillipse Brook). Upon completion, conditions should be returned to storm conditions.
2. The activity will not substantially change the natural channel of a watercourse or substantially inhibit the dynamics of a watercourse system.
Response: Affirmative, bridge replacement and bank repair will not adversely affect the natural channel of the watercourse (Phillipse Brook). The channel and flow will be maintained during and after the work.
3. The activity will not result in the degrading or pollution of waters.
Response: Affirmative, The watercourse will be protected during the bridge replacement and bank repair with wire backed silt fencing.
4. The activity will not increase the potential for flooding.
Response: Affirmative, The bridge replacement and bank repair will not alter flow conditions, and will not increase potential for flooding.
5. Sufficient provision has been made for control of pollution, erosion, siltation and sedimentation during and after conduct of the activity.
Response: Affirmative, The stream will be protected from pollution, erosion, and siltation during and after construction by using coffer dams and wire backed silt fencing. Excavation operations will be prohibited during periods of precipitation.
6. No practicable alternative location is available on the subject parcel.
Response: Affirmative
7. No additional technical improvements or safeguards can reasonably be added to the plan or activity which would minimize the impact on a controlled area.
Response: Affirmative
8. The activity will alleviate or remove a hazard to the public health.
Response: Affirmative, bridge replacement and bank repair will maintain the stream's volume and contribute to the stream's ability to regulate flow downstream.

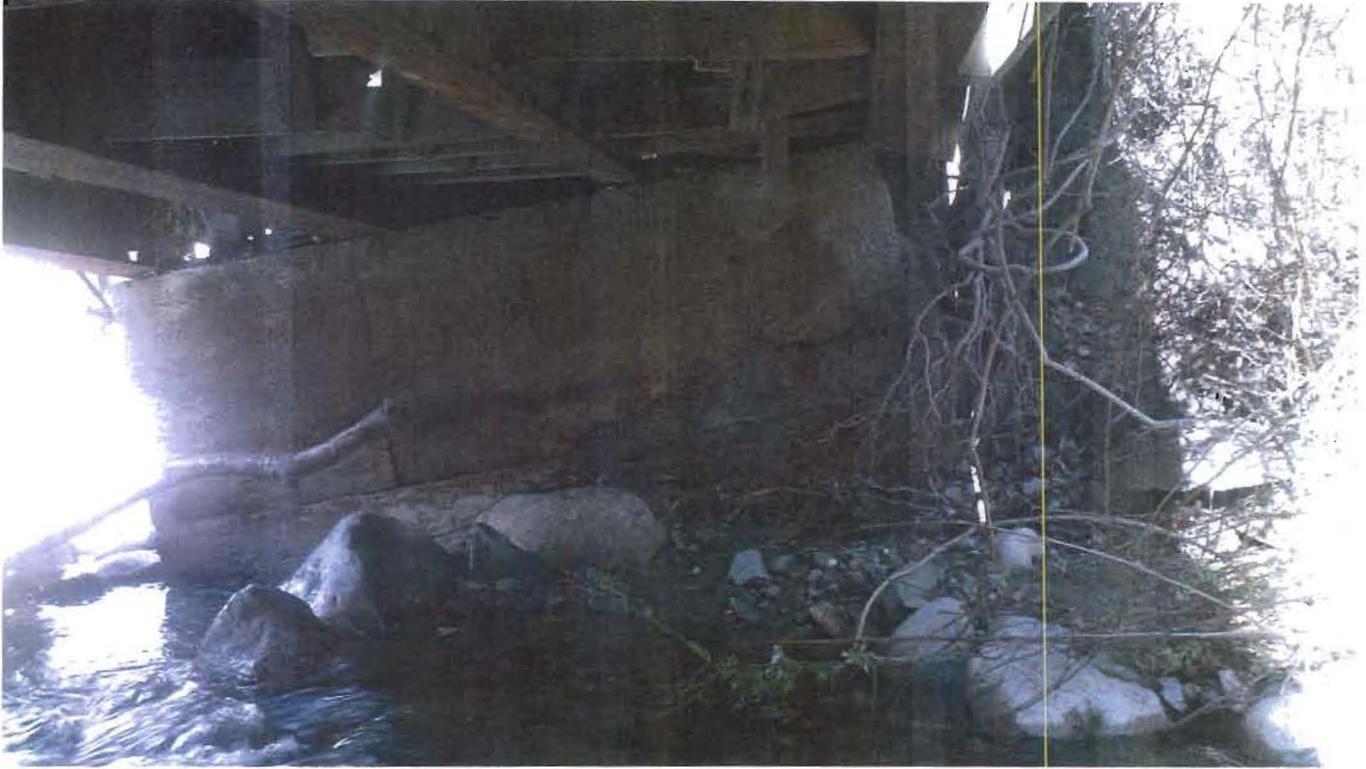


PHOTO 1 SHOWING UNDERMINED AND DISPLACED BRIDGE ABUTMENT



PHOTO 2 SHOWING TEMPORARY BRIDGE OVER COLLAPSED ORIGINAL BRIDGE



**PHOTO 3 SHOWING WASHED OUT STREAM BANK BELOW EXISTING
BRIDGE**

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 # WL 12-211 Permitting Authority _____
Received by: ms. Sandage _____ Z.B.A.
Date 1-11-12 _____ Planning Board
Fee \$ 225 - _____ 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: LOUIS E JONI LANZA

Address: 60 NELSON LANE

Telephone: 845 424 6170

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.)

3/ Name of Agent

If Corporation, give names of officers:

Mailing Address: _____

Telephone: _____

3. Location of Proposed Activity:

Tax Map No.: 372689 60.-1-81 / 60.-1-80 / 71.-2-95.11

Acreage of Controlled Area Affected: Approx 250 FT x 2 FT W x 18" DEEP

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

installation of outdoor wood furnace on
cement foundation w/ thermo rex piping

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.
- 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: 1/9/12

Signature of Applicant:

L7Lange

January 10, 2012

Louis & Joni Lanza
Lanza Farms
60 Nelson Lane
Garrison NY 10524

Town of Philipstown, Putnam County NY
Wetland Permit - proposed activity description

We are proposing to install a Central Boiler outdoor wood furnace approved by the EPA in the wetland buffer area. It would be placed on a cement foundation approximately 53 " X 71 " X 6" deep. We would need to excavate a trench with a small bucket machine approximately 250 ft long by 24 inches wide and 18" deep to lay the thermo pex piping. No fill would be brought in or removed from the property. The majority of the excavating would be done in the gravel driveway and dirt road up to the goat barn for minimum impact on the buffer zone.

We propose to store the seasoned wood in a 6' X 8' Fire Wood Shed approximately 5 ft from the wood furnace.

The ash from the wood furnace would be stored in a 55 gallon polyethylene barrel (stored in the wood shed) and be used as a natural fertilizer for the sugar maples on our farm.

Environmental assessment

The activity will have no substantial adverse effect upon the natural function of a wetland or watercourse as set forth in 93-2B

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

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

The activity will not increase the potential for flooding

No practical alternative location is available on the subject parcel

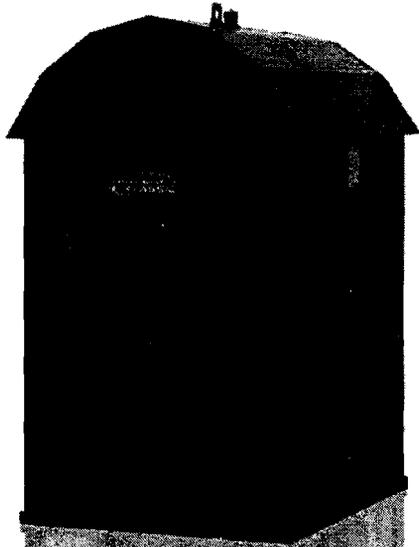
List of Adjoiners to Lanza Property

Mr. and Mrs. Warfield
59 ½ Wyckoff Street
Brooklyn, NY 11201
60.18-1-54

John Haines
44 Nelson Lane
Garrison, NY 10524
60.12-1-52

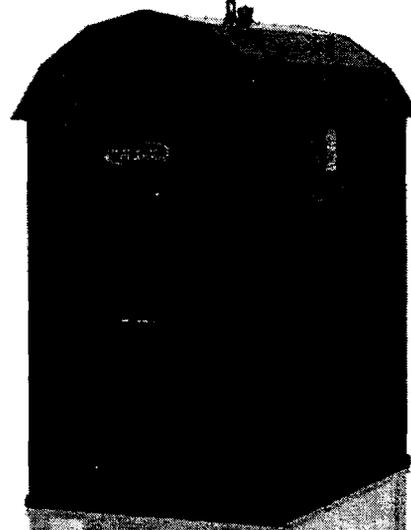
David Brower
50 Beckwith Lane
Garrison, NY 10524
71.-2-95.2

Garrison Union Free School
Route 9D
Garrison, NY 10524
71.-2-23



E-Classic 2400 Ignition Ready

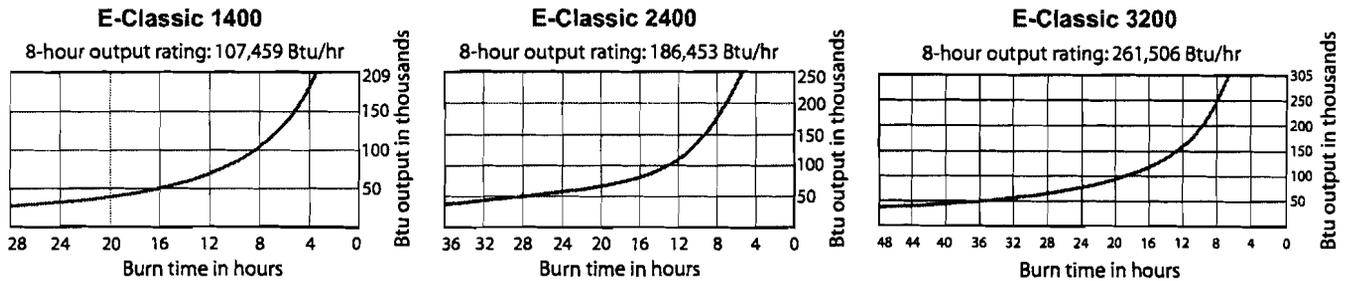
Door 22.5" W x 28.5" H
 Firebox 36" L x 43.5" H x 26" W
 Weight 2,925 lbs.
 Water Capacity 340 Gallons
 8-Hr Output Rating 186,000 Btu/hr*
 12-Hr Output Rating 125,000 Btu/hr
 Manufacturer's Rated
 Heat Output Capacity 250,000 Btu/hr*



E-Classic 3200 Ignition Ready

Door 22.5" W x 28.5" H
 Firebox 40" L x 48" H x 30" W
 Weight 3,240 lbs.
 Water Capacity 410 Gallons
 8-Hr Output Rating 262,000 Btu/hr*
 12-Hr Output Rating 175,000 Btu/hr
 Manufacturer's Rated
 Heat Output Capacity 306,000 Btu/hr*

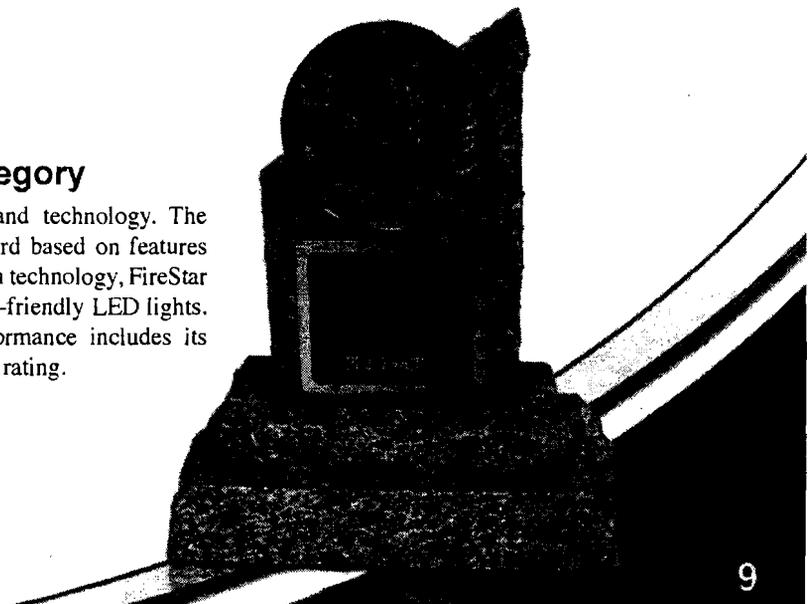
How Btu Output Affects Burn Time

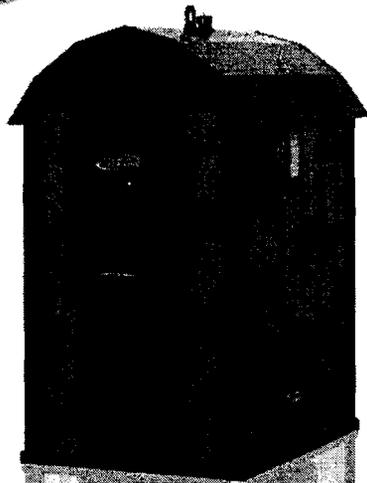


Based on EPA output ratings. Actual Btu output and burn time will be affected by the type of wood burned, its moisture content and other factors.

VESTA Award Wood Products Category

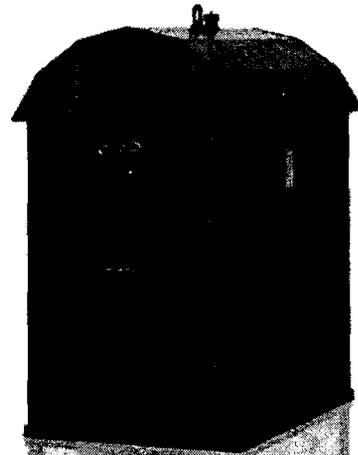
This award honors innovation in design and technology. The E-Classic 2400 was awarded the Vesta award based on features such as the three-stage innovative combustion technology, FireStar electronic controller, Power Ignition and eco-friendly LED lights. The E-Classic 2400's award-winning performance includes its extremely low emissions and 250,000 Btu/hr rating.





E-Classic 1400 Ignition Ready

Door 18.5" W x 18.5" H
 Firebox 32" L x 32.5" H x 24" W
 Weight 2,085 lbs.
 Water Capacity 195 Gallons
 8-Hr Output Rating 107,000 Btu/hr*
 12-Hr Output Rating 72,000 Btu/hr
 Manufacturer's Rated
 Heat Output Capacity 209,000 Btu/hr*



**E-Classic 1450 Ignition Ready
 E-Classic E 1450**

Door 18" W x 18" H
 Firebox 32" L x 35" H x 24" W
 Weight 2,110 lbs.
 Water Capacity 200 Gallons

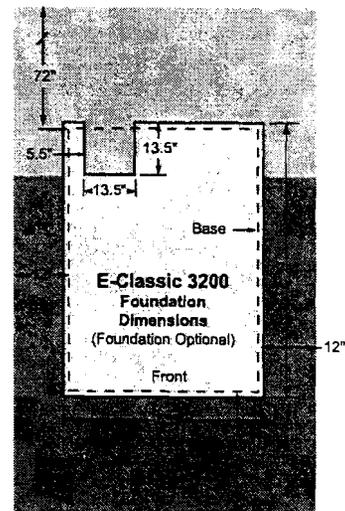
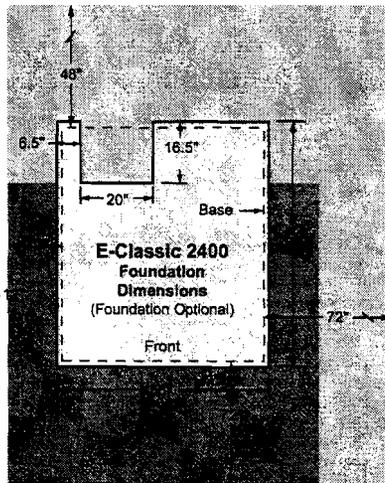
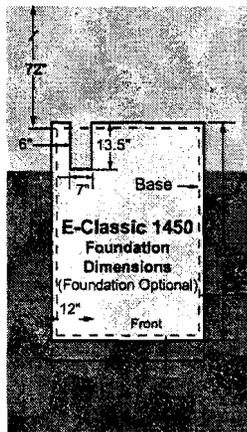
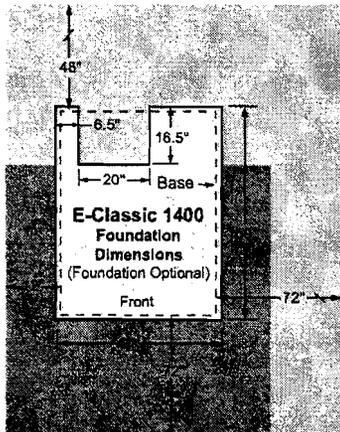
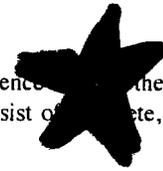
Output Rating and Maximum Output
 similar to the 1400

*Based on EPA qualifying test.

Foundation Dimensions

Outdoor furnace must be installed on a noncombustible foundation that incorporates an enclosure that will prevent supply and return lines from possible exposure to sunlight, fire, or physical

damage that may be caused by an occurrence of fire. The outdoor furnace enclosure. Foundation may consist of concrete, crushed rock, or patio blocks.



Recommended maintenance clearances
 2" rigid foam insulation (optional)

Foundations dimensions are 1-1/2 in. beyond the outside perimeter of the furnace base. Must be installed in accordance with all applicable codes and regulations.

Fire Wood Sheds

Horizon Structures, LLC
5075 Lower Valley Road
Atglen, PA 19310
610-593-7710
www.HorizonStructures.com

Sizes:

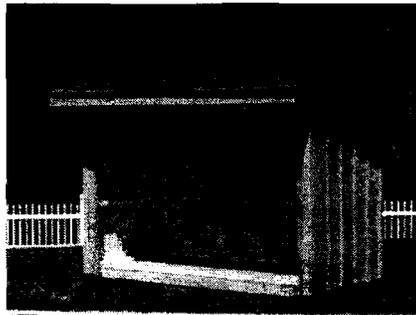
	4x8 (1 cord)	\$775
✿	6x8 (2 cord)	\$975

Price Includes:

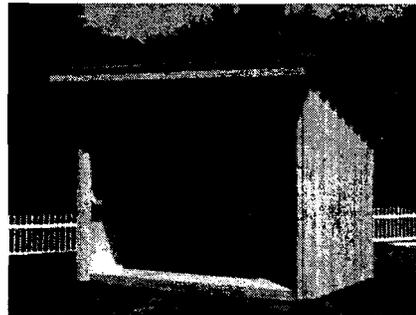
Pressure Treated Floor
Pine Board and Batten Siding
30 Year Arch. Shingles
Rafters 2x4s 16" on Center
Clear or Cedar Stain
Available in Painted Dura Temp Siding

Options:

Cedar Shakes	\$150 for 4x8	Metal Roof	\$50 for 4x8
	\$200 for 6x8		\$75 for 6x8



4X8 Cedar Stained



6x8 Clear Stained