

**Town Of Philipstown Conservation Board  
238 Main St Cold Spring, NY 10516**

**April 14,2015 at 7:30 pm  
Town Hall**

**MEETING AGENDA**

**1.) Approval of March 2015 Minutes**

**2.)Banker, Doug      TM# 81.-1-27.2              WL-214-247  
43 Kings Dock Rd  
( Demolition and reconstruction of dwelling #1/ installation of underground  
utility lines)**

**3.)Banker, Doug      TM# 81.-1-27.2              WL-15-251  
(Demolition and construction of dwelling #2/ installation of underground  
utility lines/ relocating and replacement of existing retaining wall)**

**4.)Banker, Doug      TM# 81.-1-27.2              WL-15-252  
(remove brick and concrete from wetland area/ mitigation of cleaned area)**

**5.)Storm Water Discussion**

**TIM  
MILLER  
ASSOCIATES, INC.**

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

March 29, 2015

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

RE: Status of Mitigation Effort to Date  
Banker Property  
43 Kings Dock Road, Garrison  
Tax Map # 81-01-27.2

Dear Mr. Lind:

During our recent meetings regarding the Banker property, there have been questions about the status of the restoration plan and activities that have been carried out to date. With this letter I hope to provide the Board with an update as the new growing season approaches.

In August and September of 2014, we completed a number of actions on the Banker site in accordance with plans that we had provided to the Board in June of 2014. Although I later spoke to Dave Klotzle about the plan, and he said that it had never been officially adopted by the Board, it seemed like a very good starting point and did not include any activities that we felt the Board would object to. We have since had a number of discussions and inspections of the site, and I believe we are continuing to move forward in a productive way.

Beginning in August of 2014, we cleared as much phragmites, japanese knotweed, bamboo, mugwort, ailanthus and anything else on the invasive species list we could get to. We filled a 30 yard dumpster, which was then removed from the site. In total we worked 25 man-days at cleaning and planting.

We also planted the following:

75 *Iris versicolor* – blue flag iris  
50 *Osmunda cinnamomea* – Cinnamon fern  
75 *Scirpus tabernaemontanii* – Softstem bulrush  
75 *Vernonia novaboracensis* – Ironweed  
25 *Sparganium americanum* – Burreed

For a total of 300 herbaceous plants. These materials were purchased from Pinelands Nursery in New Jersey, which specializes in wetland and conservation plants. We have used their material for a number of years to excellent success. We did not plant the *Typha* we originally

proposed because as we moved through the growing season it was clear that there is enough of that in the marsh and adjacent areas already.

We also planted the following woody materials, purchased from Hardscrabble Farms in North Salem:

10 *Kalmia latifolia* – Mountain laurel  
7 *Myrica pennsylvanica* – Bayberry  
10 *Vaccinium corymbosum* – Highbush blueberry  
5 *Spiraea tomentosa* – Steeplebush  
5 *Lindera benzoin* – Spicebush  
10 *Sambucus canadensis* – Elderberry  
5 *Ilex verticillata* – Winterberry holly  
12 *Clethra alnifolia* – Summersweet  
5 *Alnus serrulata* – Speckled alder

For a total of 69 woody plants.

You will note that we made some substitutions based on availability at this time of year, and based on site conditions we observed as we really got into the site. Specifically, we planted *Clethra* along the marsh edge near the proposed “Greek temple” (where the beavers had chewed up the pines) because we couldn’t get lowbush blueberry this time of year and the bedrock there is so shallow it was difficult to get suitable holes in the ground. So we moved slightly down the slope and switched to *Clethra*. We were able to get 7 bayberries in down there, a little higher up, because we could find some pockets of adequate soil. A follow up inspection indicated that two of the bayberries did not survive the fall, so we will be replacing them this spring.

At the base of the driveway coming in we switched winterberry for the kalmia we originally proposed. The toe of that slope was wetter than I expected, so the more hydrophytic *Ilex* was a better choice I think.

We could not get 5 *Viburnum prunifolium* from our source at this time of the year, and I think the other *Viburnums* are too tasty for the deer, so we switched those to elderberry, and really found a perfect spot for them.

We are still negotiating with Metro north to clean out the dump area closest to the tracks, and will plant the 11 *Rosa palustris* there when the area has been excavated. A meeting is scheduled to walk the site with Metro North representatives in early April.

Near the rock outcroppings by the two cottages we had proposed 11 lowbush blueberries, which we couldn’t get. I still like those for that spot, so we will plant them this spring as we do other clean up work.

Following the installation of plants, deer fencing was erected around the shrub masses. However, the Board has expressed concern that the fencing is not strong enough and does not enclose enough of the site to be effective, so this coming spring we will re-install the fencing per the revised plan and details.

Regarding the proposal to clean sediment out of the watercourse on the east side of the new culvert, we have been in contact with the DEC about an Article 15 permit, and have begun the

application process. However, the DEC wants confirmation from both the DOT and Metro North that work in their property/easements is acceptable. At this time we have received positive correspondence from the DOT, and as noted above are waiting for the site walk with Metro North to complete the application.

Regarding monitoring and maintenance, the plan does include a program for monthly inspections during the first growing season, and regular inspections over the course of three years to ensure the success of the plantings and meeting the goals of the plan. Annual reports will be completed and submitted to the Conservation Board at the end of each growing season.

If you have any additional questions or comments, we can discuss them at the Board's next scheduled meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Marino". The signature is fluid and cursive, with a small flourish at the end.

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

C: Douglas Banker  
James Hartford

**TIM  
MILLER  
ASSOCIATES, INC.**

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

March 29, 2015

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

**RE: Wetland Permit Application  
Banker Property  
Site Development Plan Dwelling #1 - "Cottage" replacement  
43 Kings Dock Road, Garrison  
Tax Map # 81-01-27.2**

Dear Mr. Lind:

Enclosed, please find a revised Wetland Application package.

Doug and Sarah Banker are proposing the demolition and replacement of an existing cottage in the southeast corner of their property at 43 Kings Dock Road. The project site includes a portion of marsh land associated with the Hudson River a wetland and stream corridor regulated by the Town of Philipstown and the US Army Corps of Engineers. The property is the site of previous Conservation Board approvals.

**Background and Setting**

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

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

To the west of the building there is an existing drainageway that flows through a culvert pipe under the existing driveway. This watercourse flows on the surface entering the pipe from the south and discharging from the pipe to the north, both within the regulated area. In the past the upstream side of this pipe was blocked, and overflow caused erosion of the cover of the existing septic system and driveway. The blockage has been cleared and an open grate placed over the culvert inlet. To the south and west of the existing building is the Hudson River and associated marsh that is derived from river flows through a culvert under the Metro North train tracks.

## **Description of the Proposed Activities**

### ***Replacement of existing cottage.***

The easternmost structure is a two-bedroom house, referred to as the "Guest House" or "Dwelling 1" in the attached drawings. This existing structure is composed of concrete block with a pitched roof over a second story loft. This house will be demolished down to the foundations and rebuilt on the existing foundations.

Demolition of the Guest House will be conducted by an excavation company with a large excavator with a grappling attachment. During the course of our discussions with the Conservation Board, it was determined that this structure would be demolished and a new guest house built on the same foundation, as opposed to a rehabilitation of the building. There would be no change to the footprint of the building. We addressed the issue of hazardous materials removal, i.e., asbestos, and that would be taken care of by the building department during the issuance of the demolition permit. We also discussed the demolition itself. Mr. Polhemus would be carrying out the demolition, and the containers would be brought in one at a time and immediately removed when filled until the job was complete. No containers would remain on the site for more than 48 hours, in or out of the buffer zone. Debris will be loaded directly into dumpsters located in 'work areas' indicated on the plans. These dumpsters will be hauled off site immediately upon filling or completion of work. Sorting of materials will occur off-site. Tarps will be at hand to cover debris in the event of precipitation.

The new construction will be wood frame, and will feature thickly insulated walls, built to the Passive House principles. The footprint will not be enlarged, and the new structure will be one story, with a flat roof. Rain water will be directed to leaders and attenuated in drywells as shown on the plans. Site disturbance will be repaired, and planted with an approved seed mix. The new structure will be connected to the existing septic system and well, and an underground electrical line will be run from the existing utility pole. Total site disturbance for the replacement of Dwelling 1 will be 4,726 sf.

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

- 1) The proposed construction will not have a substantial adverse affect on the natural function and benefits of the on-site wetland and watercourse. The demolition and construction will involve the disturbance of approximately 4,700 square feet of the regulated 100-foot adjacent area, much of which has been previously disturbed. The functions and benefits of the wetlands will not be adversely affected by the project.
- 2) The project will not change the natural channel of the on-site water course, since no activity is proposed for the watercourse or wetland.
- 3) The project will not result in the degrading or pollution of waters. As indicated, the proposed construction will occur generally in existing disturbed areas. Soil erosion control measures, specifically silt fence will be installed during construction at the proposed limits of disturbance at the western edge of the driveway (see attached drawing).

Mr. Lind  
March 29, 2015

4) The proposed activity will not increase the potential for flooding, since no alteration of the existing watercourse or drainage conditions are proposed.

5) The applicant has proposed sufficient soil erosion and sedimentation controls for project construction. The proposed site plan drawing shows the location of silt fence and protected stockpile areas between proposed areas of disturbance and the 100-foot wetland adjacent area. Erosion control methods will be maintained throughout the period of construction.

6) No practicable alternative location is available on the property for the proposed activity. Alternative locations would involve the disturbance of either steep slopes or previously undisturbed upland areas. Disturbance to steep slopes would increase the potential for soil erosion and potential water quality impacts to the on-site wetland and watercourse. The proposed building location minimizes overall project impact, including to the wetlands.

7) As described herein, the project has been designed to minimize impacts to land, wetlands and on-site water resources. No additional technical improvements or safeguards can reasonably be added to the plan to further reduce impacts.

8) The proposed project will not alleviate or remove a hazard to public health or safety and was not proposed with that intent.

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

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

Sincerely,



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

Enclosures.

**Names and Addresses of Abutters**

Philip Giordano  
12 Kings Dock Road  
Garrison, NY 10524

*Mr. Lind*  
*March 29, 2015*

Jamil Gary  
589 Route 9D  
Garrison, NY 10524

Joann Patterson  
5 Kings Dock Road  
Garrison, NY 10524

Leonard Lindros  
569 Kings Dock Road  
Garrison, NY 10524

Harris Kimball  
569 Route 9D  
Garrison, NY 10524

Marian Dunn  
553 Route 9D  
Garrison, NY 10524

Charles Bartnik  
549 Route 9D  
Garrison, NY 10524

Jeanne Mullin  
553 Route 9D  
Garrison, NY 10524

TOWN OF PHILIPSTOWN  
PUTNAM COUNTY, NEW YORK

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

APPLICATION FOR WETLANDS PERMIT

Note to Applicant:

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

(Office Use Only)

Application # _____	Permitting Authority _____
Received by: _____	
Date _____	_____ Conservation Board
Fee _____	_____ Wetlands Inspector

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

1. Owner: Name: DOUGLAS AND SARAH BANKER

Address: BOX 190, GARRISON NY

Telephone: 845 424 3008

If Corporation, give names of officers:

\_\_\_\_\_

Mailing Address: \_\_\_\_\_

2. Name of Agent STEVE MARINO, PWS TIM MILLER ASSOCIATES

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

Mailing Address: 10 NORTH STREET, COLD SPRING, NY 10516

Telephone: 845 265 4400

3. Location of Proposed Activity: 43 Kings Dock Road, Garrison

Tax Map #: 81-1-27.2

Acreage of Controlled Area Affected: 4,700 SF

Square footage of soil disturbed by the entire project: 4,700 SF

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

DEMOLITION AND RECONSTRUCTION OF EXISTING STRUCTURE  
IN SOUTHEAST CORNER OF PARCEL. SEE ATTACHED FOR  
DETAILED DESCRIPTION OF DWELLING & REPLACEMENT

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 PERMIT, DEMOLITION PERMIT

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

- a. A detailed description of the proposed activity and a comparison of the activity to the criteria for approval specified in §93-8 of the Wetlands Law. (See below)
- b. A completed short form environmental assessment form (*included in the application folder*)
- c. A map prepared by a licensed surveyor, landscape architect or engineer showing:
  1. The controlled area(s) wetland buffer zone 100 feet from the edge of any wetlands, lakes, ponds or streams on the site;
  2. Any wetland or watercourse therein and the location thereof;
  3. The location, extent, and nature of the proposed activity.
- D. The names of claimants of water rights in the wetland or watercourse of whom the applicant has record notice and the names and addresses of all owners of record of properties abutting and directly across from the proposed activity as shown on the latest tax record.

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

Date: 4/1/15

Signature of Applicant:

Gary H. B.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>BANKER "COTTAGE" REPLACEMENT, SITE DEVELOPMENT DWELLING</b>			
Project Location (describe, and attach a location map): <b>43 KINGS DOCK ROAD GARRISON</b>			
Brief Description of Proposed Action: <b>DEMOLITION AND RECONSTRUCTION OF EXISTING COTTAGE ON SAME FOOTPRINT. IN SOUTHEAST CORNER OF PROPERTY. SEE ATTACHED FOR DETAILED DESCRIPTION OF ACTION.</b>			
Name of Applicant or Sponsor: <b>DOUGLAS AND SRAFF BANKER</b>		Telephone: <b>845 424 3008</b>	
Address: <b>PO BOX 190 GARRISON, NY</b>		E-Mail:	
City/PO: <b>GARRISON</b>		State: <b>NY</b>	Zip Code: <b>10524</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>6.07</u> acres	
b. Total acreage to be physically disturbed?		<u>.05</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>7.69</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <b>METRO NORTH R.R.</b>			
<input type="checkbox"/> Parkland			

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

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: _____ Date: <u>4/1/15</u></p> <p>Signature: <u>Doug H. Brown</u></p>		

**PRINT FORM**

LOCATION OF DUMPSTER DURING DWELLING 1 DEMOLITION

INTERMITTENT STREAM

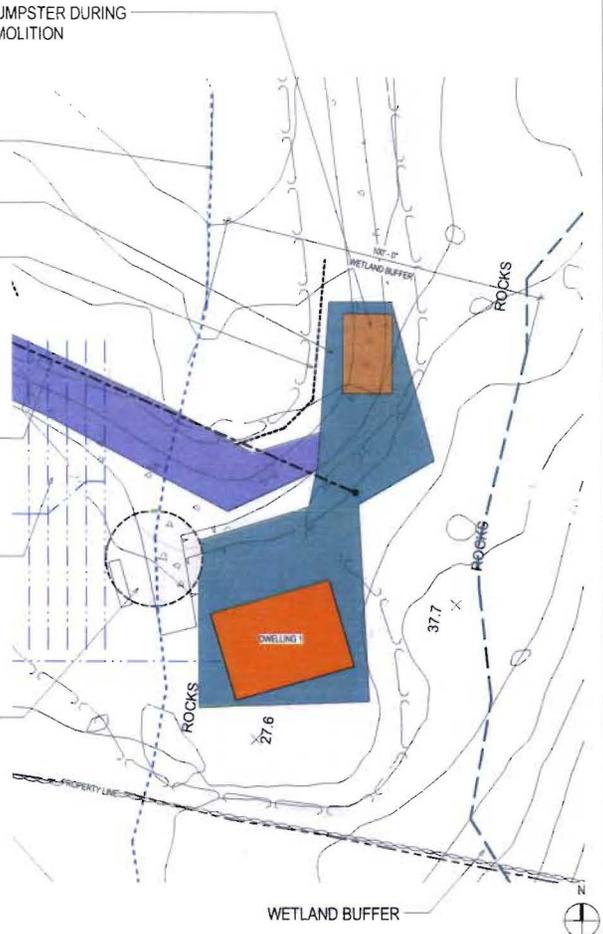
PERMIT 1 AREA OF WORK

SILT FENCE (SEE CB-501-7)

32" WIDE UTILITY TRENCH (SEE CB-501-1)

EXISTING SEPTIC FIELD (PER 1986 AS-BUILT)

CONSTRUCTION STAGING AREA



**DRAWING LEGEND**

- PERMIT 1 - LIMIT OF DISTURBANCE
- PERMIT 2 - LIMIT OF DISTURBANCE
- PERMIT 3 - LIMIT OF DISTURBANCE
- STRUCTURE
- DUMPSTER LOCATION
- STOCKPILE AREA
- CONSTRUCTION STAGING AREA
- INTERMITTENT STREAM
- SEPTIC LINES
- SILT FENCE
- CHAINLINK FENCE
- TRENCH
- PROPERTY LINE
- WETLAND BOUNDARY
- 100' WETLAND BUFFER

**1 DWELLING ONE ENLARGED SITE PLAN**  
SCALE: 1/8" = 1'-0"

PROJECT

**43 KINGS DOCK ROAD**

43 KINGS DOCK RD,  
GARRISON, NY 10524

CONSULTANTS  
**TM MILLER ASSOCIATES, INC.**  
STEVE MARINO  
10 NORTH STREET  
COLD SPRING NY 10516  
P: 949.285.4800  
F: 949.285.4418



ISSUED FOR  
**CONSERVATION BOARD**

ISSUE DATE: APRIL 1, 2015  
REV. DATE: \_\_\_\_\_

DWG TITLE  
**DWELLING ONE ENLARGED SITE PLAN**

DWG NO:  
**CB-101**

SCALE: As Indicated PAGE NO:  
JOB # 1003-2015-001  
FILE PATH: \\wmsvr\Projects\DWG\101\101-DWG\101-DWG.dwg  
DATE: 4/1/2015 10:00 AM



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

March 29, 2015

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

**RE: Wetland Permit Application  
Banker Property  
Site Development Dwelling #2 – “Folly” replacement  
43 Kings Dock Road, Garrison  
Tax Map # 81-01-27.2**

Dear Mr. Lind:

Enclosed, please find a revised Wetland Application package.

Doug and Sarah Banker are proposing the demolition and replacement of an existing structure in the southwest corner of their property at 43 Kings Dock Road. The project site includes a portion of marsh land associated with the Hudson River a wetland and stream corridor regulated by the Town of Philipstown and the US Army Corps of Engineers. The property is the site of previous Conservation Board approvals.

**Background and Setting**

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

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

To the east of the building there is an existing drainageway that flows through a culvert pipe under the existing driveway. This watercourse flows on the surface entering the pipe from the south and discharging from the pipe to the north, both within the regulated area. In the past the upstream side of this pipe was blocked, and overflow caused erosion of the cover of the existing septic system and driveway. The blockage has been cleared and an open grate placed over the culvert inlet. To the south and west of the existing building is the Hudson River and associated marsh that is derived from river flows through a culvert under the Metro North train tracks.

## **Description of the Proposed Activities**

### ***Replacement of existing cottage (aka Dwelling 2).***

The existing second structure on the parcel is a 1-bedroom house, referred to as "Folly" or "Dwelling 2" in drawings, situated on the west end of the knoll, overlooking the marsh and river.

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

1. The home heating oil tank in the basement crawlspace has been removed per agreement with the Conservation Board at the January 2015 meeting. The tank removal was performed by SP Landscaping, a Putnam County-licensed contractor, who is certified for tank removal. The oil was pumped out, the tank was cut open, and residue was swabbed from the interior of the tank. The tank was then cut apart and removed from the building by hand and disposed of according to NYS DEC regulations. Liquid residue remaining on the concrete surfaces in the basement crawlspace was also swabbed, and a hole was cut into the slab for sub-soil petroleum residue. Samples of soil below slab were taken by a certified testing company, and tested in an approved manner at a laboratory. Trace amounts of petroleum byproducts were found in the tested sample, but were below the threshold established by DEC for remediation. Testing results were provided to the Philipstown Conservation Board and the Building Department on March 3, 2015.
  2. Erosion control measures, including approved silt fencing and chain-link fencing shall be installed per drawings to protect the wetlands buffer zone from erosion, falling debris, and excessive foot traffic.
  3. A new retaining wall to replace the non-structural, dry-stacked stone wall that is presently there. This new retaining wall will be pinned to existing exposed bedrock or glacial erratics, and will be a CMU backup wall with solid-filled, reinforced cores and stone veneer. This masonry work will be of the same nature as other retaining walls that have recently been completed on the property. This wall will be situated in the manner discussed at the December 2014 Conservation Board meeting. Please refer to drawings for the proposed retaining wall location.
1. The house demolition will be done by the same excavation company as "Dwelling 1". The work shall be done with a large excavator with a grappling attachment. Debris will be loaded directly into dumpsters located in "work areas" indicated on plans. These dumpsters will be hauled off-site immediately upon filling, or the completion of work. Tarps will be at hand to cover debris in the event of precipitation.

The existing foundations and basement slab will be broken and removed as needed, and clean fill will be installed and compacted. Any concrete containing residual home heating oil, lead paint, or any other contaminant shall be removed from the site and properly disposed of. Drywells will be installed in the portion of

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the abandoned basement crawlspace that will be exterior of the new, repositioned structure as per plans submitted with this application. Septic and domestic water shall be reconnected to the existing systems.

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

New construction for Dwelling 2 will begin with the excavation of footings and minor rock chipping to the south-east corner as noted on our drawings. New footings will be poured and block work foundations will be laid. Concrete will be transported to the work area by hand, using wheelbarrows and small mixers as appropriate. The new construction will be wood frame, and will feature thickly insulated walls, built to the Passive House principles.

### **Power Line Burial**

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

As part of this application, the overhead portion of the power line will be relocated to a conduit to be trenched from the easternmost pole in a path along the northernmost edge of the driveway, avoiding the septic laterals. The new conduit will be connected to the existing conduit at the westernmost pole, and new power cable will be pulled through to the Folly. The westernmost pole will be removed, along with any guy-wires. Combined ground disturbance for the Dwelling 2 construction and installation of the power line will be approximately 6,500 sf.

### **Septic System Restoration**

As part of the reconstruction of Dwelling 2, the existing septic area as shown on the attached plan and the attached original map, will be restored with new run of bank gravel and replacement of piping as necessary. This work has been previously approved by the Wetland Inspector, and will be conducted by a certified septic system installer. Restoration of the septic area may disturb as much as 4,500 sf.

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

- 1) The proposed construction will not have a substantial adverse affect on the natural function and benefits of the on-site wetland and watercourse. The construction will involve the disturbance of approximately 6,500 square feet of the regulated 100-foot adjacent area, much of which has been previously disturbed. The functions and benefits of the wetlands will not be adversely affected by the project.
- 2) The project will not change the natural channel of the on-site water course, since no activity is proposed for the watercourse or wetland.
- 3) The project will not result in the degrading or pollution of waters. As indicated, the proposed construction will occur generally in existing disturbed areas. Soil erosion control measures, specifically silt fence will be installed during construction at the

Mr. Lind  
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proposed limits of disturbance at the western edge of the driveway (see attached drawing).

4) The proposed activity will not increase the potential for flooding, since no alteration of the existing watercourse or drainage conditions are proposed.

5) The applicant has proposed sufficient soil erosion and sedimentation controls for project construction. The proposed site plan drawing shows the location of silt fence and protected stockpile areas between proposed areas of disturbance and the 100-foot wetland adjacent area. Erosion control methods will be maintained throughout the period of construction.

6) No practicable alternative location is available on the property for the proposed activity. Alternative locations would involve the disturbance of either steep slopes or previously undisturbed upland areas. Disturbance to steep slopes would increase the potential for soil erosion and potential water quality impacts to the on-site wetland and watercourse. The proposed building location minimizes overall project impact, including to the wetlands.

7) As described herein, the project has been designed to minimize impacts to land, wetlands and on-site water resources. No additional technical improvements or safeguards can reasonably be added to the plan to further reduce impacts.

8) The proposed project will not alleviate or remove a hazard to public health or safety and was not proposed with that intent.

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

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

Sincerely,



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

Enclosures.

*Mr. Lind*  
*March 29, 2015*

**Names and Addresses of Abutters**

Philip Giordano  
12 Kings Dock Road  
Garrison, NY 10524

Jamil Gary  
589 Route 9D  
Garrison, NY 10524

Joann Patterson  
5 Kings Dock Road  
Garrison, NY 10524

Leonard Lindros  
569 Kings Dock Road  
Garrison, NY 10524

Harris Kimball  
569 Route 9D  
Garrison, NY 10524

Marian Dunn  
553 Route 9D  
Garrison, NY 10524

Charles Bartnik  
549 Route 9D  
Garrison, NY 10524

Jeanne Mullin  
553 Route 9D  
Garrison, NY 10524

TOWN OF PHILIPSTOWN  
PUTNAM COUNTY, NEW YORK

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

**APPLICATION FOR WETLANDS PERMIT**

**Note to Applicant:**

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

(Office Use Only)

Application # _____	Permitting Authority _____
Received by: _____	
Date _____	_____ Conservation Board
Fee _____	_____ Wetlands Inspector

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

1. Owner: Name: DOUGLAS AND SRAH BANKER  
 Address: Box 190 GARRISON, NY  
 Telephone: 845 424 3008

If Corporation, give names of officers:  
\_\_\_\_\_  
\_\_\_\_\_

Mailing Address: \_\_\_\_\_

2. Name of Agent STEVE MARINO, PWS, TIM MILLER ASSOCIATES  
 (Applicant must be owner of the land. The Application may be managed an authorized agent of such person.)

Mailing Address: 10 NORTH ST. COLD SPRING NY 10516

Telephone: 845 465-4400

3. Location of Proposed Activity: 43 KINGS DOCK ROAD, GARRISON

Tax Map #: 81-1-27.2

Acreage of Controlled Area Affected: 6,450 SF

Square footage of soil disturbed by the entire project: 6,450 SF

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

DEMOLITION AND RECONSTRUCTION OF EXISTING STRUCTURES  
IN SOUTHWEST CORNER OF PARCEL. SEE ATTACHED FOR  
DETAILED DESCRIPTION OF DWELLING 2 REPLACEMENT

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 PERMIT, DEMOLITION PERMIT

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

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

b. A completed short form environmental assessment form (*included in the application folder*)

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

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

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

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

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

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

Date: 4/1/15

Signature of Applicant: Jay L. H. Baker

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>BANKER "FOUR", SITE DEVELOPMENT DWELLING 2 REPLACEMENT</b>			
Project Location (describe, and attach a location map): <b>43 KINGS DOCK ROAD, GARRISON</b>			
Brief Description of Proposed Action: <b>DEMOLITION AND RE-CONSTRUCTION OF EXISTING STRUCTURES IN SOUTHWEST CORNER OF THE PROPERTY. SEE ATTACHED FOR MORE DETAILED DESCRIPTION OF ACTION</b>			
Name of Applicant or Sponsor: <b>DOUGLAS AND SARAH BANKER</b>		Telephone: <b>845 424 3008</b>	
		E-Mail:	
Address: <b>P.O. BOX 190 GARRISON, NY 10524</b>			
City/PO: <b>GARRISON</b>		State: <b>NY</b>	Zip Code: <b>10524</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>6.07</u> acres	
b. Total acreage to be physically disturbed?		<u>.65</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>7.69</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>METRO-NORTH</u>			
<input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: _____</p> <p>Signature: <u>Angela H. Brown</u></p>	<p>Date: <u>4/1/15</u></p>	

**PRINT FORM**





**TIM  
MILLER  
ASSOCIATES, INC.**

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

March 29, 2015

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

**RE: Wetland Permit Application  
Banker Property  
Brick and Debris Removal – Wetland Buffer Restoration/Enhancement  
43 Kings Dock Road, Garrison  
Tax Map # 81-01-27.2**

Dear Mr. Lind:

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

Doug and Sarah Banker are proposing the restoration and enhancement of a portion of their property at 43 Kings Dock Road. The project site includes a portion of marsh land associated with the Hudson River a wetland and stream corridor regulated by the Town of Philipstown and the US Army Corps of Engineers. The property is the site of previous Conservation Board approvals.

**Background and Setting**

The project site is 6.07 acres in size. It is located on the west side of Route 9D, adjacent to the Hudson River and the Metro North train tracks. The disturbed area in question is on the west side of the site driveway adjacent to the existing marsh. This driveway leads to two existing structures which are proposed for reconstruction under separate permit applications. There is an existing private well and septic system which serves both buildings. The buildings have been unoccupied for some time.

The proposed activities will occur within 100 feet of the town regulated marsh on the site.

The subject area appears to be the former location of a brick building, razed at some undetermined time in the past. Brick and concrete debris lie along the edge of the existing driveway, and extend to the delineated edge of the marsh.

### **Description of the Proposed Activities**

The preexisting brick, stone, and concrete debris that is currently within the marsh and its adjacent area will be removed with an excavator and by hand-work. The excavator will be staged on the existing driveway; there will be no machine activity within or immediately adjacent to the marsh except from the driveway. This work was originally proposed as part of the mitigation plan offered to offset the prior activities that resulted in the Stop Work Order. It was our understanding that this was approved as part of the restoration plan, but we include it as a separate permit application at this time if the Board prefers.

Prior to the commencement of activities, a row of silt fence will be installed on the down-gradient side of the work area. Deer fence will be temporarily removed to improve site access. Any useful patches of native vegetation will be dug up if possible for re-planting after completion. No new fill material will be brought in to replace the removed soil, but rather the intention is to lower the elevation to get closer to the original marsh/groundwater depth.

If considerable amounts of reusable brick are excavated, the debris may be brought to a staging area outside of the 100' buffer zone for hand sorting and for reuse on the premises. All other material may be used as clean fill if appropriate, or removed from the parcel entirely. Following the removal of the bricks and associated materials, the area will be seeded with a mix of wetland and transitional native seeds for herbaceous plants, which will be mulched with salt hay. Total area of disturbance is expected to about 2,800 square feet.

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

- 1) The proposed removal of material will benefit the marsh and adjacent area; this activity will not have a substantial adverse affect on the natural function and benefits of the on-site wetland and watercourse if proper precautions are taken prior to excavation. The activity will involve the temporary disturbance of approximately 2,800 square feet of the regulated 100-foot adjacent area, much of which has been previously disturbed. The functions and benefits of the wetlands will not be adversely affected by the project.
- 2) The project will not change the natural channel of the on-site water course, since no activity is proposed for the watercourse or wetland.
- 3) The project will not result in the degrading or pollution of waters. As indicated, the proposed activities will occur generally in existing disturbed areas, and will ultimately be an ecological improvement. Soil erosion control measures, specifically silt fence will be installed during construction at the proposed limits of disturbance at the western edge of the work area (see attached drawing).
- 4) The proposed activity will not increase the potential for flooding, since no alteration of the existing watercourse or drainage conditions are proposed.
- 5) The applicant has proposed sufficient soil erosion and sedimentation controls for project construction. The proposed site plan drawing shows the location of silt fence and protected stockpile areas between proposed areas of disturbance and the 100-foot

Mr. Lind  
March 29, 2015

wetland adjacent area. Erosion control methods will be maintained throughout the period of construction.

6) No practicable alternative location is available on the property for the proposed activity. The subject area is the location of the brick and concrete debris.

7) As described herein, the project has been designed to minimize impacts to land, wetlands and on-site water resources. No additional technical improvements or safeguards can reasonably be added to the plan to further reduce impacts.

8) The proposed project will not alleviate or remove a hazard to public health or safety and was not proposed with that intent.

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

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

Sincerely,



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

Enclosures.

**Names and Addresses of Abutters**

Philip Giordano  
12 Kings Dock Road  
Garrison, NY 10524

Jamil Gary  
589 Route 9D  
Garrison, NY 10524

*Mr. Lind*  
*March 29, 2015*

Joann Patterson  
5 Kings Dock Road  
Garrison, NY 10524

Leonard Lindros  
569 Kings Dock Road  
Garrison, NY 10524

Harris Kimball  
569 Route 9D  
Garrison, NY 10524

Marian Dunn  
553 Route 9D  
Garrison, NY 10524

Charles Bartnik  
549 Route 9D  
Garrison, NY 10524

Jeanne Mullin  
553 Route 9D  
Garrison, NY 10524

TOWN OF PHILIPSTOWN  
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238 Main Street  
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(845) 265-5202

APPLICATION FOR WETLANDS PERMIT

Note to Applicant:

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

(Office Use Only)

Application # _____	Permitting Authority _____
Received by: _____	
Date _____	_____ Conservation Board
Fee _____	_____ Wetlands Inspector

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

1. Owner: Name: DOUGLAS AND SARAH BANKER

Address: Box 190 GARRISON NY

Telephone: 845 424 3008

If Corporation, give names of officers:

\_\_\_\_\_  
\_\_\_\_\_

Mailing Address: \_\_\_\_\_

2. Name of Agent STEVE MARINO, PWS TIM MILLER ASSOCIATES  
(Applicant must be owner of the land. The Application may be managed an authorized agent of such person.)

Mailing Address: 10 NORTH ST COLD SPRING NY 10516

Telephone: 845 265 4400

3. Location of Proposed Activity: 43 KINGS DOCK ROAD GARRISON

Tax Map #: 81-1-27.2

Acreage of Controlled Area Affected: 2,800 SF

Square footage of soil disturbed by the entire project: 2,800 SF

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

CLEAN UP OF BRICK AND CONCRETE FROM AN AREA OF THE WETLAND BUFFER. SEE ATTACHED FOR A MORE DETAILED DESCRIPTION OF BRICK AND DEBRIS REMOVAL

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.

NONE

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

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

b. A completed short form environmental assessment form (included in the application folder)

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

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

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

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

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

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

Date: 4/1/15

Signature of Applicant: Jay L. Hill

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>BANKER BUFFER RESTORATION / ENHANCEMENT, BRICK &amp; DEBRIS</b>			
Project Location (describe, and attach a location map): <b>43 KINGS DOCK ROAD, GARRISON</b> <span style="float: right;"><b>REMOVAL</b></span>			
Brief Description of Proposed Action: <b>REMOVE BRICK AND CONCRETE DEBRIS FROM WETLAND BUFFER AREA. RE-PLANT WITH WETLAND AND TRANSITIONAL SEED MIX.</b>			
Name of Applicant or Sponsor: <b>DOUGLAS BANKER</b>		Telephone: <b>845424 3008</b>	
		E-Mail:	
Address: <b>P.O. BOX 190</b>			
City/PO: <b>GARRISON</b>		State: <b>NY</b>	Zip Code: <b>10524</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>6.07</u> acres	
b. Total acreage to be physically disturbed?		<u>.10</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>7.69</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <b>METRO NORTH R. R.</b>			
<input type="checkbox"/> Parkland			

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

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?          If Yes, describe: _____          _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?          If Yes, describe: _____          _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: _____ Date: <u>4/1/15</u></p> <p>Signature: <u>Angela H. B...</u></p>		

**PRINT FORM**

PROJECT

# 43 KINGS DOCK ROAD

43 KINGS DOCK RD.  
GARRISON, NY 10524

CONSULTANTS:  
TIM MILLER ASSOCIATES, INC.  
STEVE MARSCO  
10 NORTH STREET  
COLD SPRING, NY 10516  
P: 845.265.4400  
F: 845.265.4416



ISSUED FOR:  
**CONSERVATION BOARD**

ISSUE DATE: APRIL 1, 2015  
REV: DATE

DWG TITLE:

**STOCKPILE AREA ENLARGED SITE PLAN**

DWG NO:

**CB-103**

SCALE: As Indicated PAGE NO:

NO. OF SHEETS: 1

FILE PATH: Z:\River Projects\CB103\43\_KINGS DOCK\DWG\CB-103.dwg

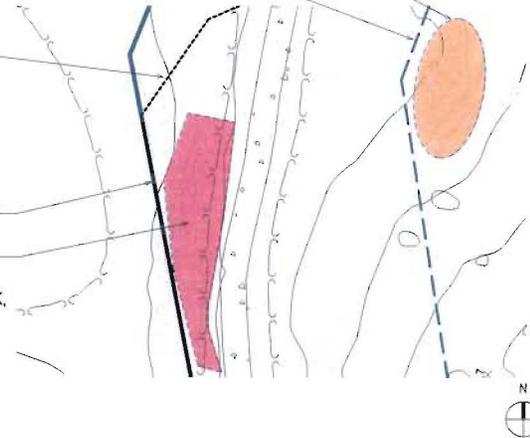
STOCKPILE AREA FOR REUSABLE BRICK  
(SEE CB-501-6)

WETLAND BUFFER

SILT FENCE  
(SEE CB-501-7)

WETLAND BOUNDARY

PERMIT 3- AREA OF  
WORK (REMOVAL OF  
OLD STONE AND BRICK,  
AREA TO BE RE-  
SEEDED)

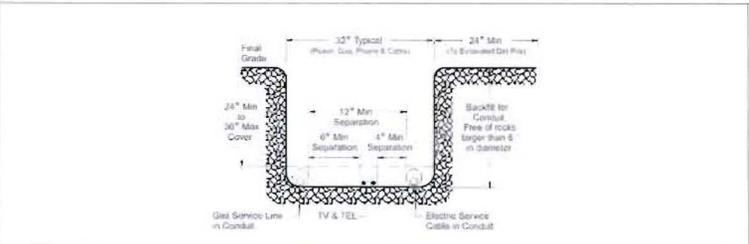


THE PREEXISTING BRICK, STONE, AND CONCRETE DEBRIS THAT IS CURRENTLY WITHIN THE MARSH WILL BE REMOVED WITH AN EXCAVATOR AND BY HAND -WORK. IF CONSIDERABLE AMOUNTS OF REUSABLE BRICK ARE EXCAVATED, THE DEBRIS MAY BE BROUGHT TO A STAGING AREA OUTSIDE OF THE 100' BUFFER ZONE FOR HAND SORTING AND FOR REUSE ON THE PREMISES. ALL OTHER MATERIAL MAY BE USED AS CLEAN FILL IF APPROPRIATE, OR REMOVED FROM THE PARCEL ENTIRELY.

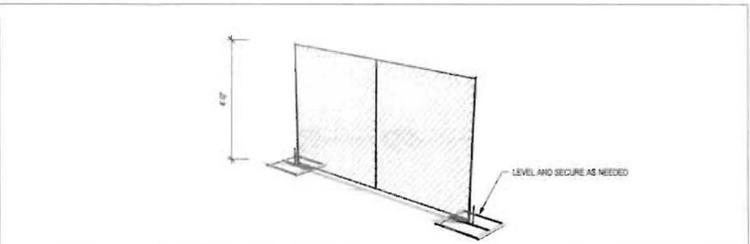
1 STOCKPILE ENLARGED SITE PLAN  
SCALE: 1" = 20'

**DRAWING LEGEND**

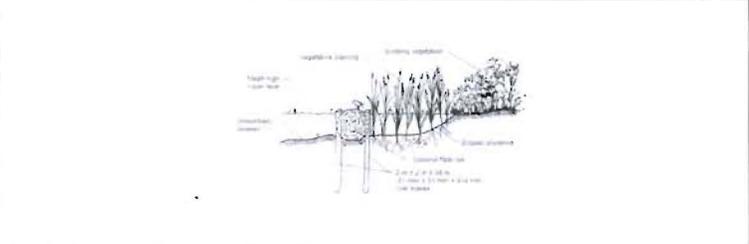
	PERMIT 1 - LIMIT OF DISTURBANCE		INTERMITTENT STREAM
	PERMIT 2 - LIMIT OF DISTURBANCE		SEPTIC LINES
	PERMIT 3 - LIMIT OF DISTURBANCE		SILT FENCE
	STRUCTURE		CHAINLINK FENCE
	DUMPSTER LOCATION		TRENCH
	STOCKPILE AREA		PROPERTY LINE
	CONSTRUCTION STAGING AREA		WETLAND BOUNDARY
			100' WETLAND BUFFER



1 JOINT SERVICE LINE TRENCH CONDUIT INSTALLATION



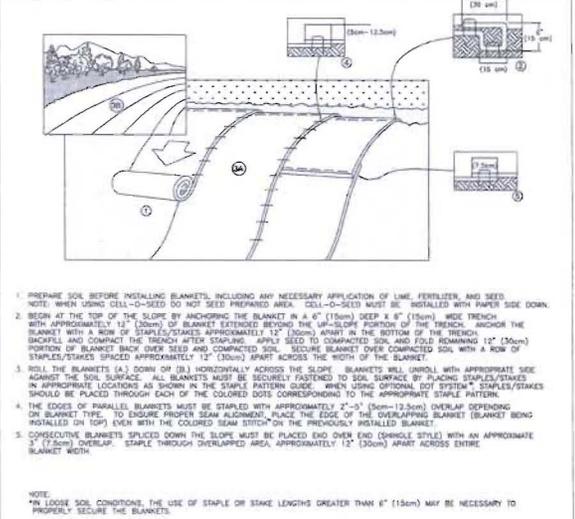
2 TEMPORARY CHAIN LINK FENCE DETAIL



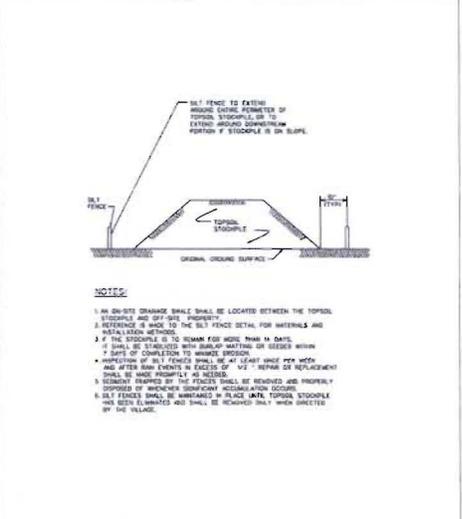
3 COIR LOG INSTALLATION DETAIL



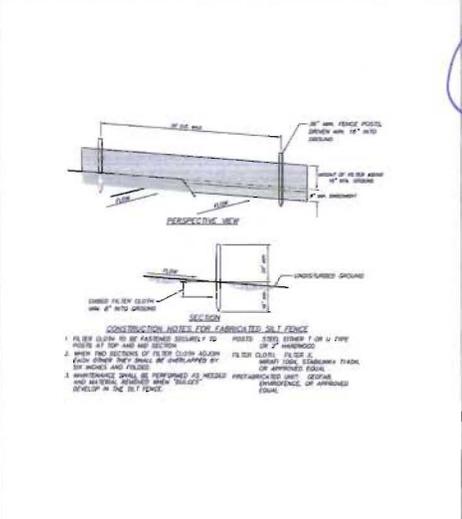
4 NYLON MESH DEER FENCE DETAIL



5 EROSION CONTROL BLANKET DETAIL



6 TOPSOIL STOCKPILE DETAIL



7 SILT FENCE DETAIL

43 KINGS DOCK ROAD

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GARRISON, NY 10524

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ISSUED FOR:  
**CONCRETEION DRAW**

ISSUE DATE	APRIL 1, 2010
REV	DES DATE

CADD TITLE:  
**CB-501**

DRAW NO.:

SCALE: As indicated      PAGE NO.:

DATE: 03/24/2010

FILE PATH: Z:\Bids\Project\DWG\13\1301\_S&M\Bldg\Bldg.dwg