

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

**MEETING AGENDA
May 13, 2014 at 7:30 pm**

- 1.) SCANGA REALTY LLC TM 16.16-1-20.4 WL-14-239
INSTALLATION OF BASIN FOR STORMWATER AND LANDSCAPING WITHIN 100
FOOT BUFFER.

- 2.) RDR EQUITIES LLC TM 82.7-1-14 PBR
REVIEW OF SITEPLAN FOR PROPOSED CARWASH

- 3.) VERSAL / BRESNAN TM 60.18- WL-14-240
RETAINING WALLS AND POOL CONSTRUCTION

- 4.) ROBERT AND ANITA JACOBSON TM 50.-2-17.1 WL-14-238
UNDERGROUND UTILITY LINES WITHIN BUFFER

- 5.) APPROVAL OF MINUTES

TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

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

APPLICATION FOR WETLANDS PERMIT

Note to Applicant:

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

(Office Use Only)

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

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


1. Owner: Name: LAUREN VERSEL & ROBERT BRESNA

Address: 31 NELSON LANE, GARRISON, NEW YORK 10524

Telephone: 917 881 3082

2. Agent: Name: ROBERT RHODES AIA

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



3/ Name of Agent

If Corporation, give names of officers:

ROBERT RHODES ASSOCIATES, ARCHITECTS

Mailing Address: 15 CENTRAL PARK WEST, NEW YORK, NY 10023

Telephone: 917 885 4786

3. Location of Proposed Activity:

Tax Map No.: 60.18-54

Acreage of Controlled Area Affected: 750SQ FT

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

RETAINING WALLS, POOL CONSTRUCTION

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 DEPARTMENT

SEE DRAWINGS + BALANCE of SUBMISSION

- 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. A list of 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: 04/02/14

Signature of Applicant:
[Handwritten Signature]

ROBERT RHODES ASSOCIATES ARCHITECTS

15 CENTRAL PARK WEST
NEW YORK, NY 10023
917 885 4786

10 LAWES LANE
GARRISON, NY 10524
845.424.4742

RHODESARCHITECTS@GMAIL.COM

DAVID J. KLOTZLE
WETLANDS INSPECTOR, PHILIPSTOWN, NY
TOWN HALL
238 MAIN STREET
COLD SPRING, NY 10516

MAY 01, 2014


RE: VERSEL/BRESNAN RESIDENCE
31 NELSON LANE, GARRISON, NY

I AM ENCLOSING TEN (10) COPIES EACH OF THE FOLLOWING ITEMS TO COMPLETE THE WETLANDS PERMIT APPLICATION:

1. LIST OF ADJACENT PROPERTIES, INCLUDING TAX MAP NUMBER, AREA, OWNER, AND CONTACT INFORMATION.
2. AREA MAP SHOWING PROPERTY LOCATION.
3. STAMPED DWG.(W/MY LICENSE) - NOTE THE HOUSE IS MORE CLEARLY INDICATED.
4. COMPLETED ENVIRONMENTAL ASSESSMENT SHORT FORM.
5. BADEY & WATSON SURVEY INDICATING WETLAND BOUNDARY.
6. SECOND PAGE OF OWNER SIGNED WETLAND APPLICATION.
7. AERIAL PHOTOGRAPH.

AS YOU KNOW, THE \$500 APPLICATION FEE WAS DELIVERED YESTERDAY AFTER YOU HAD LEFT TOWN HALL. I TRUST YOU WILL LET ME KNOW IF ANYTHING ELSE IS REQUIRED, AND IF SO, I WILL RESPOND IMMEDIATELY.

THANK YOU,



ROBERT RHODES

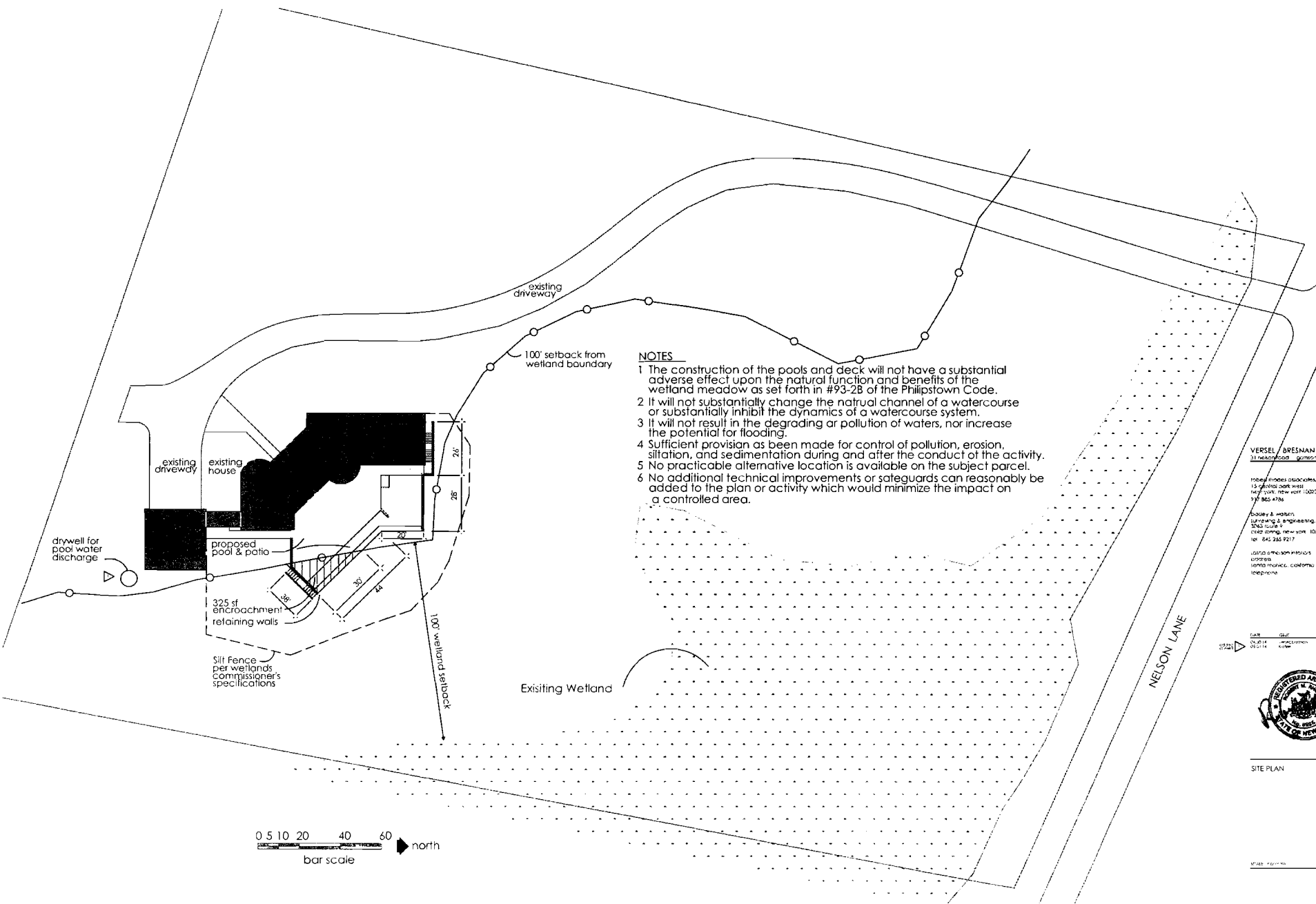
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: POOL CONSTRUCTION FOR PRIVATE RESIDENCE			
Project Location (describe, and attach a location map): 31 NELSON LANE, GARRISON, NY 10524			
Brief Description of Proposed Action: CONSTRUCTION OF A LAP POOL, CONTIGUOUS SQUARE POOL, POOL DECK & RETAINING WALLS			
Name of Applicant or Sponsor: ROBERT RHODES (OWNER'S ARCHITECT)		Telephone: 917 885 4786	
E-Mail: RHODESARCHITECTS@GMAIL.COM			
Address: 15 CENTRAL PARK WEST			
City/PO: NEW YORK		State: NY	Zip Code: 10023
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>10</u> acres	
b. Total acreage to be physically disturbed? (0.35 ACRES)		<u>1500</u> acres SQUARE FEET	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</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 type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



NOTES

- 1 The construction of the pools and deck will not have a substantial adverse effect upon the natural function and benefits of the wetland meadow as set forth in #93-2B of the Philipstown Code.
- 2 It will not substantially change the natural channel of a watercourse or substantially inhibit the dynamics of a watercourse system.
- 3 It will not result in the degrading or pollution of waters, nor increase the potential for flooding.
- 4 Sufficient provision as been made for control of pollution, erosion, siltation, and sedimentation during and after the conduct of the activity.
- 5 No practicable alternative location is available on the subject parcel.
- 6 No additional technical improvements or safeguards can reasonably be added to the plan or activity which would minimize the impact on a controlled area.

VERSEL BRESMAN RESIDENCE
31 Nelson Lane, Philipstown, New York

Robert H. Jones, Architect
15 Grand Street West
New York, New York 10023
Tel: 866-4786

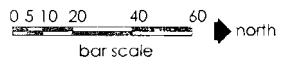
Booley & Watson
Landscape & Engineering, P.C.
3243 Route 84
Cold Spring, New York 10516
Tel: 914-265-8217

Local Environmental Protection
Department
30000 Route 92, Cold Spring
Telephone

DATE: 09/21/14
DRAWN BY: K. W. BOOLEY

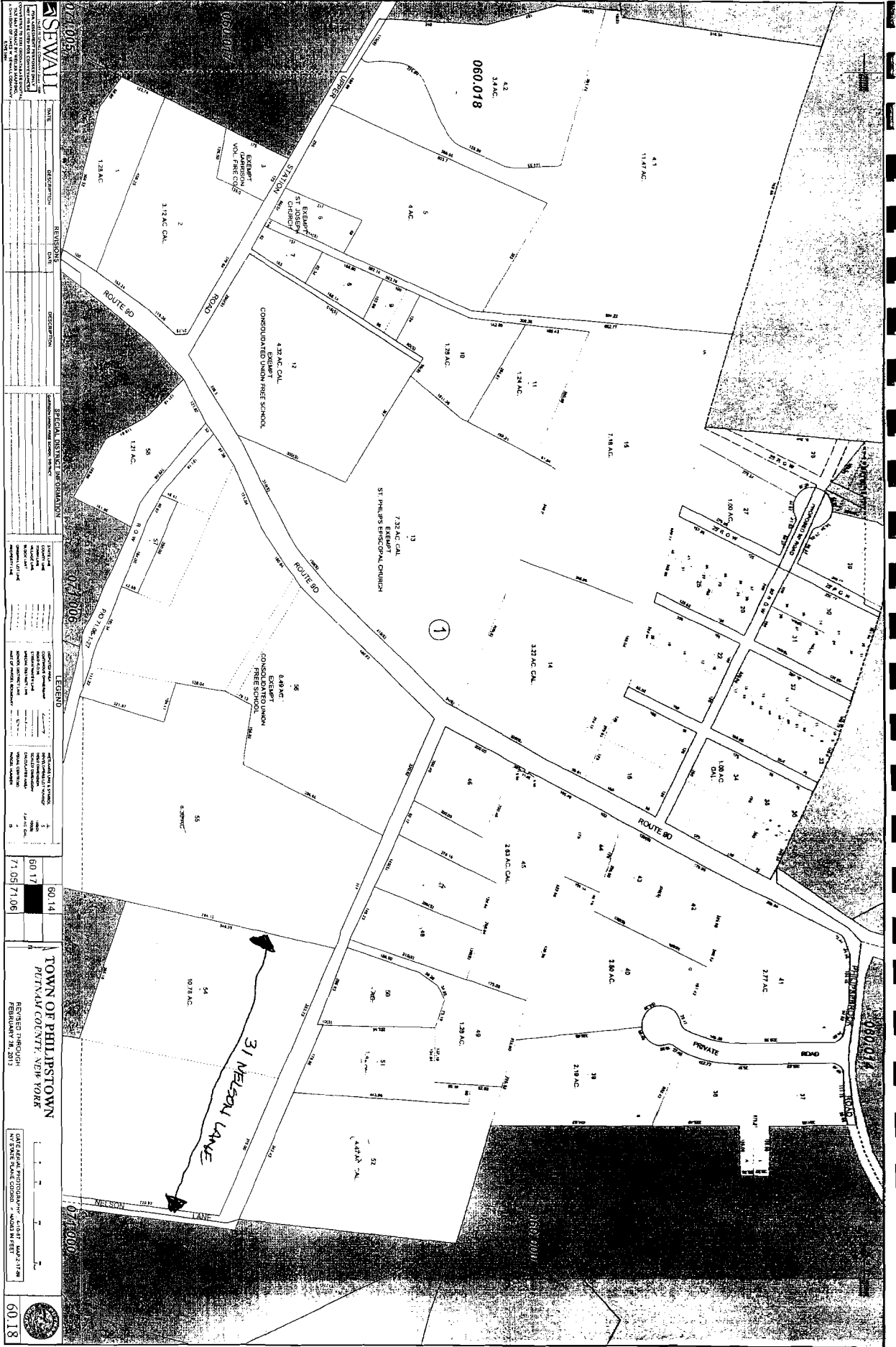


SITE PLAN



A-P100

DATE: 09/21/14






DATE: _____ REVISIONS: _____ DESCRIPTION: _____ DRAWN BY: _____ CHECKED BY: _____ SPECIAL DISTRICT INFORMATION: _____ LEGEND: _____ TOWN OF PHILIPSTOWN PLANNING BOARD PHILIPSTOWN, NEW YORK REVISED THROUGH FEBRUARY 28, 2013	60.14 60.17 71.05 71.06 60.18



Building Area

Warfield Conservation Easement

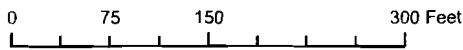


	Building Area
	Warfield Easement Boundary
	Parcel Boundaries

****BOUNDARIES ARE APPROXIMATE****
This map is not a survey and must not be construed as one.

This map is for planning purposes only. All data must be field checked.
 Monitored by Matt Decker on September 12, 2013

The monitoring visit track was created using the track feature on a Garmin etrex Legend H handheld GPS (WAAS enabled) at 10 second intervals. The points are usually accurate to within 20 ft but may be as much as 50 ft when reception is low.



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1. Owner: Name: Scanga Realty, LLC

Address: 22 Lady Blue Devils Lane, Cold Spring, NY 10516

Telephone: 845-265-9115

2. Agent: Name: Lawrence J. Paggi, PE, PC, 43 Broad St., Fishkill, NY 12524 – (845) 897-2375
(Applicant must be owner of the land. The Application may be managed an authorized agent of such person.)

3. Name of Agent Lawrence J. Paggi, PE, PC, 43 Broad St., Fishkill, NY 12524 – (845) 897-2375

If Corporation, give names of officers:

John Scanga, President

Mailing Address: 22 Lady Blue Devils Lane, Cold Spring, NY 10516

Telephone: 845-265-9115

3. Location of Proposed Activity:

22 Lady Blue Devils Lane, Cold Spring

Tax Map No: 16.16-1 20.4

Acreage of Controlled Area Affected: 4 acres

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

Installation of an infiltration basin for stormwater runoff and landscape within a portion of the 100-foot wetland buffer.

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.

A building permit is required from the Building Department

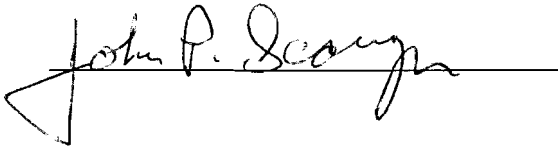
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Date: 4-25-14

Signature of Applicant:

A handwritten signature in cursive script, appearing to read "John P. Seay", is written over a horizontal line. The signature is written in black ink and is somewhat stylized.