

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

NOVEMBER 18, 2014

**MINUTES**

The CB held its regular meeting at the Town Hall on Tuesday November 18, 2014. Mr. Lind opened the meeting at 7:30 p.m.

**PRESENT:** Eric Lind (Chairman)  
David Klotzle (Wetlands Inspector)  
Andy Galler  
Lew Kingsley  
Mark Galezo  
Max Garfinkle  
Bob Repetto  
MJ Martin  
Michael Leonard (Town Liaison)  
Tina Andress- Landolfi (secretary)

RECEIVED  
3/13/15

**Manitou Point Reserve            TM# 81.-1-1.2            WL-14-248**  
**Mystery Point Rd.**  
**(Buried electric service to replace existing overhead service located within controlled area)**

Mr. Glen Watson (Applicants Representative) explained the new proposed location of the buried utility services to the board. He went over Mr. Polhemus' suggested route and disturbance area that the work would be done in. It said it would be a days worth of trenching laying the cable and back filling. He said that it would not be more than one or two days of exposure for the trench. Mr. Lind said that he did not have any concerns other than the protection of the stream. The board said that they were satisfied with the proposed approach to the stream issues that he had given. Andy Galler made a motion to grant the permit. M.J. Martin made a second. All members were in favor. Permit was granted. No further conditions were placed.

**BANKER, DOUGLAS            TM# 81.-1-2            WL-14-247**  
**DISCUSSION OF NEW MATERIAL FOR WETLANDS PERMIT.**  
**Modification of two existing structures.**

Mr. Steve Marino (applicants engineer) and Mr. James Hartford (applicants architect) were present to speak on Mr. Bankers behalf. The board had stated they were at the site earlier in the morning. Mr. Marino provided an update on the mitigation work had been done, and said that further plantings would be completed after the season was over. Mrs. Martin stated that Mr. Banker was on the board for the Hudson Highlands Land Trust (her employers) and wanted to make sure that there were no issues with her staying active during the process of this application. No board members, and the applicants engineer had no issues. The septic issues were addressed and roadway over it. Mr. Marino said that he would be in contact with the Board of Health to see what

their recommendations would be to upgrade it. Locations of where the silt fencing would need to be located was discussed and agreed upon. It was stated that both buildings that would be worked on are located in the buffer area. The septic repair, utility trench, were discussed. Mr. Galler asked if anyone knew exactly how many lots were in question on this application. Mrs. Martin stated that she believed it was four lots. Mr. Galler said that he felt the board should have a little more information as to what was going on with the entire area. He wanted to know how many houses and accessory buildings were going to be located on the properties. Mr. Marino and Mr. Hartford explained the map and went over what was to be located in the areas, and clarified what parcels pertained to the application. Mr. Marino explained abatement process for removal of asbestos if needed. Mr. Marino stated that the building inspector was aware of the site as well. Mr. Lind wanted to make sure that everything would stay in the same footprint. Mr. Klotzle informed Mr. Marino that the application needed to be more specific and detailed regarding the trenches for utility lines, and other items that pertain to the actual permit being sought. Mr. Hartford read a statement pertaining to the retaining wall located next to the structure. He also stated there was a problem with mold, and oil system failure, and the structure needed to be demolished and cleanup be done. He stated that the area for disturbance would be minimal. He spoke about the new house being constructed would be narrower and rotated 9 degrees. He stated that the building in its current state is inhabitable and remediation was impossible. He said that the requested retaining wall work was essential to demolish and addressing ground contamination of oil. Photos were submitted to the board showing the mold and decay of the building. Mr. Galler said that he still did not understand why the footprint of the retaining wall could not remain, so that they would not be encroaching on ledge and the existing buffer. Mr. Marino said that the retaining wall is located very close to the structure, and that it is difficult to walk on the side of that building. Mrs. Martin said that she still was not clear on what these structures were going to be used for. It was clarified that one structure was being called a guest house and the other was being referred to as Bankers Folly. Mr. Galezo said that he felt the oil tanks absolutely had to go and was glad to see that they were being removed. The board, Mr. Marino and Mr. Hartford discussed demolition and excavation further. It was even suggested that it could be done by hand if needed, and equipment could stay off the retaining wall. The board felt that moving the retaining wall would make the encroachment in the buffer worse, and wanted to minimize further encroachment. It was agreed that a company would be brought in to determine the severity of the oil spill and what type of remediation would need to be done. Mr. Lind stated that it would be difficult to proceed with out seeing the results of what damage is actually done from the oil spill, and that the remediation of that would also need to be added to the application. It was agreed that after more information was provided to the board, that the application could be reviewed further. Mr. Klotzle stated that he would have to issue a partial permit for the erosion control, septic repair, and the 10 cubic yards of material being brought in, and the conduit replacement. Mr. Klotzle stated that the new code did not require the board to vote on this minor permit that he would issue, and that he could issue the permit. Mr. Lind also told them that the deer fencing needed to be reinforced, because it did not look sturdy and would require observation and maintenance.

## **APPROVAL OF OCTOBER MINUTES**

A few members asked if they could have more time to review the minutes, because they did not have a chance to look over them. Approval held till next meeting.

## **OTHER MATTERS**

The meeting for December was changed to December 16 because some board members would not be available. Ms. Landolfi stated that she would be out of town for a wedding, and would not be able to attend if the meeting was changed.

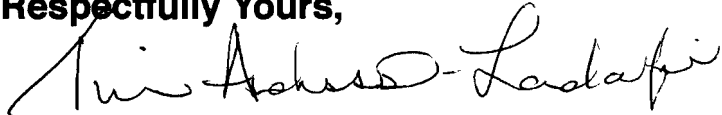
## **STORM WATER DISCUSSION**

Mr. Klotzle informed everyone that the Storm Water meeting in Continental Village was called off, and would be rescheduled. He said that he was still waiting for work to begin on the Entergy site. Mr. Klotzle said that he informed Mr. Scanga that they needed to stabilize their site pertaining to the retention pond. He said that Wood and Fisher projects are inactive and have not started work yet. Mr. Klotzle reported that he had to issue minor violations to Graymore, and they have complied, and fixed the straw bails that were failing.

**ADJOURNMENT**

*Mr. Lind entertained a motion to adjourn the meeting. Mr. Galezo made a motion to adjourn. Mr. Galler seconded the motion. All were in favor . Meeting was closed at at 9:00 pm.*

**Respectfully Yours,**

A handwritten signature in black ink, appearing to read "Tina Andress-Landolfi". The signature is written in a cursive style with a large initial 'T' and 'L'.

**Tina Andress- Landolfi**

**Note: These minutes were prepared for the Conservation**