

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

January 13, 2015

**MINUTES**

The CB held its regular meeting at the Town Hall on Tuesday January 13, 2015. 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)

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3/13/15  
[Signature]

**Amor Towles  
100 Sunny Acres Dr.**

**TM# 50.-2-9**

**WL-15-249**

**(Installation of two septic tanks, 1 pump pit and sewer piping, and force main within 100 feet of the wetland buffer**

Zack Pearson with Insight Engineering was present to act on behalf of applicant. The Board stated that they had visited the site. Mr. Pearson explained the renovations that would be taking place on site. Mr. Pearson reviewed the map and scope of work to the board. Mr. Pearson told the board that the total disturbance was approximately twenty six thousand square feet. Mr Lind stated that his concern was the protection of the lake and location of silt fences. Wire back silt fence, core logs, or Straw bails will be used by the stone wall, and along the temporary drive. Mr. Lind indicated on the map where they would want those items placed. The utilities will be buried under the road. Mr. Klotzle said that he wanted a barricade of core logs or straw bails at the end of construction road at the end of each day. Mr. Klotzle is to be contacted before construction starts to inspect erosion control measures. Mr. Galler made a motion to grant the permit. Mr. Galezo seconded the motion. All members were in favor. Permit granted.

**Banker, Douglas  
Kings Dock Rd.**

**TM# 81.-1-27**

**WL-14-257**

**(Demolition and rebuild of two buildings)**

Although no new requested materials were submitted two weeks before the meeting, the board decided to place the applicant on the agenda. Mr. James Hartford was in attendance to act on behalf of the applicant. Mr. Marino was not available to attend the meeting. A construction narrative of the site was submitted. The board and Mr. Hartford discussed the removal of old oil tank that has possible seepage. Mr Hartford explained that they wanted to punch a hole through the wall of building to remove tank, and evaluate the extent of oil spill by looking under the slab. It was agreed that the company who removed the oil tank would be qualified and decide if the oil has seeped beyond the slab. If the oil has seeped then the DEC would be called in. It was required that Mr. Klotzle be on site during the excavation of the oil tank removal. The board required that all work be done by hand, and that if any materials demolished are contaminated those materials be removed off site and brought to appropriate location. The board said that they were not ok with changing the retaining wall, because it would encroach more in the buffer. Mr. Lind said that he wanted to deal with the oil tank immediately, then address the rest of the application separately. It was decided that Mr. Klotzle could write a letter of permission for the oil tank removal. Mr. Klotzle said that he would prefer if it were a minor permit that the board voted on. After discussion the board decided to go with a letter of permission to remove the tank by cutting a hole in the floor with no use of machines to remove oil tank, by qualified professional, and determine if spill occurred. It

is understood that Mr. Klotzle will be present during the removal, and DEC called if spill is determined. A new narrative needed to be submitted before letter of permission is written. Mrs. Martin made a motion that Mr. Klotzle write a letter of permission to remove tank. Mr. Galezo seconded. All members were in favor. Mr. Klotzle will send out letter for boards review before given to applicant. Other items the board requested for the next meeting include new plans, updated narratives, detail of trench for utility lines. Brick removal, other building, retaining wall information.

### **Horton Road LLC                      PBR Conservation Subdivision Discussion**

Mr. Watson gave an update on the conservation analysis and plan. Mr. Watson and the board discussed further in detail the project, and their ideas of what needed to be done on this site to make it fit the definition of a Conservation Subdivision better. The board discussed their concerns on wildlife impact, areas in conservation area that would be rendered useless for habitat and the lack of data available to give a better overall understanding of the subdivision. Mr. Watson explained the conservation easement and discussed with the board ways that it would be monitored. Anthony reviewed the changes pertaining to the build able areas of the lots. Mr. Watson said that he has gone through the natural resources inventory, they have been identified and talked about. He said the only thing that they did not give much consideration to was the agricultural land. After more discussion the board said that they would need to do more research and possibly see more studies. The board will be submitting their concerns and suggestions to the panning board. The board wants to walk the property again when the weather is better. Mr. Watson said that they would be back after they address some of the concerns the board had and after they conducted their site visit.

### **Minutes**

Mr. Lind made a motion to approve to approve October, November, and December 2014 minutes. Mr Galler seconded. All members were in favor. Minutes approved.

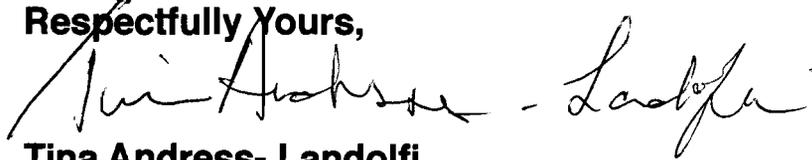
### **Storm Water Discussion**

Mr. Klotzle said that several people who have SWPPPs have not submitted a legitimate person to report. He is dealing with that now, and educating them on it. Mr. Klotzle said that the annual storm water report can be given at the meeting in front of the public. Mr. Klotzle stated his concerns with OSI and conservation subdivisions and the fact that the law does not require the applicant to come to the board. He felt that the board should maybe advise the Town Board about issues in the code. It was announced that a training session would be held on the 15th at the VFW hall for the Planning and Conservation Boards with the topic being Understanding Conservation sub divisions.

### **ADJOURNMENT**

Mr. Galler made a motion to adjourn the meeting. Mrs. Martin seconded. All members were in favor.

**Respectfully Yours,**

A handwritten signature in black ink, appearing to read "Tina Andress - Landolfi". The signature is written in a cursive style with a long horizontal line extending to the right.

**Tina Andress- Landolfi**

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