

Town of Philipstown Planning Board

Meeting Agenda
Butterfield Library, Cold Spring, New York 10516
September 17, 2015
7:30 PM

Public Hearing

VISTA44 LLC (dba Garrison Café) – continued

Pledge of Allegiance
Roll Call
Approval of Minutes: July 30, 2015

VISTA44 LLC (dba Garrison Café) - Application for major site plan – 1135 Route 9D, Garrison, NY:
Submission of revised plans/discussion

Scanga Realty Lot 4 – Amended site plan approval – Lady Blue Devils Lane, Cold Spring, NY:
Submission of revised plans

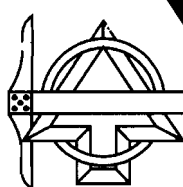
Hudson Highlands Reserve – Conservation subdivision application – Horton Road and East Mountain Road No., Cold Spring: Request to Appear

Olspar LLC – Site plan application – 2700 Route 9, Cold Spring: Request for approval of revised plan

Adjourn

Anthony Merante, Chairman

Note: All items may not be called. Items may not always be called in order.



BADEY & WATSON

Surveying & Engineering, P.C.

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3063 Route 9, Cold Spring, New York 10516

(845)265-9217 (877)3.141593 (NY Toll Free) (845)265-4428 (Fax)

email: info@badey-watson.com website: www.badey-watson.com

Glennon J. Watson, L.S.

John P. Delano, P.E.

Stephen R. Miller, L.S.

Jennifer W. Reap, L.S.

Robert S. Miglin, Jr., L.S.

Mary Rice, R.L.A., Consultant

Peter Meisler, L.S., Consultant

George A. Badey, L.S., (1973-2011)

September 3, 2015

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

RE: Vista 44, LLC (Garrison Café) - Request for Approval of Revised Site Plan

Dear Mr. Merante and Honorable Board Members:

We enclose herewith 12 sets of our revised "Site Plan prepared for Vista 44, LLC, DBA Garrison Cafe", last dated September 2, 2015.

The plan has been revised in response to comments received during the first evening of the Public Hearing, written comments from Mr. Gainer and suggestions from the applicant's member Matthew McMahon and Mr. Raju, the owner's husband.

As you review the plans you will find the following changes:

- A drive and 4 parking spaces have been added to the north side of the northerly building;
- The proposed walk and planter have been extended across the full extent of the southerly building;
- A note has been added indicating that the existing deck at the north end of the southerly building will not be used for outdoor seating;
- The handicap spaces and unloading area have been detailed;
- The planters to be set in the traffic islands have been detailed indicating the maximum permissible height, inclusive of the plant material;
- An enclosure for the dumpsters has been added and detailed;
- Protective fencing has been placed around the propane tanks and detailed;
- Wetlands and wetland buffer area have been surveyed and added to the plan;
- Parking to the southwest of the building has been realigned to avoid parking on the septic system;

Owners of the records of:

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

- The number of parking spaces southwest of the building has been reduced to avoid further incursion into the wetland buffer area;
- Replacement of the septic tank under the southwest parking area with a tank capable of bearing the traffic load has been specified;
- Regular use of the Grass Drive for access to Grassi Lane has been eliminated;
- A row of 27 Arborvitae trees to form a hedge has been specified along the westerly property line and detailed;
- A motion activated flood light has been added to the southwest corner of the southerly building and detailed; and
- A detail showing the delivery truck maneuvers in and out of the loading space has been added to the plan.

We trust you will find these changes satisfactory and responsive to concerns expressed by the public, members of the Board and your consultants.

Finally, we enclose correspondence between our office and the Putnam County Department of Health that confirms our representation that the existing septic systems are adequate for the proposed use.

We look forward to concluding the Public Hearing on September 17th.

Thank you for your continued service to the Town and your attention to this request.

Yours truly,

BADEY & WATSON,

Surveying & Engineering, P.C.

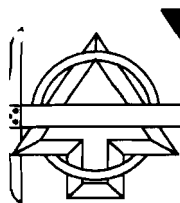


by

Glennon J. Watson, L.S.

GJW/bms

cc: Matthew McMahon
Baldev & Manjit Raju



BADEY & WATSON

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January 14, 2015

Joseph S. Paravati, Jr., P.E.
Assistant Public Health Engineer
Putnam County Department of Health
1 Geneva Road
Brewster, NY 10509

Re: Garrison Café – Proposed Change of Use
1135 Route 9D, Garrison
(T) Philipstown, TM #60.18-1-16

Dear Mr. Paravati:

This communication is directed to your attention with regard to the following at the captioned property. The owner of the Garrison Café, Vista 44, LLC, is proposing interior renovations to the primary structure on the property. The land and building are owned, and will continue to be owned, by Mr. & Mrs. Raju. These renovations will: a) involve a “change of use” of the existing building, b) require review and approval by your Department, and c) require a building permit from the Town.

The existing structure is currently divided into two “sections”. Please refer to the attached existing and proposed floor plans. One part is the Garrison Café, whose commercial use and floor plan shall generally remain unchanged in the renovated condition. The other is a three-bedroom apartment, currently inhabited by a single family, which is the focus of this proposal.

Based on the current edition of the State’s wastewater treatment design guidelines, *New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, March 5, 2014*, the existing hydraulic loading rate of the apartment portion of the structure is **450 GPD**. We have considered the following in this determination:

- Design flow rate based on Method 1: Typical Per-Unit Hydraulic Loading Rates identified in Table B-3.
- Type of use is an Apartment with three (3) units (bedrooms).

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♦ Peter R. Hustis ♦ J. Wilbur Irish ♦ James W. Irish, Jr. ♦ Douglas A. Merritt ♦ E.B. Moebus ♦ Reynolds & Chase ♦ General Jacob Schofield ♦
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- Design flow rate of 150 gallons per day (per bedroom), for pre-1980 fixtures.

This existing residential space will be renovated into two sections: 1) a “wine bar”, with conventional bar seating area, associated storage area, and restrooms, and 2) a retail wine store.

- 1) The hydraulic loading rate for the wine bar was determined with the following components, again, based on Method 1: Typical Per-Unit Hydraulic Loading Rates:

- Twelve (12) “pub-style” bar seats at 20 GPD per seat (240 GPD).
- Six (7) “sit-down” dining seats at 35 GPD per seat (245 GPD).

Men’s and women’s restrooms shall be provided for patrons of the wine bar, and do not incur additional associated flow rates. Additionally, the storage area is associated with the typical operation(s) of any bar, and therefore does not contribute additional flow.

- 2) The hydraulic loading rate for the retail wine store was determined with the greater of two design values, again based on Method 1: Typical Per-Unit Hydraulic Loading Rates:

- ~~Two (2) employees at 15 GPD per employee (30 GPD).~~
or
- 492 SF of retail space at 0.1 GPD per SF (49 GPD).

The total of these expected hydraulic loading rates is 534 GPD. The renovated establishment must be equipped with water-saving plumbing fixtures, and these per-unit values may be reduced by 20%. Therefore, the proposed design hydraulic loading rate is **427 GPD** ($534 - 0.20(534)$), and the proposed renovations to existing structure will result in a decreased hydraulic remand on the existing septic system. The hydraulic capacity associated with this portion of the building will remain at 450 GPD.

We trust that the information provided herewith is sufficient to provide approval of the proposed floor plans. If you have any questions or require additional information, please contact this office.

Yours truly,

BADEY & WATSON,

Surveying and Engineering, P.C.



by,
John P. Delano, P.E.

JPD/jrs

enclosures

cc: Matthew McMahon – Lessee
Manjit Kuar Raju – Owner
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BADEY & WATSON
Surveying & Engineering, P.C.

ALLEN BEALS, M.D., J.D.
Commissioner of Health

ROBERT MORRIS, P.E., MPH
Director of Environmental Health



MARYELLEN ODELL
County Executive

DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509

Phone # (845) 808-1390 Fax # (845) 278-7921

March 11, 2015

Badey & Watson
John Delano, P.E.
3063 Route 9
Cold Spring, NY 10516

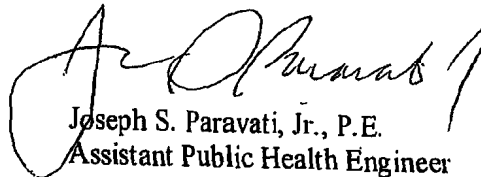
Re: Change of Use – Garrison Cafe
1135 Route 9D
(T) Philipstown, TM 60.18-1-16

Dear Mr. Delano:

This office has received and reviewed the most recent set of plans and documents for the above-mentioned project and has no objection to the proposed change of use with respect to the existing septic system. The proposed wine bar layout is to be reviewed by the Sanitarian staff.

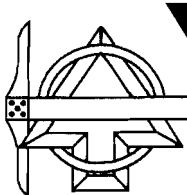
Please contact us if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Paravati Jr.", is written over the typed name and title.

Joseph S. Paravati, Jr., P.E.
Assistant Public Health Engineer

JSP:cml
cc: M. Luke



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George A. Badey, L.S., (1973-2011)

September 3, 2015

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

RE: Hudson Highlands Reserve - Request to Appear

Dear Mr. Merante:

It has been several months since the Hudson Highlands Reserve project has been discussed with the Planning Board. This letter is to formally request that the matter be placed on the agenda for the Board's September 17, 2015, meeting. The purpose of our appearance is to bring the members of the Board to date with regard to the activities that have been on-going since we last met with the Planning Board.

The applicant has assembled a cadre of consultant experts in several areas of environmental concern, such as wetlands, flora and fauna (both aquatic and terrestrial), historic structures and archaeology. Each of the consultants has completed or is nearing completion of their individual reports, which will soon form the basis for the forthcoming Conservation Analysis.

When we are heard, we will briefly describe some of the more important findings and show you preliminary versions of some of graphics that will be included in the analysis. Meanwhile, I am attaching CV's for the various consultants for your review.

Thank you for your continued service to the Town and attention to this project. We look forward to meeting with you on September 17th.

Yours truly,

BADEY & WATSON,

Surveying & Engineering, P.C.

by

Glennon J. Watson, L.S.

GJW/bms

Attachment

cc: File U:\86-228B\WO_21792_Hudson Highlands Reserve\Agency_Correspondence\Town_Correspondence\AM03SP15BP_AgendaRequest.docx

Ulises Liccaga

Anthony Sunga

Owners of the records of:

- ◆ Joseph S. Agnoli ◆ Barger & Hustis ◆ Burgess & Behr ◆ Roy Burgess ◆ Vincent Burruano ◆ Hudson Valley Engineering Company ◆ G. Radcliff Hustis ◆
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- ◆ Sidney Schofield ◆ Steven J. Shaver ◆ Allan Smith ◆ Taconic Surveying and Engineering ◆ D. Walcutt ◆



Fractal Group LLC

315 East 91st, Unit 2S New York, NY 10128
T 212 228 5617 - F 212 228 5618

Environmental Analysis Consultants

Hudson Highlands Reserve

Stephen M. Gross, Hudson Highlands Environmental Consulting – Principal Consultant

Joan Hansen – Professional Wetlands Scientist, Botanist

Donald J. Smith – Natural Resource Specialist

Richard “Randy” Stechert – Herpetologist

Christopher Doyle, Allied Biological – Senior Aquatic Biologist

Carla Cielo – Historic Preservationist

Alfred Cammisa, Tracker Archaeology Services, Inc. – Archaeology

STEPHEN M. GROSS

Principal
Hudson Highlands Environmental Consulting



PROFESSIONAL BACKGROUND

Stephen M. Gross has more than 30 years of experience in the environmental/land use profession, with special expertise in wetlands issues, and the preparation and review of environmental impact statements. During this time period, he has gained approvals for dozens of projects affecting wetland resources, working with a variety of permitting agencies including the U.S.

Army Corps of Engineers, New York Department of Environmental Conservation, New Jersey Department of Environmental Protection, New York City Department of Environmental Protection, and various local planning, environmental, and wetland commissions.

Mr. Gross worked in the planning departments of the Townships of Wayne and West Milford, NJ, and headed environmental review for more than 30 years for private consulting firms, including Hudson Highlands Environmental Consulting (18 years) and Tim Miller Associates, Inc. (9 years). In these positions, he prepared hundreds of environmental impact analyses, zoning analyses, wetland and ecological studies, wetlands delineations, watershed and drainage basin studies. Mr. Gross has also conducted reviews of environmental impact statements as consultant to several New York municipalities including the Towns of Kent, Pawling, and Blooming Grove. When working on behalf of not-for-profit conservation groups and neighborhood associations, his reviews of development applications has been especially effective in uncovering issues that were missed by the lead agency's own staff or paid consultants.

EDUCATION

Indiana University, School of Public and Environmental Affairs,
Completed two years towards M.P.A. in Environmental Policy, 1981
Rutgers University, Cook College of Agriculture & Environmental Science, BS,
Environmental Planning & Design, 1978

Additional coursework:

Rutgers University, Cook College of Agriculture and Environmental Science:
Federal Manual for Identifying & Delineating Freshwater Wetlands, 1988
Identifying Hydric Soils, 1989
Wetland Mitigation Techniques, 1990.
Morris County Community College, wastewater treatment, 1984

EXPERIENCE

A sampling of relevant experience include:

Environmental Impact Statements

- **Westchester Mall**, Town of Cortlandt
- **Cascade Lake Subdivision**, Town of Warwick
- **Bull Mill Ridge Subdivision**, Town of Monroe
- **Sawyer's Peak Subdivision**, Town of Goshen
- **Towne Centre Retail Development**, Town of Southeast

- **Village Heights Subdivision**, Town of Monroe
- **Lake Manor**, Town of Monroe
- **River Landing Subdivision**, Village of Croton-on-Hudson
- **Harriman Business Park**, Monroe/Harriman/Woodbury
- **Christian Herald Subdivision**, Town of North Castle
- **Pyramid Industrial Park**, Towns of Hamptonburg/Montgomery

Ecological Studies

More than a hundred wetland delineations/ecological assessments in various municipalities throughout Westchester, Putnam, Dutchess, Rockland, Orange Counties and beyond. Some larger or more relevant projects include:

- **Route 347, Suffolk County, NY.** (NYSDOT, 2005) Wetland delineation, ecological analyses for road widening and operations improvement project.
- **Belt Parkway Bridges, Brooklyn, NY.** For NYC Department of Transportation's final engineering of a new, relocated Mill Basin Bridge and new, widened Gerritsen Inlet Bridge and the realignment of their heavily traveled approaches in the greenway and sensitive habitat that rim the Jamaica Bay National Wildlife Refuge, performed ecological analyses to support permitting and mitigation measures, including: delineation of fresh water and tidal wetlands; and habitat surveys, leading to the discovery of a tree species previously believed extinct in New York State.
- **Bronx River Parkway, Bronx, NY.** (NYSDOT, 2005) Wetland delineation, ecological analyses of areas that may be affected by new deceleration lane.
- **Nine Bridges over the Van Wyck Expressway, Queens, NY.** (NYSDOT, 2005) Wetland delineation and ecological analyses within Flushing Meadows Park that may be affected by new bridge ramp configurations.
- **Stewart International Airport, Orange County, NY.** (NYSDOT, 2000) For State and the Federal Aviation Administration's approval of the Master Plan Update of the 9,800-acre airport set in a forested and formerly agricultural area, prepared the inventory of existing natural resources for State Environmental Quality Review.
- **Hutchinson River Parkway Infrastructure Improvement, Westchester County, NY.** (NYSDOT, 1995) For the realignment of a 3-mile parkway between the Connecticut line and I-287 that borders 24 federal jurisdictional wetlands, had lead responsibility for wetland impact assessment and approval of the relocation of a class "C" stream. Wetland areas were identified and delineated in the field.

Municipal Reviews/Reports

- **Pawling, NY**, EIS Reviews: Croton Head Farm, Tabor Farms, Yagella Farms residential subdivisions
- **Kent, NY**, EIS Review: The Meadows PUD
- **Huntington, NY**, prepared generic environmental impact statement for potential cumulative development of remaining large parcels within the Centerport/Little Neck Peninsula area; conclusions suggested zoning changes and new protective ordinances
- **Hyde Park, NY**, prepared generic environmental impact statement for potential development of multi-use riverfront recreational park

Reviews for Neighborhood/Environmental Organizations

- **Tuxedo Reserve, Tuxedo, NY.** Represented two groups, Target Tuxedo and the Tuxedo Land Trust, in review of proposed plans and SEQRA documentation for a development of 1,195 residential units and 33,000 square feet of commercial space on a 1,197 acre site that would double the population of Tuxedo. Review resulted in identification of several issues not identified in SEQRA documents including undisclosed wetland issues, miscalculations of demographics and fiscal impacts, undisclosed groundwater impacts, failure to identify Nationally Register eligible historic resources, timber rattlesnake impacts (including the discovery that an employee cooked and ate a rattlesnake found on the property), underestimated traffic impacts, and segmentation issues under SEQRA. This review forced the Lead Agency to require a SEIS over the applicant's objections; FEIS still pending.
- **Sterling Forge Estates, Tuxedo, NY.** Represented Sterling Forest Partnership in review of proposed plans and SEQRA documentation for a 107-unit luxury residential development with an 18-hole golf course. Review resulted in identification of several issues not identified in SEQRA documents including undisclosed steep slope disturbances, miscalculations of fiscal impacts, failure to identify Nationally Registered historic resources, unidentified wetlands impacts, timber rattlesnake impacts, underestimated traffic impacts, and miscalculation of allowable unit count under proposed zoning. Project was not approved, and the 575-acre site has since been purchased as part of Sterling Forest State Park
- **Stewart Airport, Proposed Drury Lane Access, Newburgh, NY.** Represented SPARC (Stewart Preserve and Reserve Coalition) in review of proposed plans and SEQRA documentation; review resulted in settlement to permanently preserve lands previously being considered for office park development.
- **IKEA, New Rochelle, NY.** Represented WRAIN (Westchester Residents Against IKEA Now) in review of proposed plans and SEQRA documentation; review resulted in identification of several issues misrepresented in SEQRA documents, included assessment of potential flooding impacts on nearby neighborhoods, exaggerated assessment of neighborhood subject to eminent domain as "blighted", and fiscal impact analysis. In face of opposition, proposed project was withdrawn by sponsor.
- **Trailer Park Zoning, Stony Point, NY.** Represented group of neighbors against Town of Stony Point in rezoning area to allow a trailer park with inadequate SEQRA review. Prepared affidavit for Article 78 law suit; zoning was overturned by court which quoted entire sections of affidavit in its decision.

MEMBERSHIPS

Member, Planning Board, Village of Warwick, NY 1999 - 2004

Member, Quality Communities Committee, Town of Warwick, 2001-2002

The Friends of Long Pond Ironworks, Inc., Pres. 1988 - 1994, Board of Directors, 1988-2009

Highlands Iron Conservancy, Inc., President, 1995 - Present

JOAN M. HANSEN, PWS

Professional Wetlands Scientist, Botanist



PROFESSIONAL BACKGROUND

For 13 years (1987-2001), Joan Hansen worked for Malcolm Pirnie Engineering focusing on wetlands delineation, assessment and characterization, wetlands mitigation design, biological surveys, natural resource inventories, habitat restoration on landfills and worked with state and federal permitting agencies. For the last 15 years, she has continued to consult for state, municipal, and private business. Hansen also manages a native plant seed production facility in New York State for the Pinelands Nursery, a well known supplier of plant material for wetland mitigation and construction projects.

EDUCATION

Rutgers University, Cook College of Agriculture & Environmental Science, BS,
Environmental Science, 1987

Completed additional course training:

- Army Corps of Engineering Wetland Delineation Techniques
- Wetland Evaluation Technique, Version 2.0
- Habitat Evaluation Procedures
- Freshwater Wetland Construction
- Bioengineering/Streambank Stabilization

EXPERIENCE

A sampling of relevant experience includes:

- **Marsh Resources, Inc.** 2001-Present: Contracted to conduct post-construction monitoring for 200-acre intertidal wetlands mitigation site.
- **Borough of Ridgefield, NJ**, Conducted Environmental Resource Inventory.
- **NJ Conservation Trust**, 2009-2014: Collected heritage seeds of native marsh plants in the Hackensack Meadowlands.
- **New Jersey Meadowlands Commission**, Post-mitigation monitoring for four constructed wetlands mitigation projects in the New Jersey Hackensack Meadowlands District.
- **New Jersey Meadowlands Commission**, Vegetation inventory of three undeveloped land parcels in the Hackensack Meadowlands.
- **NJ Conservation Trust**, 2010-2014: Post-mitigation monitoring of wetlands site.
- **Pinelands Nursery, Columbus, NJ**, 2010-Present: Manage a native plant seed production facility in New York State.
- **URS Corporation**, Identified wetland mitigation sites to offset construction impacts at Teterboro Airport/Hackensack River Watershed. Provided habitat characterization of sites, contributed to and reviewed proposed mitigation plans for selected sites.

DONALD J. SMITH

Natural Resource Specialist

PROFESSIONAL BACKGROUND

Once referred to as "Mr. Meadowlands", Don Smith served as the Senior Natural Resource Specialist and Water Pollution/Environmental Inspector for the New Jersey (Hackensack) Meadowlands Commission (NJMC) for 26 years, from 1972 to 1998. His primary responsibility during that time was to document plant communities and wildlife use within the Meadowlands District. He worked with the US Fish and Wildlife Service to identify and map critical habitat areas, provided input on development plans within the District to identify wetland impacts, and assisted in wetlands mitigation design and habitat restoration plans. As an Inspector, Don



patrolled the District and documented sources of water pollution and illegal discharges of waste. He worked in association with State and Federal regulatory agencies to identify hazardous spills in the Hackensack River Estuary and initiated response for containment and cleanup. Certified in the application of Habitat Evaluation Procedure (HEP) and Wetland Evaluation Techniques (WET), he worked on Advanced Identifications of District wetlands (AVID) with the Army Corps of Engineers, USEPA, NJDEP, USFWS and NOAA, and provided input into the selection of wetlands mitigation and restoration sites to compensate for in-District and out-of-District wetland impacts. Since leaving that position, Don has continued to provide consulting services to the NJMC, as well as other nonprofit environmental organizations.

EDUCATION

Completed course training:

- Wetland Evaluation Technique, Version 2.0
- USF&WS Habitat Evaluation Procedures

EXPERIENCE

A sampling of relevant recent experience includes:

- **Marsh Resources Inc.**, 1999-2001: Provided post-mitigation wetlands monitoring.
- **Marsh Resources, Inc.**, 2001-Present: Provide nuisance animal control for 200-acre intertidal wetlands mitigation site.
- **New Jersey Meadowlands Commission**, 2008-2010: Post-mitigation monitoring for four constructed wetlands mitigation projects (200 acres) in the New Jersey Hackensack Meadowlands District.
- **NJ Conservation Trust**, 2009-2014: Collected seeds of native marsh plants in the Hackensack Meadowlands.
- **NJ Conservation Trust**, Currently monitoring eight open space parcels within the Hackensack River Watershed.

RICHARD "RANDY" STECHERT

Herpetologist

PROFESSIONAL BACKGROUND

With 48 years of experience in studying reptiles and amphibians, Randy Stechert has conducted thousands of surveys for timber rattlesnakes, bog turtles, and other species in New York, New Jersey, and Pennsylvania. He has been called one of the leading authorities in New York State, and is often called upon by both the NYSDEC and the Pennsylvania Fish and Boat Commission to lend his expertise, especially in working with timber rattlesnakes and in protecting their habitat. He is responsible for timber rattlesnake surveys on some of the largest and most significant land holdings in the region, including West Point Military Reservation, Picattiny Arsenal, and Sterling Forest. Statewide, Mr. Stechert is credited with determining the location of 82% of all known timber rattlesnake dens in New York.



EDUCATION

Skidmore College, Saratoga, NY, Field Instructor and Lab Assistant to Dr. William S. Brown, 1981-1984.

EXPERIENCE

A selected sampling of representative projects include:

- Dick's Concrete Company, Inc., conducted Timber Rattlesnake (*Crotalus horridus*) radio telemetry studies on two separate properties in Orange County and Town of Ramapo in Rockland County, NY.
- Tuxedo Reserve, Tuxedo, NY, conducted Timber Rattlesnake radio telemetry studies on 2000+ acre property.
- Cropley Property, Dover Plains, NY, conducted Phase I survey for Bog Turtles (*Glyptemys muhlenbergii*).
- New York Natural Heritage Program (NYHER), contracted to identify species occurrence and develop a survey protocol for Five Lined Skinks (*Eumeces fasciatus*), Northern Copperheads (*Agkistrodon c. mokasen*), and Timber Rattlesnakes.
- Pine Island, NY, conducted study to identify potential Bog Turtle habitat and verify Blue-Spotted Salamander (*Ambystoma laterale*) presence.
- NYSDEC and NYHER, conducted study to review known Timber Rattlesnake dens and identify suspected den sites.
- Berkshire County, MA, contracted with Western Chapter of the Massachusetts Nature Conservancy to survey known and potential Timber Rattlesnake habitat and den sites.
- Delaware County, NY, delineated Timber Rattlesnake habitat along proposed Route 17/I-86 DOT upgrade.
- Freedom Plains, Dutchess County, NY, conducted Phase I and Phase II surveys for Blandings Turtles (*Emydoidea blandingii*).
- Annual contract (over 11 years) with United States Military Academy (USMA), West Point, NY, NYSDEC Endangered Species Unit, and NYHER to provide a general herpetological survey of southern NY, radiotrack Spotted Turtles (*Clemmys guttata*).

and Wood Turtles (*Clemmys insculpta*) and research Timber Rattlesnake habitat, population movements through mark/recapture, radio telemetry, and demographics.

- Annual contract (over 16 years) with NYSDEC, Delmar, NY, to determine rattlesnake den locations, critical habitat, population size estimates, and threats to individual populations.
- Contract with NYHER, Latham, NY, to conduct field surveys for Timber Rattlesnakes and other endangered and threatened species in western NY, and the Lake George-Lake Champlain Valley.
- Contract with NJDEP to identify and update Timber Rattlesnake den locations and population size estimates in northern NJ.
- Picatinny Arsenal, Hibernia, NJ, contract with NJDEP to determine Timber Rattlesnake den locations.
- USMA, West Point, NY, contract to determine Timber Rattlesnake den locations, critical habitat, and causes of attrition on West Point Military Reservation.
- Sterling Forest, NY/NJ, Field survey of rattlesnake den and basking habitat.

LICENSES

Annual licenses from NYSDEC, PA Fish and Boat Commission (PFBC), and Palisades Interstate Park Commission (PIPC) to conduct Endangered and Threatened Species surveys in NY and NJ.

CHRISTOPHER DOYLE, CLM

**Senior Aquatic Biologist/Project Manager
Water Quality Program Supervisor**



Education

BS degree in Natural Resource Management with an option in Fishery Science received from Cook College, Rutgers University, New Brunswick, NJ (1994).

Qualifications

- **Certified Lake Manager (CLM)**, North American Lake Management Society.
- Supervisor of Water Quality Monitoring Programs for approximately 200 clients.
- Author, Aquatic Plant Management Plans based on NY State protocols.
- Author, Year End Lake Management Reports.
- Draft Project Proposals and Scopes of Work.
- Extensive Client Contact, including oral presentations to local municipalities, government officials and lake associations. Meeting Attendance.
- Public Speaking, including oral PowerPoint Presentations, Poster Presentations, answering client inquiries regarding projects, and hosting round table discussions.
- Perform Phytoplankton Identification and Enumeration.
- Designed Methodology/Field Collect/Identify and Enumerate Zooplankton.
- Designed and Perform methodologies for full-lake GPS-referenced Aquatic Vegetation Surveys based on ACOE/Cornell University Point Intercept Protocols.
- Prepare and Submit NYSDEC Aquatic Pesticide Permit Packages.
- Prepare and submit NYSDEC Invasive Species Eradication Grant Applications.
- Project Manager for all Electro-fishing projects including permit filing, site surveys, boat-mounted electro-fishing, population studies, fish relocation/stocking, and reporting.
- Developed Eurasian water milfoil herbivory collection and identification procedures based on Cornell University protocols and report generation.
- Responsible for maintaining an array of water quality instruments, including maintenance and calibration of several water quality parameter meters.
- Assist Licensed Pesticide Applicators with aquatic pesticide applications.
- Conduct field work, including collecting water quality samples and performing freshwater ecological assessments.
- Develop aquascaping projects, conduct field work to install aquatic plants in lake environments
- Conduct Rapid Assessment Aquatic Toxicity Tests with *D. magna*.
- Draft Standard Operating Procedures for laboratory and field activities.
- Project Manager for all benthic macro-invertebrate studies.
- Scientific Mentor for a local high school senior.

Employment History

1/2005 to present	Senior Aquatic Biologist, Allied Biological, Inc.
7/2003 to 1/2005	Benthic Taxonomist, Consultant
8/1997 to 7/2003	Aquaculture Laboratory Manager, Aqua Survey, Inc.
11/1994 to 8/1997	Senior Aquatic Biologist, Aqua Survey, Inc.

Professional Affiliations

President Elect-North East Aquatic Plant Management Society (2015)

Editor- North East Aquatic Plant Management Society (2014-present)

Member-Technical Advisory Committee for the New Jersey Invasive Species Strike Team (Aquatic Plants)

Member: North American Lake Management Society (NALMS)

Member: North East Aquatic Plant Management Society (NEAPMS)

Member: Aquatic Plant Management Society (APMS)

Member: New York Federation of Lake Associations (NYSFOLA)

Member: New Jersey Invasive Species Strike Team (NJISST)

Partner: Lower Hudson Partnership for Region Invasive Species Management (LHPRISM)

Certifications

Certified Lake Manager (CLM)

North American Lake Management Society (NALMS)

Pennsylvania Certified Botanist

PADCNR; Wild Plant Management Permit No. 12-602

New Jersey Boating Safety

Completion Number 06-37-16

Publications

Lamont, E.E., R. Siversten, C. Doyle, L. Adamec. 2013. "*Extant populations of Aldrovanda vesiculosa (Droseraceae) in the New World*". Journal of the Torrey Botanical Society 140 (4).

Doyle, C. 2010. "*Aquatic Invader: Water Chestnut (Trapa natans)*". Land and Water Magazine. Volume 54, Number 4. Pages 36-37.

Continuing Education

- ♦ Aquatic Plant Identification Workshop, conducted at the NALMS Annual Conference in Madison, WI. (November, 2005).
- ♦ Advanced Algal Identification Methodologies, conducted at the NALMS Annual Conference in Indianapolis, IN. (November, 2006).

- ♦ Eurasian Water Milfoil Herbivory Identification Procedures, conducted at Cornell University Research Ponds under the direction of Dr. Robert Johnson. (June, 2007).
- ♦ Alum for Phosphorus Inactivation & Interception Workshop, conducted at the NALMS Annual Conference in Orlando, FL. (November, 2007).
- ♦ Water Words That Work Workshop, conducted at Enhancing the State's Lake Management Programs, 21st Annual Conference, Chicago, IL (May, 2008).
- ♦ An Ecological Approach to Invasive Plant Management Workshop, conducted at the NALMS Annual Conference in Oklahoma City, OK. (November, 2010).

Key Projects

Presentations (Oral, Aquatic Plant Workshop and Poster)

Mr. Doyle has conducted numerous presentations on lake management and taxonomy topics at annual conferences, society meetings, and to lake associations. These presentations have been conducted for the North American Lake Management Society (NALMS), the New York Federation of Lake Associations (NYSFOLA), the New Jersey Coalition of Lake Association (NJCOLA) and the New Jersey Invasive Species Strike Team (NJISST) and the general public (lake associations). Formats include oral PowerPoint presentations, poster preparation and presentation, and hands on workshops. A detailed list of presentations is available upon request.

Croton River Hydrilla Delineation (Croton-on-Hudson, NY)

Project Manager, 2014. Allied Biological was one of the first organizations to sign a partnership agreement with the Lower Hudson Partnership for Regional Invasive Species Management. Mr. Doyle secured funding via an RFP process for two aquatic macrophyte mapping projects in New York in 2014. One project was the delineation of hydrilla in the Croton River system, following the initial discovery of hydrilla in 2013. Mr. Doyle was the project manager and lead biologist in the field to map the extent of hydrilla in the river (and the Croton Bay) using Point Intercept methods based on protocols developed to map hydrilla in the Cayuga inlet. Detailed maps and a written report were presented to the NYSDEC, and Mr. Doyle was the lead for a ½ day Hydrilla Workshop designed to educate volunteer monitors.

New Jersey Department of Environmental Protection (Trenton, NJ)

Project Manager, April 2007-present. Allied Biological was retained by the NJDEP to conduct the field collection of data for a four year Mercury Study. The study included the collection of age specific largemouth bass in four New Jersey Lakes (Merrill Creek Reservoir, Mountain Lake, Assunpink Lake, and Parvin Lake) via electro-fishing. The fish were aged via scale samples, and tissue was collected for low-level mercury analysis by a certified laboratory. An additional component of the study was the collection of red maple leaves from four upwind sites (in Pennsylvania and Delaware) and four downwind sites (in New Jersey) following NJDEP established protocols. Phase one of the study was conducted in the Fall of 2007, and the Fall of 2009. Phase II was conducted in 2011 and is anticipated to conclude in 2013. Phase II included

the addition of two more lakes site (Delaware Lake and Columbia Lake in 2011, and then Big/Little Swartswood Lakes in 2013) and one more downwind red maple leaf site.

The Borough of Mountain Lakes (Mountain Lakes, NJ)

Project Manager, February 2005-present. Mr. Doyle is responsible for the supervision of a comprehensive lake management program at the Borough's nine lakes. This includes weekly on-site surveys of all nine lakes, a comprehensive water quality program that includes water parameter sampling, phytoplankton sampling, macrophyte surveys, and fecal coliform monitoring. The weekly surveys and water quality data is used to determine responsible use and timing of algicides, herbicides, Alum and hydro-raking. All field data is communicated to the Lakes Committee via e-mail, and monthly board meetings are attended to satisfy inquiries regarding the lake management program. Each year culminates in the generation of a Year-End Report, and a PowerPoint Presentation (2009-present) of the results.

The Village of Monroe (Monroe Mill Ponds, NY)

Project Manager, September 2006-present. In 2007, Mr. Doyle applied for an Invasive Species Eradication Grant (ISEG) from the State of New York for Monroe Mill Ponds, located in the Village of Monroe, NY. In November 2007, the Village of Monroe was awarded an NYS ISEG for the eradication of Water Chestnut and Eurasian Water Milfoil with the responsible use of herbicides. From 2008 through 2010, Mr. Doyle has overseen many facets of the lake management program to satisfy the many grant requirements. These included an annual water quality monitoring program, annual GPS-referenced point-intercept aquatic vegetation mapping and preparation of status updates to the grant program. Annual Year-End Summary Reports on the Aquatic Vegetation Mapping and Water Quality Monitoring were generated. In December 2010, a Grant Summary Report was furnished to the NYSDEC to complete the grant program. In January 2011, the Village of Monroe received full reimbursement for the grant program.

The Packanack Lake Community Association (Wayne, NJ)

Project Manager, 2009-present. Packanack Lake is an 83 acre lake located in Wayne NJ. Mr. Doyle has served as the project manager for all water quality sampling in the basin, which includes phytoplankton analysis (2009-present) and more recently total phosphorus sampling (2014-present) to support an Alum injection system. In 2010, Mr. Doyle was the project manager for a fishery population survey, which determined an over-abundance of white perch. In 2012, Mr. Doyle was the project manager for a fish salvage project prior to dewatering for dam repairs. Since 2013, Mr. Doyle has consulted on the re-introduction of fish back to the lake, and habitat enhancements via a wild celery aquascaping program.

The Three Lakes Council (Lewisboro, NY)

Project Manager, February 2008-present. In 2008, Allied Biological was retained by the Three Lakes Council as their Lake Management firm. In 2008, the following services were provided to the Three Lakes Council: Interpretive reports based on water quality data provided from 2006, Point-Intercept aquatic macrophyte mapping at all three lakes (Lake Waccabuc, Lake Rippowam, and Lake Osaleta), and phytoplankton and zooplankton baseline studies on all three lakes. Allied Biological also created three educational PowerPoint oral presentations for the Three Lakes Council on lake management, presented at the annual Open House. In 2009, Allied Biological

created a 2007/2008 interpretive report based on water quality, phytoplankton and zooplankton data, and conducted a 45 minute PowerPoint oral presentation and interactive workshop on the aquatic plants collected during the 2008 surveys. In 2010, phytoplankton and zooplankton monitoring was performed, an educational seminar on phytoplankton and zooplankton ecology was presented at the annual Open House, and macrophyte mapping at Lake Waccabuc was performed to assess the efficacy of Brazilian elodea control in the North Cove. In 2011 and 2012, Lake Waccabuc aquatic macrophyte surveys were conducted as part of the ongoing Brazilian elodea monitoring project.

Lake Dutchess (Holmes, New York)

Project Manager, 2011-present. Lake Dutchess has been a long-time client of Allied Biological. In 2011, Mr. Doyle was assigned the project lead for an Aquatic Plant Management Plan. Facets of the project included a watershed survey, bathymetry mapping, expanded water quality sampling, historical water quality data review, and storm sampling events. The project culminated in the drafting of a comprehensive Aquatic Plant Management Plan, completed in 2012.

Full-Lake GPS-logged Aquatic Macrophyte Surveys

Project Manager, 2005-present. Designed methods to perform full-lake GPS-referenced Aquatic Macrophyte Surveys following Point-Intercept Method protocols established by the ACOE and Cornell University. Mr. Doyle has conducted GPS-referenced aquatic macrophyte surveys at over 50 lakes, including field sampling, digital photographic archiving, aquatic macrophyte identification, map generation using ArcView software, and report writing.

CARLA CIELO

BUILDING PRESERVATION & DESIGN

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Ringoes, New Jersey 08551

Curriculum Vita

PRIVATE CONSULTANT Carla has managed her own consulting business for the past 15 years. Her work includes the design of sympathetic additions to historic farmhouses, reuse design & renovations, architectural conservation & inspections, masonry & ruin stabilization, historic research /documentation, interpretation and investigation, condition assessments, historic structures reports, preservation planning, measured drawings, national register nominations, architectural photography, architectural specifications, project management and construction supervision.

Carla Cielo is also noted in the field of architectural documentation. After being trained by Historic American Building Survey (HABS), she has documented barns, houses and outbuildings in four states and has conducted several township wide documentation studies.

CURRENT PROJECTS

Mill One, Trenton NJ. 1896 textile mill. Investment tax credit application - Part 1 and 2.

Holland Township, New Jersey. Ongoing township wide farmhouse, barn and outbuilding documentation project. Photographic documentation, narrative, deed research and measured drawings.

Columbia Ave, Jersey City, NJ (c. 1870s). Design, plans and project management for the restoration of a two story Victorian home and conversion into two one-bedroom apartments.

PAST PROJECTS

Speer Cemetery, Jersey City, New Jersey. National Register Nomination

Federal shipyard, South Kearny New Jersey (1917) Research and historic documentation (in association with Historic Preservation Network)

Good News for Women (early 20th century). Design drawings for the adaptive reuse of a dairy barn into offices (in association with Dave Smith Architecture).

Hopper-Goetschius House Museum Upper Saddle River, NJ (circa 1780/1800). Preservation plan and drawing for stucco restoration.

Central Ave, Jersey City, NJ (Firehouse #3). Investment Tax Credit application.

Delaware Township, New Jersey. Documentation of farmsteads (old houses, barns and outbuildings) throughout the township. Photographic documentation, narrative, deed research and measured drawings.

Schmied Property. Asbury, New Jersey. Design and plans for a new "old" house, design and plans for dismantling and re-erecting a barn, design and plans for a new replica windmill and water tank.

Zajack Residence (c. 1850s) Oxford, New Jersey. Design and plans for a sympathetic addition to a c. 1850s Victorian.

Firestone Residence, (c. 1920s.) Philipsburg, New Jersey. Design and plans for a sympathetic addition.

Delaware Township, New Jersey. Background history for a new brochure for a walking trail, beginning at Bull's Island.

Limeworks, Quakertown, Pennsylvania. Presented AIA continuing education classes to architects on the use of Naturally Hydraulic Lime.

John Fine Farmstead (c. 1811), Holland Township New Jersey. Certificate of eligibility for a National Register Nomination.

Grippe Residence (1928) Long Branch, New Jersey. Design and plans for interior renovation/ restoration of a two family home.

Simpson Residence (1840, 1980) High Bridge, New Jersey, Design and plans for an addition connecting the second story of two independent sections.

Granaham Barn (1810) Allentown, Pennsylvania. Design and plans for a replica ramp, bridge, stone barnyards, stone retaining walls and wagon shed to accompany a stone forebay barn.

Plume House (1710) Newark, New Jersey. Conditions survey and plans to stabilize the basement.

Mount Olive Baptist Meeting House (1855) and Mount Olive Academy (1834) Mount Olive, New Jersey. National register nomination, preservation plan, project management and restoration plans with Tom Hitchins AIA

Fredericks Residence (2008) Delaware Township, New Jersey. Design and plans for a new replica farmhouse.

37 Wall Street, and 43 Exchange place. (1907, 1902) New York, NY. Survey and part 1 for investment tax credit application for Mary Dierickx, Historic Preservation Consultant.

Grace Luthern Church, Jersey City, New Jersey. National Register Nomination for Mary Dierickx, Historic Preservation Consultant.

Burke Brothers Livery Stable, Jersey City, New Jersey. Certificate of Eligibility for Mary Dierickx, Historic Preservation Consultant.

Copake Furnace (1895) Copake, New York. Preliminary studies for a protective structure to house the furnace ruin.

Spears house and barn (c.1810) Springtown, Pennsylvania. Historic documentation. National register nomination.

Southwick Residence (c. 1850) Califon, New Jersey. Design and plans for a sympathetic addition.

Phillips Residence (1740, 1850), Phillipsburg New Jersey. Design and plans for a sympathetic addition

Seaport project (1799) New York, New York. Front Street and Peck Slip. Photographic survey of 10 abandoned warehouses dating from the turn of the 19th century for Mary Dierickx, Historic Preservation Consultant.

Ferndale Avenue House (early 19th century) Mahwah, New Jersey. Historic documentation.

Walton Residence (1982) Readington, New Jersey. Designs for an interior and exterior renovation.

Boland Residence (c. 1850) Califon, New Jersey. Design and plans for a sympathetic addition.

Franconia Furnace (1859) Franconia, New Hampshire. Conditions assessment, recommendations.

West-Park Presbyterian Church (1884/90) 86th and Amsterdam Avenue, New York, NY. Historic research, conditions assessment / recommendations for sandstone conservation.

Lake Oswego Furnace (1866-67) Lake Oswego, Oregon. Conditions assessment, recommendations.

Oxford Furnace and Engine House (1741/1856) Oxford, New Jersey. Project manager, construction documents, masonry conservation, stabilization, interpretation and investigation

Grippe Residence (c.1810,1910) Readington, New Jersey. Design and plans for a sympathetic addition.

Bedell Residence (c.1850) Readington, New Jersey. Design and plans for a sympathetic addition.

Gadic Residence (1920s) Tewksbury, New Jersey. Conditions assessment report, interior renovations, design and plans for a sympathetic addition.

Betty Carrie House (c. 1750/1860) Florham Park, New Jersey. Documentation of structure for dismantling and re-assembly.

Henderson Barn (c. 1850) Holmdel, New Jersey. Plans for adaptive reuse.

Manella & Usa Barn (c. 1830) Tewksbury, New Jersey. Documentation, plans for adaptive reuse.

Jones House (1760s) Readington, New Jersey. Conditions assessment for an early eighteenth century house with early nineteenth century addition. House had been severely damaged by a truck accident.

Lindgren School (c.1940) Cloister, New Jersey. Interior use conversion and new entrance.

Lane Farmhouse (c.1840) Readington, New Jersey. Design and plans for a historically sympathetic addition, patio and rear stoop.

Mott Mill (1852-1907) Yonkers, New York. Part 1 Investment Tax credit application for Mary B.Dierickx Architectural Preservation Consultant.

Quackenbush Barn (c.1890) Mahwah, New Jersey. Documentation for dismantling and relocation.

Marston Metler House (c.1810) Holland Township, New Jersey. Documentation for dismantling and relocation.

Fort Montgomery (1775-76) Orange County, New York. Conditions survey/ stabilization recommendations for 10 revolutionary war era sites.

Colden Mansion Ruin (1770) Montgomery, New York. Conditions survey, evaluation of significance, recommendations for stabilization.

Southfields Furnace (1839) Tuxedo, New York. Scenic Hudson Land Trust. Project Manager in charge of stabilization of this 160-year old masonry iron-smelting furnace and double arch charging bridge. Developed stabilization plan using 'Cintec' anchoring system.

Mitchel-Howels Residence (1734) Wesley Hills, New York. Prepared the architectural drawings for the addition of a dismantled 7-bent Dutch timber frame building (ca. 1800) to an existing 1734 Dutch stone house. Designed kitchen, bathroom, staircase, and bedroom.

Irene Vateckas Residence (1860) Stony Point, New York. Prepared National Register nomination for this Gothic home (the William H. Rose House). Designed kitchen and bathroom.

Deans Rhode Hall Barn (c. 1830) South Brunswick, New Jersey. Documented and worked on the dismantling of this early nineteenth century barn. Adaptive reuse design plans.

12-14 Water Street (c. 1840) Englishtown, New Jersey. Architectural salvage including floorboards, doors, fireplace mantels. Structural documentation.

Beckley Furnace Ruin, Canaan, Connecticut. Existing conditions study, recommendations for stabilization.

Newark Water Shed, Clinton Furnace ruin (1826) Newfoundland, New Jersey. Two phase proposal for stabilization/restoration of this collapsed furnace.

DuPont, Executive "Country Club" (1920) Wilmington, Delaware. Evaluation and existing conditions study of all exterior wood.

LaValley House (c. 1770) Manalapan, New Jersey. Existing conditions survey. Structural documentation, architectural salvage.

EDUCATION

Columbia University, M.S. Historic Preservation

Recipient of the Historic Preservation Departmental Award for the most outstanding conservation thesis.

Drexel University, B.S. Interior Design

ICCROM, Oslo, Norway, Certificate in Wood Conservation

Restore, New York, NY, Certificate in Masonry Conservation

EMPLOYMENT

CULTURAL RESOURCE CONSULTING GROUP, Highland Park, New Jersey.

Architectural Conservator/Historian, 1995 - 1997. Architectural conservation and inspections, existing conditions surveys, historic structures reports, restoration monitor, cultural resource evaluations, National Register nominations & eligibility studies, written histories.

BUILDING CONSERVATION ASSOCIATES, New York, New York.

Architectural Conservator, 1994 - 1995. Architectural conservation, existing conditions surveys, construction monitor/inspections.

TIGHE, DOTTY & CORINO, ARCHITECTS, Secaucus, New Jersey.

Architectural Designer/Draftsman, 1994. Handicap ramps for post office rehabilitation.

LITWACK WEIMER, ARCHITECTS, Newark, New Jersey.

Construction Monitor, 1993. Oversaw the restoration of historic South 17th Street School, Newark NJ and Ridge Street School, Forest Hill, Newark, NJ.

NICOLAS ENISTA AIA, Maplewood, New Jersey

Architectural Drafter/Project Coordinator, 1991 - 1992. Coordination and drafting for residential, commercial and restoration projects, fire code upgrade for nursing homes & boarding houses, residential additions, office additions.

J.L.S. CONSTRUCTION, New York, New York.

Architectural Drafter/Designer, 1990-1991. Corporate interiors for Salomon Bros. Inc., and Loral. Designs for medical units, cafeterias, office space planning.

HISTORIC AMERICAN BUILDINGS SURVEY, Charleston, South Carolina.

Architectural Technician, 1990. Produced measured drawings (plans, sections, elevations, ink on mylar) for The Market Hall (1841) and the Blake Tenement (1766).

PAST AND PRESENT GRANTS RECEIVED

The New Jersey Historical Commission - \$3000 mini grant for the documentation and research of historic outbuildings: 2013

Hunterdon County Cultural and Heritage Commission Awarded to the Delaware Township for Carla Cielo to document farmsteads: 2006, 2007, 2008, 2009, 2010

Hunterdon County Cultural and Heritage Commission Awarded to the Holland Township for Carla Cielo to document barns: 2000, 2002, 2003, and 2004.

PROFESSIONAL AFFILIATIONS/RELEVANT VOLUNTEER WORK

Delaware Township Historical Society, 2005-present

The Friends of Long Pond Ironworks, Inc., Long Pond Ironworks State Park, Hewitt, N.J. Board of Directors, 1990 - 2002; Chairman, Structural Survey Committee

Hudson Valley Vernacular Architecture (HVVA) 2000-present A society dedicated to the documentation of vernacular architecture.

LECTURES AND CONFERENCE PRESENTATIONS

Tours of Dutch Homes for the Hudson River Valley Vernacular Architecture Forum: Newark and Nutley, New Jersey, 2007; Rahway and Elizabeth, 2010; Monmouth County, 2011; Lower Bergen County, 2013.

Delaware Township Historic Society 2006. "Houses of Delaware Township".

Dutch Barn Society sponsored conference 2005 Roslyn, New York. "The Evolution of the Ground Level Three Bay Barn Type in Western Jersey".

Traditional Timberframers and Advisory Group (TTRAG) of the Timberframers Guild annual meeting November 2003. "The Evolution of the Ground Level Three Bay Barn Type in Western Jersey".

Holland Township Historic Commission. Sept. 2002, "The Barns of Holland Township".

Iron Masters Conference, Bethlehem Pennsylvania. April 2001, "Oxford Furnace".

NJ State Historic Preservation Office. March, 1998. The LaValley House Documentation of a 1740 High Style Georgian manor house.

Montclair Adult School, Montclair, New Jersey. March, 1998 and March 1995. Historic Preservation Seminar - three sessions.

Iron Masters Conference, Lime Rock, Connecticut. May, 1998 "Stabilization of Industrial Ruins".

Iron Masters Conference, Birmingham, Alabama. April, 1997 "Stabilization of Industrial Ruins: Oxford Furnace, Oxford, New Jersey".

Iron Masters Conference, Ringwood, New Jersey. November, 1996 "The Stabilization of Southfield Furnace" emphasizing the importance of preserving ruins as a ruin.



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TRACKER-Archaeology Inc. was established in 1992 to satisfy the growing requests for cultural resource impacts. We have had the opportunity to work for federal agencies, municipalities, real estate developers, law firms, engineering firms, environmental firms, construction contractors, architectural firms, small property owners, and non-profit institutions.

TRACKER-Archaeology is qualified according to federal standards (36 CFR 61) to perform both prehistoric and historic period archaeological investigations. Our services include:

- Phase IA preliminary research evaluations
- Phase IB field reconnaissance and field testing
- Phase II intensive testing and assessments
- Consultation for site impact avoidance and avoidance plans
- Phase III full scale data recovery excavations of both prehistoric and historic sites eligible for National or State Historic Registers.
- mechanical or "backhoe" monitoring for construction, deeply buried deposits, burial surveys, and plow zone stripping/feature survey.
- reviews for/input of archaeological projects for municipalities.

We can provide CAD mapping which is compatible with our clients system. Our associates include experts and specialists in the fields of physical anthropology, human osteology and faunal analysis; soil flotation and floral analysis; shell analysis; lithic analysis and geology; and historic artifact analysis.

Actual years of archaeological experience include over 37 years in the profession for both Principal Investigator and laboratory analysts, over 22 years in business, and over 800 final reports with 14 data recoveries. Our supervisory staff generally has between 10 to 25 years experience. TRACKER can provide high quality archaeology and we have published articles in professional journals on previous projects. TRACKER has also received positive coverage in mainline newspapers. Many of our collections from Phase II's and Phase III data recoveries have been accepted by the New York State Museum.

Sample list of clients include:

Federal Lands & Permits

National Park Service (NY & PA)
Department of Defense (NY)
Housing & Urban Development (permit/grants)
Federal Aviation Administration (NY)
Federal Highway Administration (PA)
Army Corp of Engineers (permits)
U.S. Department of Agriculture (NY)

State Lands

New York State Office of Parks, Recreation & Historic Preservation
State University of New York Construction Fund
Division of Housing and Community Renewal
Department of Transportation
Department of Environmental Conservation
New York Environmental Facilities Corporation

Municipalities

City of Newburgh
New York City Department of Parks & Recreation
New York City Department of Environmental Protection
New York City Department of Housing, Preservation and Development
Delaware County Soil & Water Conservation District
Greene County Soil & Water Conservation District
Greene County Highway Department
Nassau County Department of Public Works
Suffolk County Department of Parks, Recreation & Conservation
Suffolk County Water Authority (private & public)
Suffolk County Department of Planning
Sullivan County Department of Public Works (County Airport)
Westchester County Department of Parks, Recreation & Conservation
Town of East Hampton Zoning Board and Housing Department
Town of Huntington (Historian's Office)
Town of North Salem
Town of Ramapo
Town of Shawangunk
Town of Smithtown Department of Environment and Waterways
Town of Somers Planning Board
Town of Southampton Parks
Town of Windham
Village of Goshen
Village of Lawrence
Village of Freeport

Village of Amityville
Village of Wappingers Falls
Pine Island Fire District
Pheasant Hills Water Corp. (private & public)

Engineering/Surveying/Planning/Architectural/Environmental Firms

Atzl Scatassa & Zigler
McGooley Hauser Edsall
Badey & Watson
Bohler Engineering
Casey & Keller, Inc.
Clark Patterson Associates
Crawford Associates
C.T. Male
Fowler and Zarecki
Inter-Science Research
Kaaterskill Engineering, Inc.
Kovolic Construction Company Inc.
Lanc & Tully
Land Use Ecological Services
Lehman & Getz, P.C.
Mercurio, Norton, Tarolli, & Marshall
Mianecki Consulting Engineers
MJS Engineering
Morris Associates
Nelson, Pope & Voorhis, LLC
Pietrzak & Pfau
Reilly Associates
Suffolk Environmental Consulting, Inc.
Taconic Design
Turner Miller Group
Walbridge Surveyors

Developers/Contractors

Adams Fairacres Farms
Bank of Smithtown
Bon Secours Hospital
Caesars Casino
Catskill Mountain Housing Development Corp.
Cordish Companies
Columbia Development Companies
Deep Hollow Ranch
E. Tetz & Sons
Hop-A-Long Cassidy Restaurant
Island Global Yachting
JK Development

John J. Lease Realtors
Nicolosi Builders
Orange County Ironworks (Choppers)
Paramount Overseas Production Inc. (for the movie "NOAH")
Prudential Realtors
Rosen Partners LLC
R.J. Smith Realtors
Schoor Depalma
Sunrise Assisted Living Facility
Verizon
Walmart Stores, Inc.
Wilder Balter

Non-Profit Organizations

Chapel of Our Lady Restoration
Community Outreach Center
Congregation Mesifita Beth Shagra
Greek Orthodox Church
Huntington Historic Society
Korean Buddhist Won Kak Sa
Krusos Foundation
Montauk Library
Oysterponds Historic Society
Paul Simon's Foundation
Quitman Resource Center for Preservation
Sayville Historic Society
Sisters of Charity of St. Vincent de Paul of New York
St. John Vianney Parish
St. Joseph's Villa
Suffolk County Archaeological Association
Tenzin Gyatso Institute for Wisdom & Compassion
UAME Church
Ward Melville Heritage Organization
Warwick Historic Society

Indian Nations

Shinnecock Nation

Some past projects have included:

Phase III Mitigation of Sites Eligible for Historic Register

Aboriginal Farming Practices on eastern Long Island - Prehistoric to Historic Periods
The Star Island Site in Lake Montauk (collection at NYSM)

Phase III Data Recovery of the Angstrom Site
City of Kingston, NY (collection at NYSM)

Ten Thousand Years of Land Use at Fort Pond: A Portage Haven
Phase III Data Recovery Excavations of the Payne Site
Montauk, NY (collection at NYSM)

Six Thousand Years of Land Use at Three Mile Harbor
Phase III Data Recovery of Bianco Estate-Carroll Site
East Hampton, New York (collection at NYSM)

Black Walnut Island II Site-Lot 1 Loci
Late Archaic Camp & Middle Woodland Sweat Lodge
Warwick, NY

Phase III, Data Recovery of Cold Brook Site
Port Jervis, New York (collection accepted at NYSM)

Englebright 2 Site
A Late Woodland Wigwam Site
Setauket, New York

Cedar Creek Shell Midden Site
Phase III Investigations at the Seaford Park Archaeological Site
Seaford, New York
(published)

Elwood Farm Site
An Interior Prehistoric Site on Long Island
Phase III Recovery along an Indian Trail and Pond Network
Dix Hills, New York (collection at NYSM)

Robinson Sites
Personal Space Within a Middle Woodland Small Base Camp and a Late Woodland
Procurement Station
Phase III Data Recovery of Two Single Component Sites
Southampton, New York

McCauley Site
Phase III Prehistoric Site Excavation
Setauket, New York
(published)

Corwin House & Hotel
19th Century Land Use
Southampton, New York

Rockhill Site
Phase III Data Recovery of Procurement/Processing Site
Montauk, New York

Streamside Locus 2 Site
Small Lithic Scatter
Kerhonkson, New York

Professional Biographies

Alfred G. Cammisa, owner of Tracker Archaeology Inc. since 1992, received his M.A. degree from Columbia University in 1983 and has been working in archaeology since 1977. He had previously worked for the American Museum of Natural History in Nevada and Georgia, the Bishop Museum in Ohau and Maui, the National Park Service in Alaska, California, Pennsylvania, Virginia, and Maryland. He was a volunteer archaeologist in Belize for the U.S. Peace Corp. For private contracting companies he has worked in New York, from Long Island to the St. Lawrence, and from the Hudson Valley to the Great Lakes, also in Wisconsin, Michigan, Illinois, New Jersey, and South Carolina. Private work has included lands of, or permits for, U.S. Forest Service, DOD, FERC, FAA, HUD, Army Corp, DOT, & NYPA.

Alfred has authored over 800 reports of archaeological investigation in 5 states, including Phase I, Phase II and Phase III data recoveries. He has published articles in the New York State Archaeological Bulletin and the Bulletin of the Massachusetts Archaeological Society. Alfred has also taught college classes for the Anthropology Department at Suffolk County Community College- Brentwood campus. He is a member of numerous archaeological associations, is RPA certified, and past vice president of the Suffolk County Archaeological Association.

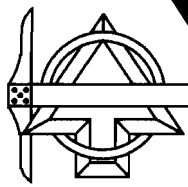
Alexander Padilla, B.A. (SUNY Albany) field director, CAD mapping, computer graphics, artifact illustrator: has been with TRACKER for since 2001 and has been responsible for directing field work, including employees and volunteers, in a timely manner. He has excavated historic features such as privies, building foundations, builder trenches, cisterns, and post molds and prehistoric features such as post molds, pits, ovens, hearths, hearth complexes, and suspected sweat lodges. He maps test pits, test units, stratigraphic & feature profiles, artifact density & distribution maps, and feature locations on a CAD system which is compatible with most engineering CAD programs.

Joseph E. Diamond, MA New York University 1986, Ph.D. SUNY Albany 1999. Specialties include historic and prehistoric archaeology, prehistoric ceramic analysis, historic glass and ceramic analysis. Peer reviewed publications have appeared in the *New York State Archaeological Association Bulletin*, *North American Archaeologist*, *Northeast Anthropology*, *Journal Of Middle Atlantic Archaeology*, *Current Research in the Pleistocene*, and *Northeast Historical Archaeology*. Currently a member of seven professional organizations. He has engaged in CRM work since 1977, and authored approximately 350 archaeological reports ranging from from Phase 1A to Phase 3 Data recoveries. Joe has worked with TRACKER since 1998 on artifact analyses.

Dr. Amorosi has been active in both the fields of Zooarchaeology and Forensic Anthropology over the last 30 years. He has held positions at Hunter and Brooklyn Colleges of the City University of New York (CUNY), New York University's program of Continuing Education and Montclair State University. Currently Dr. Amorosi is serving two different academic posts, one in research and the other in teaching.

Dr. Amorosi is a Research Associate with the Division of Anthropology at the American Museum of Natural History (AMNH). He has held this post since 2004 when he was elected by the AMNH Science Council. Dr. Amorosi is working with the 75 year old collections excavated by Junius B. Bird from Southern Chile that include the famous Paleoamerican sites of Cerra Sota, Cañadon Leona, Fell's Cave, Mylodon Cave and Pali Aike. Dr. Amorosi also holds a teaching post, as an Adjunct Assistant Professor with the Departments of Biology and Occupational Therapy at York College, CUNY. There, Dr. Amorosi is teaching Human Anatomy, Functional Human Anatomy and Human Physiology.

Dr. Amorosi also owns and operates a consulting business that is fully equipped with a research grade laboratory. This 2,000 square foot laboratory is split between "clean" and "dirty" sections. The "clean" section contains a fully equipped art studio, computers, microscopes, photographic equipment and library. The "dirty" section holds the reference collection (now some 4,500 specimens) and space to clean, conserve, identify and thin sectioning for incremental structures of any bone remains. In addition, Dr. Amorosi is also very experienced with field excavation and recovery. If necessary his laboratory can provide the necessary equipment to handle the field recovery of human and animal burials. Dr. Amorosi is conversant in dealing with Medical Examiner's Offices and the handling of the NAGPA and US. Fish and Wildlife guidelines and laws. Tom has worked with TRACKER since 1998 on faunal analysis.



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Peter Meisler, L.S., Consultant

George A. Badey, L.S., (1973-2011)

September 3, 2015

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

RE: OLSPAN - Request for Approval of Revised Plan

Dear Mr. Merante:

Please consider this letter as our formal request, on behalf of our client Olspan, LLC for approval of our revised "Site Plan prepared for Olspan, LLC", last dated September 3, 2015. We enclose 12 sets of the revised plan and a check for \$250 which represents the application fee for approval of a site plan revision.

The revisions shown on the revised plan include the construction of another structure, a "Utility Shed" to be constructed on the southerly side of the existing parking lot and minor changes related thereto.

The "Utility Shed" is intended to house the mechanical room for the underground water storage tank that will contain the water to charge the fire suppression system in the main building. It will also house the refuse containers and the equipment necessary to maintain the building and grounds.

Related changes include the addition of the: water storage tank, two underground propane tanks, a dry well for storm water recharge and the relocation of the stabilized construction entrance to a position between the additional building and Route 9.

Other minor changes include a realignment of the parking spaces and the elimination of some of the existing pavement that is no longer required. The result is an increase in the area of anticipated disturbance from 30,490 to 31,856 square feet, which is still well under 1 acre. The addition of the new structure and the removal of some of the existing pavement result in a net decrease of just over 1000 square feet of impervious area.

Owners of the records of:

- ◆ Joseph S. Agnoli ◆ Barger & Hustis ◆ Burgess & Behr ◆ Roy Burgess ◆ Vincent Burruano ◆ Hudson Valley Engineering Company ◆ G. Radcliff Hustis ◆
◆ Peter R. Hustis ◆ J. Wilbur Irish ◆ James W. Irish, Jr. ◆ Douglas A. Merritt ◆ E.B. Moebus ◆ Reynolds & Chase ◆ General Jacob Schofield ◆
◆ Sidney Schofield ◆ Steven J. Shaver ◆ Allan Smith ◆ Taconic Surveying and Engineering ◆ D. Walcutt ◆

Please place this matter on the Planning Board Agenda for consideration at its September 17, 2015 meeting.

Thank you for your continued service to the Town and your attention to this request.

Yours truly,

BADEY & WATSON,

Surveying & Engineering, P.C.



by

Glennon J. Watson, L.S.

GJW/bms

cc: Nancy Olnick

Giorgio Spanu

Miguel Quismondo