

**TOWN OF PHILIPSTOWN CONSERVATION BOARD**  
**238 MAIN STREET, COLD SPRING, NY 10516**  
**January 14 2020, 2019**  
**MINUTES**

The Conservation Board held its regular meeting at Philipstown Town Hall on Tuesday, January 14, 2020.

Present: Mark Galezo, Chairman  
MJ Martin  
Andrew Galler  
Jan Baker  
Robert Repetto

Absent: Anthony Deos  
Krystal Ford  
Lew Kinglsey  
Max Garfinkle ( Natural Resources Review Officer)

**\*\*PLEASE NOTE that these minutes were abstracted in summary from the meeting and a taped recording.**

**Chairman Galezo opened the meeting at 7:45**

**New Business**

**Manitou Point Preserve, LLC, 100 Mystery Point**

**TM# 81.-1-4 WL20-320**

Azure Dee Sleicher from Race Coastal Engineering representing client of 100 Mystery Point an application for proposed Pier and Dock Structure. Owner owns 99 acres and the proposed location is nearest the house in the area that we feel is well suited to put a structure because it is natural clearing in the shore line. There appears to have some rock historic structure so there was something there in the past. The pier is 4 feet wide 63 feet long including a T-head which is 15 feet by 8 feet that is the fixed component pile supported above the water. Aluminum gang way leading down to a floating dock which is 8 feet by 20 feet. Gang way and floating dock will be seasonally removed and the fixed structure will be there permanently on the piles. Kayak lift connects to the pier with a winch to lower it down. This dock configuration is for multiple uses it can accommodate kayaks, small boats and if the owner would like bigger boats they could dock a larger boat across the entire structure. It was designed with multiple uses in mind. Proposing across the piles that support the float they would have an electric winch that would hoist the gang way up and keep it suspended off the dock when not in use. It will help with wear and tear of the

components as well as unauthorized user's from trying to access. The piles will be driven into rock there is exposed rock and shallow ledge so they will be drilled into place. There is 4.5 at low tide at the end of the fixed pier and at the dock 8.5 feet the dock will never bottom out. The water dept will accommodate any size boat which not to impact the bottom. They are 57 feet from what the Army Corp considers authorized channel depth there's no official navigation channel except what's defined by the 32 foot mean low water contour thats about 52 feet off. They have received all their State, Federal permits, DEC, Army Corp, Dept of State Consistency statement as well as a signed off from Office General Services. Applicate/ site owner does own the lands underwater where the dock will sit so they don't need anything from the Office of General Services.

Andrew Galler: What are you doing about ice?

Azure Dee Sleicher: Nothing that's why the dock has floating component that will come out

Andrew Galler: Im talking about the fixed when we get ice the flows can be significate

Azure Dee Sleicher: we are hoping with the configuration that this rock formation will help, the details with the piles will account for the load of ice and deck elevation is designed just above that.

Andrew Galler: I think it will be a nice thing for the owner to have I just don't want to see it in a year or two ending up in the river.

Azure Dee Sleicher: All the piles are steel

MJ Martin: Have you considered river rise?

Azure Dee Sleicher: Sea Level Rise? Yes, and we account for that in the design but for practicality functionality stand point there is only so high we can go now where it is still now functional today as opposed to years from now.

Mark Galezo: We are having longer high tides; you can look at the dock at bear mountain I think this is fine

Azure Dee Sleicher: There are somethings we can consider closer to construction with approval from the town. Coat these piles or rape them there are products that can help with the piles.

Mark Galezo: Im trying to figure out what the depth is there, at the edge is low but once you get out of mystery point you have about 100 feet of water.

Azure Dee Sleicher: Yes, it drops off pretty quickly

Mark Galezo: you are in the middle of the river you are about 150 feet or better

Azure Dee Sleicher: We do our own hydrographic survey in the river and this was the fastest dropping water depth elevations our crew has seen in years. The decking of the fixed pier is going to be hard wood the railing stainless steel cables.

MJ Martin: Did DEC question the effect of fish and breeding?

Azure Dee Sleicher: Yes, to an extent because we have a very narrow construction window because of the fish we are only allowed to do water work for this project is basically all of it from sept 1 and oct 31<sup>st</sup> of any given year. We only have a two-month construction window because of the fish. Once structure is in place there are no concerns. We meet the guideline with a width is only 4 feet with our process with the state and federal agencies there was a lot of negotiation. We started out bigger this T-Head and because of impact this is the largest. They did have some comments during review process.

Mark Galzeo: Max knows more about the permits required. He will have something to say at next meeting but if you have all you should have; we will follow that.

Mark Galzeo: We should do a site visit max will be in touch.

**KARRY CHOY, 12 Hudson River Lane**

**TM# 89.7-1-16 WL20-321**

Chris Eggers from Race Coastal Engineering I represent Karry Choy, 12 Hudson River Lane proposed work 3 components floating dock gangway replace concrete wall and recreate back river side of the lawn. The property is residential site on Hudson river old deteriorating seawall and the backyard slopes down from the street level to the river shore line in the back yard. Concrete wall is on the river front with interlocking and filled with stone is rough shape. There is 50 feet of water front and the concrete wall is 45 feet long we are proposing to replace it with stone embedment take out concrete and rock and replace with the embedment. It will be a more stable and maintained water front. The other part of the water front project is 16x20 floating dock with aluminum gangway which would come out seasonally. The very corner of the property there is a little grading down sand ramp to carry kayaks. The other part of the project is re-grading the back lawn with fill where it slopes down and level it out for about 20 to 25 feet the property is 55 feet wide. The fill will taper in on the sides. There is a little shelf behind the seawall that would be about 100 cubic yards of fill and 200 cubic yards of stone to go into the ground. There will also be a set of access stairs. It is consistent with the whole street; the goal is to just bring in a small power boat and kayaks

Andrew Galler: So you are proposing to remove the most existing stone there now?

Chris Eggers: yes

Andrew Galler: you want to put in larger boulders?

Chris Eggers: Yes, all this would come out and this stone layer will be a 4 foot thick embedment those stones are 1/12/ feet to 2 to 3 feet in diameter.

Andrew Galler; Im assuming what is there is probably 4 inches to 1 foot at best

Chris Eggers: Yes, there will be a layer of crushed stone 3 to 4 inches under the heavier stone. We have the applications into the Army Corp and the State DEC the Army Corp has reviewed it and put out its public notice DEC was reviewing it one of their comments was the size of the mushroom anchors they don't want the anchors dragging on the bottom. Putting in piles would be another alternative.

Andrew Galler: We had approved something that was using concrete block with stainless steel the mushroom anchor is better easier to maintain.

Mark Galzeo: This is like the other one so we will let max reach out to you and do a site visit and we will see you next month.

MJ Martin: Was there an existing dock?

Chris Eggers: No

MJ Martin: Just the sea wall

Mark Galzeo DEC regulates the process, right? Whats the process for taking that all out?

Chris Eggers: We Put up a curtain so it would be a floating boom with synthetic screen laying down to hold any sediment in the work area the contractor will work from land. Work at low tide and then the little concrete work the DEC asking for specification insurances the concrete will not reach out during high tide and enter the water.

Mark Galzeo: Why did the home owner or you decide for a revetment rather than building a sea wall.

Chris Eggers: It's a little less maintenance vertical walls are a little more effort to build it would be more concrete work. The stone will look better and blend in more with the rock ledge in the neighborhood.

Andrew Galler : Is there enough space to get the machines in the back yard

Chris Eggers: Yes, it is pretty tight but a little room to get back.

Mark Galzeo: Well and septic?

Chris Eggers: Not sure where the well and septic is

Mark Galzeo: I think it should be marked on the plan

Mark Galzeo : well lets get max give you a call and get out for a site visit.

Mark Galler moved to adjourn the meeting and Andrew Galler seconded the motion. All were in favor and the meeting adjourned at 8:15 pm.

Date Approved: \_\_\_\_\_

Respectfully submitted by,

Kelly MacIntyre

