

**CONSERVATION BOARD**  
**Via Zoom**  
**September 8th, 2020 7:30 PM**

**MEETING AGENDA**

**1)Approval of Minutes**

**July**  
**August**

**2) Old Business (all old business pending):**

**Riverview Industries, 3012 Route 9, Cold Spring TM#27.20-1-12.1**

Applicant is seeking major site plan approval for a parking area for commercial truck parking and storage. The applicant owns and operates a commercial truck repair and auto body business on two parcels located across Route 9 and this is an extension of that use. A wetland permit will be required for disturbance in the 100-foot local wetland buffer. A floodplain Development Permit will be required for disturbance in the 100-year floodplain.

**3) New Business:**

**Dana & Kevin Raymond 2,4,6 Hudson River Lane LLC, 2,4,6, Hudson River Lane,  
Garrison WL-328 TM#89.7-1-19**

((Demolition of 2 existing residences,septic,wells and driveways. Construction of 1 single family residence, septic, well and driveway.)

**4) Stormwater:**

**5) Other Discussion:**

**\*\*\*NOTE: All items may not be called. Items may not always be called in order \*\*\***

**\*\*\*BEGINNING OCTOBER 1, 2019 ALL SCHEDULED CONSERVATION BOARD  
MEETINGS WILL BE HELD AT THE CLAUDIO MARZOLLO COMMUNITY  
CENTER, 107 GLENCLYFFE DRIVE, GARRISON, NY 10524\*\*\***

# **TOWN OF PHILIPSTOWN CONSERVATION BOARD**

**Via Zoom**

**August 11<sup>th</sup>, 2020**

**Minutes**

The Conservation Board held its regular meeting on Tuesday, August 11th, 2020.

**Present:**            Andy Galler (Sitting Chairman)  
                         Robert Repetto  
                         Jan Baker  
                         MJ Martin  
                         Krystal Ford  
                         Max Garfinkle (Natural Resources Review Officer)

**Abesent:**            Mark Galezo  
                         Lew Kinglsey

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

**Andy Galler opened the meeting at 7:35 pm**

**Dana & Kevin Reymond, 2,4,6 Hudson River Lane, Garrison    TM#89.7-1-19,20,21**

Azure Sleicher from Race Engineering is speaking on behalf of the applicant. The applicant has three continuous properties and there are 380 feet of shoreline structure and varies in composition. There are existing dry stacked stone seawall, concrete stone seawall and there are a couple sets of stone steps that lead down to the water and a concrete boat ramp. The shoreline structures are in various states of deterioration and need of repair. The northern side is dry stack stone wall it's about 250 linear feet and most of that is proposed to be repaired in place with chinking. Chinking is filling of the voids between the stones and drainage improvements on the land side which consist of filter fabric and stone that will act as a filter for any water that would otherwise seep

through the dry stacked stones and pull sediment out. This will eliminate the sink holes that we are finding developing behind the wall. The existing ramp will be enlarged horizontally across the property not vertical into the water. It will come to a set of stairs for better water access. Everything is within the same footprint of the existing structure so there is no real water encroachment of any of the repairs we are doing. There is an existing concrete wall that will be replaced. We are proposing a gangway and floating dock in area shown on the map and a new concrete landing. An aluminum gangway and seasonal floating dock would be accessed. Further south we have an area of concrete seawall that is also in disrepair with sinkholes behind it and erosion at the base of it. As you move further south there is an existing concrete section that will be replaced with stone wall. Then when you get to the last area on the map shown it will be patched and repaired in place. So, this is repair of an existing or various structure essentially within their footprint and the only new element really is the proposed gangway and floating dock.

Azure Sleicher stated that she has some photos of the existing sea wall to show the board. The first photos she showed was the ones of the northern end which is an existing dry stack stone wall and there are large gaps between the existing stones which are large and allow material to be pulled out from behind the wall and cause sink holes on the land behind the wall. They will be restacking the stones and filling in the void between the larger stones with smaller stones. Azure showed a photo showing the voids are about three feet deep.

Andy Galler asked Azure that they are most likely not going to move any of the stone you're just going to fill it in?

Azure Sleicher showed a photo that shows the wall leaning towards the water so, in this area would be one that would actually be partially dismantled and re-stacked.

Max Garfinkle asked if the concrete wall runs along the entire back side of the stone masonry?

Azure Sleicher stated that they did not do exploratory digs behind the entire wall but, we do not believe it does. That is the return wall for the boat ramp area so, on either side of the boat ramp there are two wing walls and that's on of them.

Max Garfinkle stated that would be one of there big concerns that when you dismantle it that there's erosion control in place and some sort of measures in place to isolate the work area. Max stated if that wall did continue all the way down then that may alleviate some of the boards concerns.

Azure Sleicher stated that the whole wall is accessible during low tide so, that is when most of the work will be done so we are minimizing sedimentation and erosion into the river. The contractor will be required to install sedimentation and erosion control structures including turbidity curtain out in the water. That is a requirement of DEC and a DEC permit.

Andy Galler asked if the wall itself is going to be dry or are you going to using cement or hydraulic cement?

Azure Sleicher stated that part of the wall will be dry but as you move to the south there is a section of the existing concrete wall which will be replaced with concrete wall. It will be removed down to sound material new rebar formwork and poured in place.

Andy Galler asked if the gangway was not going to be a fix structure and extent out and hit the dock that is 8x20 and float on that?

Azure Sleicher stated that was correct, on the land side there will be a concrete foundation on which the gangway will be fix on a hinge so it will move up and down with the tides. The gangway will articulate with that float and it will be removed seasonally.

Andy Galler asked if the float is structurally going to be attached to the gangway or is there going to be a subsurface mushroom anchor or something like that to hold it in place?

Azure Sleicher stated that the floating dock will be anchored in place with mushroom anchors and a chain and the gangway will have rollers at the end so, as the floating dock rises with the tide the gangway will articulate with that and roll freely on top of the floating dock.

Andy Galler asked if they are using two mushroom anchors or one?

Azure Sleicher stated that they will be using 4 mushroom anchors, there will be an anchor and a chain at each corner of the float.

Max Garfinkle asked where they are with their State and Federal permitting? Max asked if they have valid DEC permits at this point.

Azure Sleicher stated that they have a valid DEC permit and they have a Department of State Coastal consistency review concurrence. The Army Corp permit is still pending but, they expect it any day. They asked for additional information a while back and were provided the information. Any concerns and questions that have been brought up by Army Corp or any other agencies have been addressed.

Andy Galler asked Max Garfinkle where the Board should go from here?

Max Garfinkle stated that he feels the board could vote on a conditional permit and once the Army Corp responds back to the applicant that they transmit a completed packet with that document and then the board can issue a wetland and water course permit. Max stated that the board can vote on it tonight if nobody has any concerns with the changes to the plan or how the site will be protected.

Andy Galler asked if anyone on the Board has any questions or concerns? The Board had no comments.

Andy Galler asked if he could get a motion to issue a conditional permit?

MJ Martin made the motion, Jan Baker second the motion. Motion passes unanimously.

Andy Galler asked if anyone was present for Riverview Industries? No one was present so it was put over until next month.

Any Galler asked if there was any new information on Jose Lojano?

Max Garfinkle stated that himself and Mark went back and forth with Jason Snyder from Badey & Watson who is representing Jose. Jason is aware of all the Boards concerns and max sent the violation notices over to Jason. Jason is working on a proposal for Jose so he can move forward through our court system. Jason has enough information to move forward before they can even come in front of the board again about completing the final portion of the garage. Mark left it off as to bring the property as close to where the board agreed to stop working and finish up his restoration planting before anything else can proceed in front of the board itself. It will be up to Jose if he will except the plans Jason Snyder will propose outside of going to court.

MJ Martin asked if there is any escrow money left on the project or does that need to replenished?

Max Garfinkle stated that he would have to check with the Town. Max stated that the way Badey & Watson is going to handle Jose is that he will have to pay them a retainer up front.

Andy Galler stated that at the last meeting the Board decided that the Engineer should prepare a current site plan.

Robert Repetto stated that the Board also wants to know how much he has filled in there.

Max Garfinkle stated that Jason Snyder is going to go out a dig test holes to get depth and dimensions. Jose stated that he brought in about roughly 150 cubic yards of material. Jason Snyder is going to try and see the condition of the materials. Max stated that he will forward the information to the Board once he gets it.

Robert Repetto stated that he things the Board should have the septic system scoped to see if there is any damage from the trucks driving over it.

Max Garfinkle stated that he could convey that to Jason Snyder.

Andy Galler made a motion to adjourn? The board vote was anonymous. Meeting Adjourned at 8:08 p.m.

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

Respectfully submitted by

Kelly MacIntyre

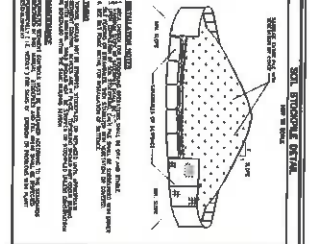
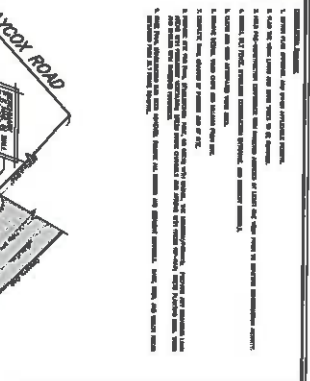
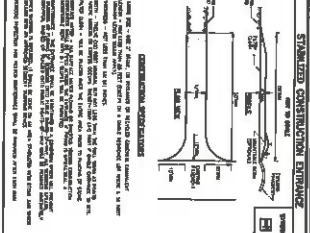
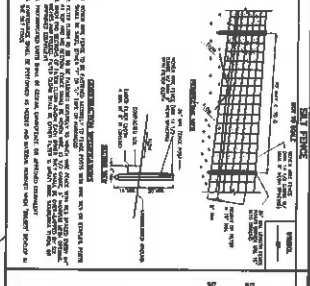
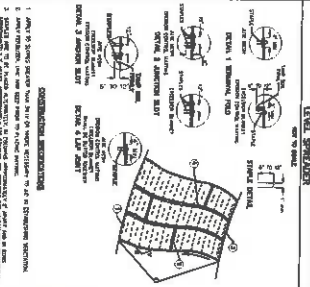
Board Secretary





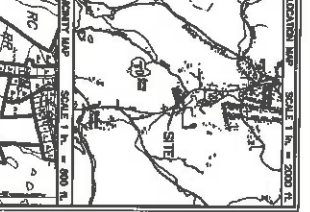






### TABLES

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	FOUNDATION	sq. ft.	1000	10.00	10000.00
2	WALL	sq. ft.	2000	20.00	40000.00
3	ROOF	sq. ft.	1500	15.00	22500.00
4	FLOOR	sq. ft.	1000	10.00	10000.00
5	CEILING	sq. ft.	1000	10.00	10000.00
6	EXTERIOR FINISH	sq. ft.	1000	10.00	10000.00
7	INTERIOR FINISH	sq. ft.	1000	10.00	10000.00
8	PAINT	sq. ft.	1000	10.00	10000.00
9	GLASS	sq. ft.	1000	10.00	10000.00
10	METAL	sq. ft.	1000	10.00	10000.00
11	WOOD	sq. ft.	1000	10.00	10000.00
12	CONCRETE	cu. yd.	1000	10.00	10000.00
13	BRICK	sq. ft.	1000	10.00	10000.00
14	BLOCK	sq. ft.	1000	10.00	10000.00
15	STONE	sq. ft.	1000	10.00	10000.00
16	TILE	sq. ft.	1000	10.00	10000.00
17	CARPET	sq. ft.	1000	10.00	10000.00
18	LINOLEUM	sq. ft.	1000	10.00	10000.00
19	HARDWOOD	sq. ft.	1000	10.00	10000.00
20	SOFTWOOD	sq. ft.	1000	10.00	10000.00
21	INSULATION	sq. ft.	1000	10.00	10000.00
22	DRAINAGE	sq. ft.	1000	10.00	10000.00
23	SEWER	sq. ft.	1000	10.00	10000.00
24	WATER	sq. ft.	1000	10.00	10000.00
25	GAS	sq. ft.	1000	10.00	10000.00
26	ELECTRIC	sq. ft.	1000	10.00	10000.00
27	TELEPHONE	sq. ft.	1000	10.00	10000.00
28	CABLE	sq. ft.	1000	10.00	10000.00
29	RADIANT HEATING	sq. ft.	1000	10.00	10000.00
30	AIR CONDITIONING	sq. ft.	1000	10.00	10000.00
31	HEATING	sq. ft.	1000	10.00	10000.00
32	COOLING	sq. ft.	1000	10.00	10000.00
33	VENTILATION	sq. ft.	1000	10.00	10000.00
34	EXHAUST	sq. ft.	1000	10.00	10000.00
35	FAN	sq. ft.	1000	10.00	10000.00
36	MOTOR	sq. ft.	1000	10.00	10000.00
37	PUMP	sq. ft.	1000	10.00	10000.00
38	VALVE	sq. ft.	1000	10.00	10000.00
39	FITTING	sq. ft.	1000	10.00	10000.00
40	PIPE	sq. ft.	1000	10.00	10000.00
41	HANGAR	sq. ft.	1000	10.00	10000.00
42	BRACKET	sq. ft.	1000	10.00	10000.00
43	HOOK	sq. ft.	1000	10.00	10000.00
44	SCREW	sq. ft.	1000	10.00	10000.00
45	NAIL	sq. ft.	1000	10.00	10000.00
46	BOLT	sq. ft.	1000	10.00	10000.00
47	WELD	sq. ft.	1000	10.00	10000.00
48	GROUT	sq. ft.	1000	10.00	10000.00
49	MORTAR	sq. ft.	1000	10.00	10000.00
50	PLASTER	sq. ft.	1000	10.00	10000.00
51	STUCCO	sq. ft.	1000	10.00	10000.00
52	GYPSUM	sq. ft.	1000	10.00	10000.00
53	SAND	sq. ft.	1000	10.00	10000.00
54	GRAVEL	sq. ft.	1000	10.00	10000.00
55	ASPHALT	sq. ft.	1000	10.00	10000.00
56	BITUMEN	sq. ft.	1000	10.00	10000.00
57	PAINT	sq. ft.	1000	10.00	10000.00
58	STAIN	sq. ft.	1000	10.00	10000.00
59	VARNISH	sq. ft.	1000	10.00	10000.00
60	SEALANT	sq. ft.	1000	10.00	10000.00
61	ADHESIVE	sq. ft.	1000	10.00	10000.00
62	GLUE	sq. ft.	1000	10.00	10000.00
63	WAX	sq. ft.	1000	10.00	10000.00
64	POLISH	sq. ft.	1000	10.00	10000.00
65	CLEANER	sq. ft.	1000	10.00	10000.00
66	DISINFECTANT	sq. ft.	1000	10.00	10000.00
67	PESTICIDE	sq. ft.	1000	10.00	10000.00
68	FERTILIZER	sq. ft.	1000	10.00	10000.00
69	HERBICIDE	sq. ft.	1000	10.00	10000.00
70	FUNGICIDE	sq. ft.	1000	10.00	10000.00
71	ANTI-MOLD	sq. ft.	1000	10.00	10000.00
72	ANTI-RUST	sq. ft.	1000	10.00	10000.00
73	ANTI-CORROSION	sq. ft.	1000	10.00	10000.00
74	ANTI-SCALE	sq. ft.	1000	10.00	10000.00
75	ANTI-FODDER	sq. ft.	1000	10.00	10000.00
76	ANTI-ODOR	sq. ft.	1000	10.00	10000.00
77	ANTI-BACTERIAL	sq. ft.	1000	10.00	10000.00
78	ANTI-VIRAL	sq. ft.	1000	10.00	10000.00
79	ANTI-TOXIC	sq. ft.	1000	10.00	10000.00
80	ANTI-CARCINOGENIC	sq. ft.	1000	10.00	10000.00
81	ANTI-MUTAGENIC	sq. ft.	1000	10.00	10000.00
82	ANTI-TUMORIGENIC	sq. ft.	1000	10.00	10000.00
83	ANTI-TERATOGENIC	sq. ft.	1000	10.00	10000.00
84	ANTI-EMBRYOTOXIC	sq. ft.	1000	10.00	10000.00
85	ANTI-NEUROTOXIC	sq. ft.	1000	10.00	10000.00
86	ANTI-HEPATOXIC	sq. ft.	1000	10.00	10000.00
87	ANTI-NEPHROTOXIC	sq. ft.	1000	10.00	10000.00
88	ANTI-CARDIOTOXIC	sq. ft.	1000	10.00	10000.00
89	ANTI-RESPIRATOXIC	sq. ft.	1000	10.00	10000.00
90	ANTI-IMMUNOTOXIC	sq. ft.	1000	10.00	10000.00
91	ANTI-REPRODUCTOTOXIC	sq. ft.	1000	10.00	10000.00
92	ANTI-GENOTOXIC	sq. ft.	1000	10.00	10000.00
93	ANTI-MUTAGENIC	sq. ft.	1000	10.00	10000.00
94	ANTI-TUMORIGENIC	sq. ft.	1000	10.00	10000.00
95	ANTI-TERATOGENIC	sq. ft.	1000	10.00	10000.00
96	ANTI-EMBRYOTOXIC	sq. ft.	1000	10.00	10000.00
97	ANTI-NEUROTOXIC	sq. ft.	1000	10.00	10000.00
98	ANTI-HEPATOXIC	sq. ft.	1000	10.00	10000.00
99	ANTI-NEPHROTOXIC	sq. ft.	1000	10.00	10000.00
100	ANTI-CARDIOTOXIC	sq. ft.	1000	10.00	10000.00



### PROPOSED STANDARD PLAN NOTATIONS

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	FOUNDATION	sq. ft.	1000	10.00	10000.00
2	WALL	sq. ft.	2000	20.00	40000.00
3	ROOF	sq. ft.	1500	15.00	22500.00
4	FLOOR	sq. ft.	1000	10.00	10000.00
5	CEILING	sq. ft.	1000	10.00	10000.00
6	EXTERIOR FINISH	sq. ft.	1000	10.00	





2-6 Hudson River Lane : Application for Wetlands Permit

Completed Wetlands Application
Property Report: Ted K : Certified Wetland Delineator and Certified Watershed Forester
Natural Heritage Progr: : DEC
Topographic Survey of Existing Site Conditions: Robert Oicle PLS
SWPP Site Plan and Notes: Joh C-101
Site Demolition Plan: John Kali C-102
Grading and Utility Plan      C-103
Site Details                      C-104
Proposed Site Plan and Zoning Analysis: Jeff Jordan Architects

TOWN OF PHILIPSTOWN  
PUTNAM COUNTY, NEW YORK

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

APPLICATION FOR WETLANDS PERMIT

Note to Applicant:

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

(Office Use Only)

Application # \_\_\_\_\_ Permitting Authority \_\_\_\_\_  
Received by: \_\_\_\_\_  
Date \_\_\_\_\_ Conservation Board \_\_\_\_\_  
Fee \_\_\_\_\_ Wetlands Inspector \_\_\_\_\_

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

2 HUDSON RIVER LANE, LLC  
1. Owner: Name: 4 HUDSON RIVER LANE, LLC 6 HUDSON RIVER LANE LLC

Address: 246 HUDSON RIVER LANE GARRISON, NY 10524

Telephone: 917.553.5920

If Corporation, give names of officers:

KEVIN L REYMOND MANAGING MEMBER

Mailing Address: 16 HUDSON STREET 3B NY NY 10013

2. Name of Agent: JOHN A. KALIN, PE

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

Mailing Address: DESIGN CONCEPTS ENGINEERING 3 MEMORIAL AVE PAWLING NY 12564

Telephone: 845.855.2000

3. Location of Proposed Activity:

2, 4 & 6 HUDSON RIVER LANE

Tax Map #: 89.7-1-19, 20 & 21

Acreage of Controlled Area Affected: 0 SF

Square footage of soil disturbed by the entire project: 18,270 SF

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

A, B, C, I, J, K

5. Other permit(s) required and agency or agencies responsible for granting such permits such as but not limited to P.C.B.O.H, N.Y.D.E.C, Army Core of Engineers, EPA, DOT, Building Dept. Planning Board, and Z.B.A.

PCBOH - SEPTIC & WELL, BUILDING DEPT

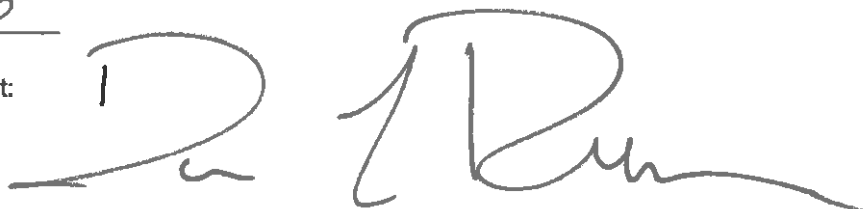
6. Each copy of this application shall be accompanied by:

- a. A detailed description of the proposed activity and a comparison of the activity to the criteria for approval specified in §93-8 of the Wetlands Law. (See below)
- b. A completed short form environmental assessment form (*included in the application folder*)
- c. A map prepared by a licensed surveyor, landscape architect or engineer showing:
  1. The controlled area(s) wetland buffer zone 100 feet from the edge of any wetlands, lakes, ponds or streams on the site;
  2. Any wetland or watercourse therein and the location thereof;
  3. The location, extent, and nature of the proposed activity.
- D. The names of claimants of water rights in the wetland or watercourse of whom the applicant has record notice and the names and addresses of all owners of record of properties abutting and directly across from the proposed activity as shown on the latest tax record.

(Note: Any map, plat or plan showing the above information that is required to be submitted for any other permit or approval in connection with the regulated activity, and that is acceptable to the Permitting Authority, may be used.)

Date: 8.24.20

Signature of Applicant:





# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

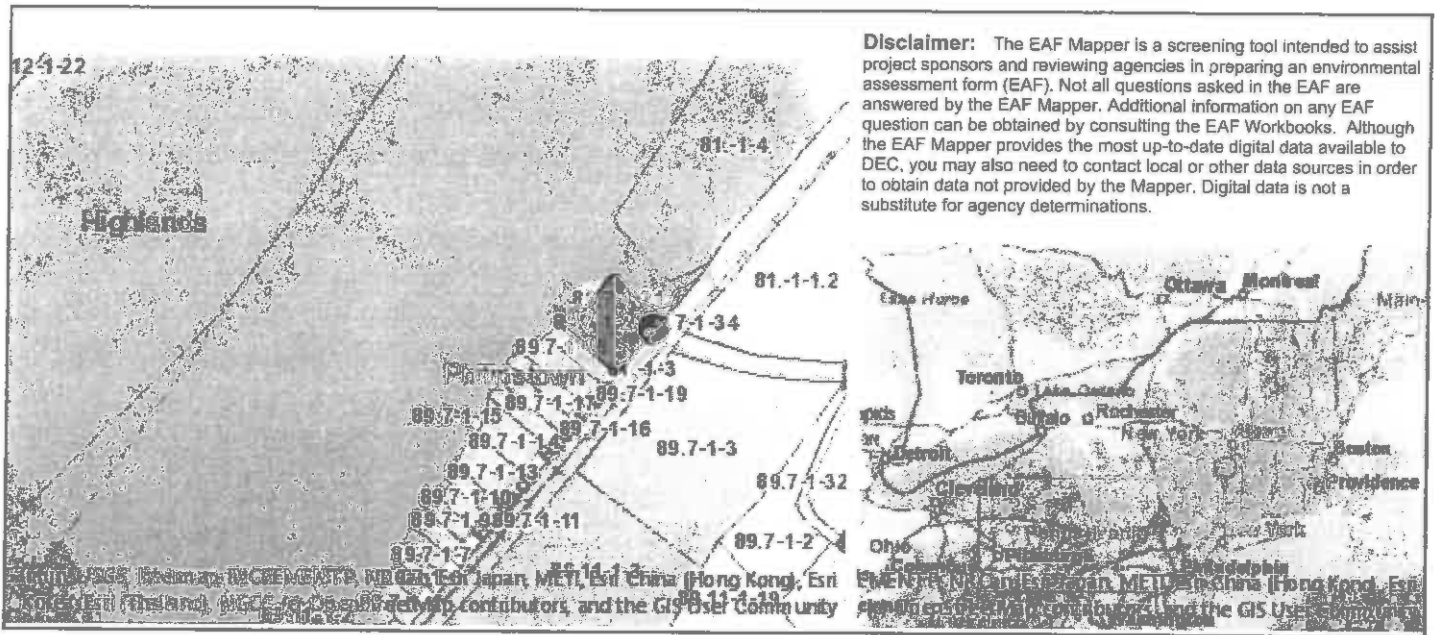
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: REYMOND RESIDENCE			
Project Location (describe, and attach a location map): 2,4,6 HUDSON RIVER LANE, GARRISON, NY			
Brief Description of Proposed Action: DEMOLITION OF 2 EXISTING RESIDENCES, SEPTICS, WELLS AND DRIVEWAYS CONSTRUCTION OF 1 SINGLE FAMILY RESIDENCE, SEPTIC, WELL AND DRIVEWAY			
Name of Applicant or Sponsor: JOHN A. KALIN, PE		Telephone: 845-855-2000	
		E-Mail: JKALIN.DC@COMCAST.NET	
Address: 3 MEMORIAL AVE			
City/PO: PAWLING		State: NY	Zip Code: 12564
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: PUTNAM CO BOH - SEPTIC, WELL; PHILIPSTOWN BLDG DEPT - BUILDING PERMIT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.50 acres	
b. Total acreage to be physically disturbed?		0.42 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.50 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ DRILL NEW ONSITE PRIVATE WELL _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ INSTALL NEW ONSITE SUBSURFACE SEWAGE TREATMENT SYSTEM _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Bald Eagle, Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



# ENGINEERING REPORT

**PROPOSED SITE PLAN**  
REYMOND RESIDENCE  
2, 4, 6 HUDSON RIVER LANE  
GARRISON, PUTNAM COUNTY, NEW YORK

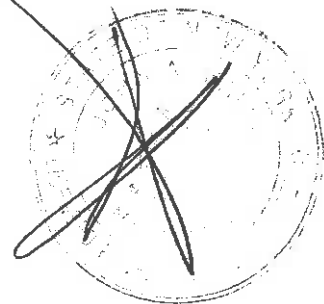
AUGUST 2020

**WARNING: IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER IN ANY WAY, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.**

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Prepared by:

Design Concepts Engineering P.C.  
John A. Kalin, P.E.  
3 Memorial Ave  
Pawling, NY 12564



### **PROJECT DESCRIPTION:**

The purpose of this project is to construct a single family residence across three individual lots. The project is located at 2, 4, 6 Hudson River Lane in the Town of Philipstown, Putnam County New York (refer to Vicinity Map on plan). The lots are currently identified on the Town Tax Maps as 89.7-1-19, 20 & 21.

### **EXISTING CONDITIONS:**

The combined 1.5 acre parcel generally slopes from the east along the road frontage to the west at the shoreline of the Hudson river. Parcel 2 is fairly level with open grass areas extending to the shoreline and existing seawall. There are some trees along the eastern property line at the road. There is a rock outcropping with a few mature trees along the east side of parcels 4 and 6. The remainder of the parcels are open with lawn and shrubs. They gradually slope to the seawall at the western side of the lots. The existing residences (4,6) are centrally located at the base of the sloped area. Each residence has its own driveway, septic and well. Lands adjacent to the project are similar in condition with single family residences. The entire site is underlain with UiC – Urban Land Charlton Chatfield Complex soils. The soils are also designed as “B” soils as per the Hydrologic Soils Group.

There is a state designated wetland to the east of the project. The 100 ft buffer is along the edge of the road to the beyond the lawn area. The Hudson River is across the west side of the site.

### **PROPOSED ACTIONS:**

It is the desire of the Owner to construct a new single family residence in place of the 2 existing residences currently on the parcels. To create the new home, it will be necessary to demolish the existing residences on Parcels 4 and 6. They will be removed and carted offsite by a licensed rubbish hauler. The existing wells and septics will be abandoned and or removed as per Putnam County Health Department Regulations. The existing paved driveways will serve as staging / stabilized construction entrances for a majority of the construction. At some point once they are no longer needed, they will either be removed or reconfigured for the proposed residence.

The new residence is to be centered on Parcel 4. It was designed to minimize disturbance and fit the site. The finished floor of the residence is approximately 14.5 ft which is 7.5 ft above the flood elevation (7.0). The house shall extend southwest to Parcel 6. Decks will surround the residence. A new well will supply the house with potable water. It is located at the high point of the Parcel 6 along the road frontage. A new advanced treatment septic

is proposed to the northeast of the residence. Minor retaining walls will help reduce the need for grading and maintain the low slopes in the rear yard. The grading and fill placement areas are shown on the site plan (refer to attached). Roof runoff shall be captured and treated in an infiltration bed located in the rear of the project. Any overflows will be directed to a controlled discharge outlet. Power and communication will be supplied from an existing pole along the street through underground conduits. The proposed driveway is a reduction of the existing driveway that currently serves Parcel 4. It shall enter from the road at the same location but it will stop short of the house. A walkway will connect the parking area to the house. The area surrounding the proposed residence shall be landscaped with plants and lawns. The grading and fill placement areas are shown on the site plan (refer to attached).

### **Planned Erosion and Sediment Control Practices**

The following practices and measures will be implemented on this project:

#### **Silt Fence:**

Silt fencing will be installed along the lower perimeter of the site and around all soil stockpiles. It shall be installed as per the detail on the plan.

#### **Stabilized Construction Entrance:**

The existing paved driveways will serve as stabilized construction entrances. All vehicles will remain on pavement to the greatest extent possible.

#### **Land Grading:**

All areas subject to regrading shall be performed to completion in the shortest practical time frame. All land grading will be also performed in such a manner as to reduce the potential for erosion. This includes disturb limited areas, stockpiling and stabilizing soils, direction of runoff to treatment measures and working during relatively dry periods.

#### **Soil Stockpiling and Stabilization:**

All topsoil shall be collected and stockpiled in the areas noted on the plan. The piles shall be stabilized with seed and mulch.

#### **Surface Stabilization:**

All surfaces shall be stabilized immediately following any land grading activities in the shortest practical time frame.

### **Construction Sequence:**

The project will begin with the stake out of project components and limits of construction.

A preconstruction meeting with then be conducted at the site with the Owner, Contractor, Engineer and Town representative if needed. All project components and regulator expectations will be discussed and clearly understood by the Contractor prior to construction. The meeting will be followed with the installation of erosion and sediment control practices as outlined in the plan. These include, but are not limited to:

1. Silt fencing
2. Construction fencing

Additional measures may be required to address issues that arise during the course of construction. Once the erosion and sediment control measures are in place, the site excavation will commence. A suggested outline of activities are as follows:

1. Selectively vegetation (if any) within the limits of disturbance.
2. Remove stumps (if any) then haul offsite for recycling and reuse
3. Chip all brush and tree branches (if any) for future temporary stabilization measures or immediately spread along the borders.
4. Stage areas for dumpsters on driveways.
5. Demolish residences. Maintain dust with sprinklers as needed.
6. Pump and crush septic tanks. Abandon fields in place.
7. Abandon wells as per Putnam County Health Department Regulations.
8. Strip existing topsoil then stockpile and stabilize it for later redistribution.
9. Survey locate the residence.
10. Excavate for foundation.
11. Install concrete foundation, perimeter drains, waterproofing, floor.
12. Backfill foundation and establish grade around residence.
13. Construct residence.
14. Install electric / communication services.
15. Install well
16. Install septic.
17. Install gutter leaders and stormwater infiltration system.
18. Remove southern access drive. Restore area.
19. Revise northern driveway / parking area.
20. Install propane tank and gas line to residence.
21. Establish patios and walkways.
22. Install landscaping.
23. Final grade remainder of site and spread topsoil, then seed and mulch.
24. Remove temporary erosion and sediment control measures once site is stabilized.

It has been estimated that the duration of development of the site will last approximately 9-10 months. It is suggested that the site work be performed during relatively dry periods and that all activities be temporarily stabilized immediately upon completion.



### **Erosion and Sediment Control Maintenance:**

During the course of construction, the erosion and sediment control measures will require periodic maintenance. The Contractor shall be responsible for inspecting the measures on a weekly basis and after all rain events. Measures shall promptly be repaired or replaced when they no longer perform their function. The following shall be reviewed/performed for each measure:

1. Silt Fence

Remove accumulated sediment and stockpile within project. Maintain fence in upright position. Repair any loose or broken stakes. Replace any torn fabric.

2. Stabilized Construction Entrance

Maintain driveways / stone paths in a clean condition so as there is no tracking of sediment onto road. Confirm that there is no sediment deposits on road at end of each day or sooner. Maintain road in clean condition. This may require the replacement of stone in path or the washing of tires prior to trucks exiting the site.

### **CONCLUSIONS:**

With proper consideration, implementation and maintenance, the erosion and sediment control measures designed for the proposed residence at 2, 4, 6 Hudson River Lane shall protect the surrounding areas from the deposition of sediment and unchecked erosion. As such this project will not have an adverse impact on any neighboring properties nor waterbodies with respect to erosion and sediment control, flow of drainage or soil stability.

**TED KOZLOWSKI**  
**136 BIG ELM ROAD**  
**BREWSTER, NEW YORK 10509**  
**(845) 278-6169**  
**TKOZLOW@AOL.COM**

November 16, 2018

Ms. Dana Reymond  
16 Hudson Street, Apt 3B  
New York, NY

RE: Site Environmental Evaluation  
2 - 6 Hudson River Lane, Garrison, NY

Dear Ms. Reymond:

At your request, I inspected the above site on November 6, 2018. My purpose was to determine significant environmental features, regulated wetlands and other related aspects of the property.

It is well understood that the Hudson River is a valuable and regulated water body within the State of New York, and the entire western subject property boundary as well as most of the northern property edge borders the Hudson. As you know, the river is regulated by the State of New York as well as the Army Corps of Engineers. It is considered a critical environmental resource.

A NYSDEC tidal wetland (PK-2) is located along the east side of the Hudson Line Railroad tracks. While the subject property is within 100 feet of its' regulatory zone, the elevated tracks and Hudson River Lane make for a good barrier to any disturbances that may occur on the property. I have enclosed a resource map identifying the Hudson River and State wetland locations along with information on plant species identified and other information. I do not anticipate these resources to be affected by further development of your property.

There are no Town or State regulated wetlands on the subject property. The Hudson River high water boundary can be delineated by the sea wall protecting the property. The sea wall itself will require some restoration in the near future, especially where the locust tree is located at the western edge of 4 Hudson River Lane. There are several other locations along this wall that seem to be eroding, and one area on lot 2 shows the sea wall seemingly being pushed out towards the river. This of course will require permits from the State and Army Corps of Engineers for any improvements or repairs.

The entire property is developed and landscaped so there are no remaining natural areas and therefore no significant wildlife habitat is noted. It is quite safe to state that there are

no rare, threatened or endangered plants or animals existing on this site. The site however is along the river and offers vegetative cover and food sources for birds and mammals common to the region and the rock sea wall offers some fish habitat as well as the remnants of the jetty.

Any future disturbances or development of this property would of course require local permits and other permits from the agencies previously mentioned if the sea wall is repaired or restored. Proper erosion devices and planning will avert any potential impacts to the Hudson River and the wetlands across the railroad tracks are not a factor due to the barriers already in place.

Once any possible future construction plans are developed, I can assist in evaluating potential concerns so we can better protect the river if necessary. Thank you and I hope you find this information helpful. Please contact me if you have any questions.

Sincerely,

Ted Kozlowski, Certified Wetland Delineator & Certified Watershed Forester

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BREWSTER, NEW YORK 10509  
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Ted Kozłowski, Certified Wetland Delineator & Certified Watershed Forester

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program  
625 Broadway, Fifth Floor, Albany, NY 12233-4757  
P: (518) 402-8935 | F: (518) 402-8925  
www.dec.ny.gov

July 2, 2018

Ted Kozlowski  
Ted Kozlowski, Certified Forester  
136 Big Elm Road  
Brewster, NY 10509

↓ OUR FORMER PROPERTY. SAME ROAD

Re: Raymond Residence, 28-30 Hudson River Lane, Garrison  
County: Putnam Town/City: Philipstown

Dear Mr. Kozlowski:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

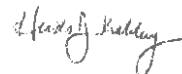
Enclosed is a report of rare or state-listed animals that our database indicates occurs adjacent to or in the vicinity of the project site. Given the nature of the proposed work, significant impacts on these species may not be expected. However, an official determination regarding any permit considerations for the project should be obtained from the Permits staff at the NYSDEC Region 3 Office; please contact them at [dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov), (845) 256-3054.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our database is continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 3 Office, Division of Environmental Permits as described above.

Sincerely,



Heidi Krahlung  
Environmental Review Specialist  
New York Natural Heritage Program

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**The following state-listed animals have been documented  
in the vicinity of the project site.**

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed or are candidates for federal listing.

For information about any permit considerations for the project, please contact the Permits staff at the NYSDEC Region 3 Office at [dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov), (845) 256-3054. For information about potential impacts of the project on these species, and how to avoid, minimize, or mitigate any impacts, contact the Region 3 Wildlife staff at [Wildlife.R3@dec.ny.gov](mailto:Wildlife.R3@dec.ny.gov), (845) 256-3098.

**The following species have been documented in the Hudson River.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>	
<b>Fish</b>				
<b>Shortnose Sturgeon</b>	<i>Acipenser brevirostrum</i>	Endangered	Endangered	1091
<b>Atlantic Sturgeon</b>	<i>Acipenser oxyrinchus</i>	No Open Season	Endangered	11464

The following species has been documented at two locations within 3 and 5 miles of the project site. Individual animals may travel 5 miles from documented locations.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>	
<b>Mammals</b>				
<b>Northern Long-eared Bat</b> <i>Hibernaculum</i>	<i>Myotis septentrionalis</i>	Threatened	Threatened	14181

This report only includes records from the NY Natural Heritage database.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), and from NYSDEC at [www.dec.ny.gov/animals/7494.html](http://www.dec.ny.gov/animals/7494.html).



**The following rare animals have been documented in the vicinity of the project site.**

We recommend that potential impacts of the proposed project on these species be addressed as part of any environmental assessment or review conducted as part of the planning and approval process, such as reviews conducted under SEQR. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

**The following animals, while not listed by New York State as Endangered or Threatened, are of conservation concern to the state, and are considered rare by the New York Natural Heritage Program.**

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	HERITAGE CONSERVATION STATUS	
<b>Animal Assemblages</b>				
<b>Anadromous Fish Concentration Area</b>				
Documented in a section of the Hudson River that includes the project site. 1986: The habitat is a 12 mile section of deep turbulent narrow river.				9586
<b>Fish</b>				
Documented across the road from the project site in a marsh. 1992: The fish were found in a tidal, low salinity marsh. Two culverts allow tidal exchange of water between the marsh and the estuary, one for the northern marsh and one in the southern.				
<b>Atlantic Silverside</b>	<i>Menidia menidia</i>	Unlisted	Imperiled in NYS	11814
<b>Inland Silverside</b>	<i>Menidia beryllina</i>	Unlisted	Imperiled in NYS	11815
<b>Atlantic Needlefish</b>	<i>Strongylura marina</i>	Unlisted	Imperiled in NYS	11816
<b>Dragonflies and Damselflies</b>				
<b>Needham's Skimmer</b>	<i>Libellula needhami</i>	Unlisted	Vulnerable in NYS	12403
Documented within 250 yards northeast of the project site in a marsh. 2006-07-24: The skimmers were observed in a Hudson River brackish tidal marsh bisected by a road. The portion of the marsh south of Manitou Station Road is predominately cattail ( <i>Typha</i> spp.), with an open water pool at the west side of the marsh near the road.				

This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

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