

TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK
238 MAIN STREET, COLD SPRING, NY 10516
Natural Resources Officer, Max Garfinkle - 845-265-5202

REQUEST FOR WETLAND DETERMINATION

The undersigned hereby requests that the Wetlands Inspector of the Town of Philipstown visit the property designated below and inform the undersigned as to whether a Wetlands and Watercourses permit will be required for the proposed activity, as set forth in Chapter 93 of the Code of the Town of Philipstown.

Name of Requester: Jena Girouard & Jesse Husted Wildrick

Requester Mailing Address: c/o River Architects, PLLC 178 Main Street Cold Spring, NY 10524

Telephone Number: 845-265-2254 Tax Map Number: 89.7-1-B & 89.7-1-7

Description of property location: 28 & 30 Hudson River Lane, Garrison, NY 10524

Nature of Proposed Activity: We propose to combine the two existing lots into one, replace existing houses w/ one new 4 bedroom house, repair and add new sea walls.

Date: 1/25/2021 Signature: 

WETLANDS DETERMINATION

- 1.) Complete Request for Determination form. Applicant should try and submit as much information as possible to help the Inspector have a better understanding of the requested property (location and nature of proposed activity to assist him/her in their final report). This should include a location map and a site plan with the locations of septic (including test holes as required by Putnam County Health Department), residential structures and driveway locations clearly shown.
- 2.) \$180.00 check made payable to the Town of Philipstown
- 3.) Two copies must be submitted of Determination form, location map, and map/survey of the property to determine approximate property boundaries.
- 4.) All information should be returned to the Town of Philipstown Building Department.

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 # WL21-333 Permitting Authority _____
Received by: R _____ Z.B.A. _____
Date 1/27/21 _____ Planning Board _____
Fee 500 APP CK # 2514 Wetlands Inspector
1000 ESCROW CK # 2516

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.

1. Owner: Name: Jesse Husted Wildrick Jena Marleuse Girouard

Address: 28 & 30 Hudson River Lane, Garrison, NY 10524

Telephone: 917-644-1664

2. Agent: Name: River Architects, PLLC

(Applicant must be owner of the land. The Application may be managed by an authorized agent of such person possessing a notarized letter of consent from the owner.)

3/ Name of Agent

If Corporation, give names of officers:

Juhee Lee-Hartford, James P. Hartford

Mailing Address: 178 Main Street, Cold Spring, NY

Telephone: (845) 265-2254

3. Location of Proposed Activity:

28 & 30 Hudson River Lane, Garrison, NY 10524

Tax Map No.: 89.7-1-8 and 89.7-1-7

Acreage of Controlled Area Affected: approximately .229 acre to be disturbed

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

A,B,C,H,J



January 26th, 2021

Attn: Mark Galezo, Chairperson, and Max Garfinkle. Wetlands Inspector
238 Main Street
Cold Spring, NY, 10516

Dear Mr. Galezo and Mr. Garfinkle,

We are submitting this application on behalf of our Clients, Jena Girouard and Jesse Wildrick, residing at #30 Hudson River Lane, Philipstown, NY, New York. They own this property, and the adjoining #28 Hudson River Lane.

Our clients wish to combine the two existing lots into one, replace the existing houses & detached structures with a single 4-bedroom house plus new garage, install a new septic system, replace the deteriorated gabion basket seawall situated on # 28 with a precast concrete gravity block wall to match the one situated on #30. The proposed new dwelling unit will be raised above the 500-year flood plain, designed to eliminate all fossil fuels on site, including the removal of a propane-fired generator and propane tanks, oil burners, and oil tanks. The new dwelling will utilize solar PV collection and battery storage and all-electric equipment. We are also proposing a new swimming pool.

We respectfully request your evaluation of this application based on the existing non-conforming aspects of the sites' current state, improvements to address sea-level rise and increased water absorption, and the desire to minimize climate impact through the use Net-Positive energy strategies. We are pursuing certification with Passive House Institute US, Source Net-Zero with this project.

Please call me at 845-265-2254 x 1003 with any questions.

Gratefully,

James Hartford | AIA, LEED AP, NCARB, CPHC
River Architects, PLLC | Principal
MWBE, DBE, & SBE Certified Business
Passive House | Net Zero | Living Buildings | LEED

Town of Philipstown
Building Department
JAN 26 2021
RECEIVED



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.

Building Dept, ZBA, Planning Board

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.
- 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: 1/26/2021

Signature of Applicant:



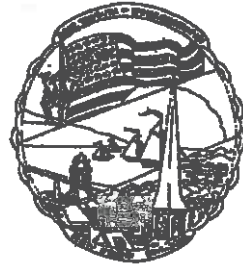
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Wildrick Residence			
Project Location (describe, and attach a location map): 28 & 30 Hudson River Lane, Garrison NY 10524			
Brief Description of Proposed Action: We propose to combine the two existing lots into one, replace existing houses & detached structures with a 4 bedroom +1 garage house, install new septic system, repair and add new sea walls			
Name of Applicant or Sponsor: James Hartford at River Architects, PLLC (Agent)		Telephone: 845-265-2254	
		E-Mail:	
Address: 178 Main Street, Cold Spring NY 10516			
City/PO: Cold Spring	State: NY	Zip Code: 10516	
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: ZBA		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.72	acres (each property is
b. Total acreage to be physically disturbed?		+/-0.2	acres 0.36 acres)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.72	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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			



Town of Philipstown

Code Enforcement Office
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- 5202 Fax (845) 265-2687

OWNER CONSENT & AUTHORIZED AGENT FORM

Date: 1.25.21

I, Jena Girouard & Jesse Husted Wildrick, residing at
Owner

28 & 30 Hudson River Lane, Garrison, NY 10524 do hereby authorize
Mailing Address, being the same as Putnam County Tax Records

Juhee Lee-Hartford at River Architects / James Hartford at River Architects, residing at
Authorized Agent

178 Main Street, Cold Spring, NY to act as my agent in
Authorized Agent Resident Mailing Address

securing permits in the Town of Philipstown at the following location;

28 & 30 Hudson River Lane, Garrison, NY 10524 (Tax map #: 89.7-1-8 & 89.7-1-7)
Street Address and Tax Map Number

I, as owner of this property, understand that I am responsible for any information and work submitted and performed by my agent. I further understand that each time my agent applies for a permit, that he/she must submit a new authorization form to the Town of Philipstown.

Juhee Lee-Hartford James Hartford (845) 265-2254 x 1003
Authorized Agent's signature phone #

Jena Girouard (917) 664-1664
Property Owner or Corporate Officers signature phone #

State of NEW YORK
County of PUTNAM

The foregoing instrument was acknowledged before me this 25 day of January, 2021
By (Owner's name) Jena Girouard, who is personally known to me or as identification shown: NY Driver License
Type of Identification

Notary Public Signature: [Signature]
Printed Name of Notary: ROBERT ANTENUCCI
My commission expires: 03/06/2021 Commission # 01AN6355365 010311

ROBERT ANTENUCCI
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01AN6355365
COMM. EXP. 03/06/2021
010311

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 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Wildrick Residence			
Project Location (describe, and attach a location map): 28 & 30 Hudson River Lane, Garrison NY 10524			
Brief Description of Proposed Action: We propose to combine the two existing lots into one, replace existing houses & detached structures with a 4 bedroom +1 garage house, install new septic system, repair and add new sea walls			
Name of Applicant or Sponsor: James Hartford at River Architects, PLLC (Agent)		Telephone: 845-265-2254	
		E-Mail:	
Address: 178 Main Street, Cold Spring NY 10516			
City/PO: Cold Spring	State: NY	Zip Code: 10516	
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: ZBA		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.72	acres (each property is
b. Total acreage to be physically disturbed?		+/-0.2	acres 0.36 acres)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.72	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: <u>We propose to eliminate use of all fossil fuels on site, the new dwelling will utilize solar PV collection and battery storage, and will pursue certification as a Passive House</u>	NO	YES	
	<input type="checkbox"/>	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <u>We propose to install new septic system for the proposed 4 bedroom dwelling unit</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: <u>The site is located between the hudson river (on the west side) and wetland area (on the east side), therefore the entire site is within 100'-0" buffer zone</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>Rainwater on the roofs of the structure to be controlled by below-grade perimeter drains</u>			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: James Hartford Date: 1/26/2021

Signature: *James Hartford*

DAVID J. KLOTZLE
WETLAND INSPECTOR, PHILIPSTOWN, NY
238 Main Street
Cold Spring, NY 10516
(914) 736-7132

Wetland Permit Application

MEMO TO APPLICANT

1. Use this form to apply for a Wetlands Permit as required by the Freshwater Wetlands and Watercourses Law of the Town of Philipstown, Chapter 93 of the code of the Town of Philipstown.
2. **Fee:** The application fee varies according to the nature of the activity. The fee schedule is attached. The full fee is required at the time you file the application.
3. **Number of Copies:** You must submitted (10) copies of the application form and all supporting documents. These (10) copies are in addition to any copies you must submit to any other agency to which you are making a separate application for the same activity. (Example: Application to the Planning Board for subdivision or site plan approval, application to the Zoning Board of Appeals for a variance or Special Use Permit.)
4. **Supporting Documentation:** See the application form for a list.
5. Return the (10) copies of the application, supporting documentation, and the full fee by check made out to Town of Philipstown to the Building Dept. office.
6. The Wetlands Inspector will review the application for completeness and make a site visit. After the site visit, he will refer your application to the Conservation Advisory Committee (CAC), which will place your application on the agenda of its next meeting. After they have had a chance to also inspect the property you will be notified of the time and place of that meeting. Unless otherwise counseled by the wetland inspector you or your representative should attend that meeting to support your case and answer questions that may arise.
7. If the CAC also finds that you have provided enough information to allow a decision, it will determine whether or not to recommend granting a permit.
8. If you are applying for a Wetlands permit in conjunction with an application to the Planning Board, Zoning Board of Appeals or Town Board, you will be notified by that board of any difference in procedure.

LIST OF REGULATED ACTIVITIES
(§ 93-5, Code of the Town of Philipstown)

The law regulates most activities within 100 feet of a wetland or watercourse including but not limited to those listed below.

- A. Dredging or excavation; grading and removal of soil, mud, sand, gravel, silt, earth material and other aggregate, either directly or indirectly.
- B. Dumping or deposition of soil, stones, sand, gravel, mud, rubbish, material, matter or fill of any kind, either directly or indirectly.
- C. Construction or installation of any structure or facility, including, but not limited to, roads, buildings, driveways, parking facilities, swimming pools, tennis courts, bridges, pipes or conduits; installation of sewage disposal systems or sewer outfall, drilling of wells, placing of other obstructions, or driving of pilings.
- D. Alteration or diversion of any flow of watercourse or wetland. This includes, but is not limited to, docks, dams, pilings and bridges.
- E. Use of chemicals, dyes, fertilizers, animal waste, herbicides, pesticides, delcing materials or similar materials.
- F. Influent of high thermal content capable of causing harmful ecological effects unless water is properly treated in recycling, including, but not limited to, groundwater heat pumps for other than one-family dwellings.
- G. Clear-cutting or other vegetation removal affecting surface water runoff.

- E. Use of chemicals, dyes, fertilizers, animal waste, herbicides, pesticides, delcing materials or similar materials.
- F. Influent of high thermal content capable of causing harmful ecological effects unless water is properly treated in recycling, including, but not limited to, groundwater heat pumps for other than one-family dwellings.
- G. Clear-cutting or other vegetation removal affecting surface water runoff.
- H. Establishment of trails for such purposes as, but not limited to, walking, skiing, horseback riding, bicycling, motorcycling, snowmobiling and off-road vehicle travel.
- I. Installation of service lines, cable conduits or utilities.
- J. Introduction of any form of pollution, by means including, but not limited to, the installation of a septic system, running of a sewer or storm water outcall, or discharge of sewage treatment or other solid waste into or so as to drain into a controlled area.
- K. Installation of drainage or water supply pipes or wells.
- L. Installation of dry wells, retention basins, filters, open swales or pond

WETLANDS PERMIT FEE SCHEDULE

- M. Wetland and watercourse determination by the Wetlands Inspector, regarding whether activity will be in a controlled area and describing permit application requirements: \$180.00
- N. Dwelling unit and accessory buildings and structures (including well and septic system if constructed contemporaneously with dwelling unit), or other structures (for example, stream crossing), in or containing a controlled area or portion thereof on a residential lot: \$500.00. Plus either a \$500.00 or \$1,000.00 escrow fee that may be refundable.
- O. Dredging or removal of soil, mud, sand, gravel, silt, or earth material and other aggregate from a controlled area, or dumping or deposition of any material in a controlled area when such activity is not associated with any of the other activities specified in this schedule and is not an activity of minor significance: \$500.00 Plus either a \$500.00 or \$1,000.00 escrow fee which may be refundable.
- P. Residential subdivision: \$500.00 for each lot in which a regulated activity is proposed in a controlled area. Plus 1,000.00 escrow fee which may be refundable.
- Q. Road, pipeline or in-ground utility: \$1,000.00 for the first 500 linear feet or fraction thereof in a controlled area, and \$1.50 for every linear foot over 500 feet in a controlled area. Plus 1,000.00 escrow fee, which may be refundable.
- R. Regulated activities not covered in Subsection B, C and D of this fee schedule: \$375.00 for the first affected acre of controlled area or fraction thereof, plus \$260.00 for each additional affected acre of controlled area or fraction thereof. Plus a 1,000.00 escrow fee, which may be refundable.
- S. Activities of minor significance, as defined in Section 93-7 of the Wetlands Law: \$125.00. Above fees are waived pursuant to Section 93-7.

SUPERIOR DATA SERVICES
TITLE # CLTLTNY 300049p Town of Philipstown Putnam
County, New York
238 Main Street Cold Spring, NY, 10516
Natural Resources Review Officer & Wetland Inspector Max E. Garfinkle

Wetland and Watercourse Determination Letter

Tax Map Number: 89.7-1-8 & 89.7-1-7
Physical Address: 28 & 30 Hudson River Lane Garrison, NY 10524
Owner: Jena Girouard & Jesse Husted Wildrick

Juhee-Lee & James Hartford
178 Main Street
Cold Spring, NY 10516

February 3rd, 2021

Dear

I have inspected the lot at the above address/ tax map number and have determined that there are wetlands or watercourses and their regulated setbacks as defined by Chapter 93 of the Philipstown Code on the above referenced tax map number.

For activities listed in the materials provided with the determination request Chapter 93 permits will be required to be filed with the Philipstown Building department.

Please note, this letter does not omit you or the property owner from obtaining permit approvals set forth by the Philipstown Code and/or County/State/ Federal Law.

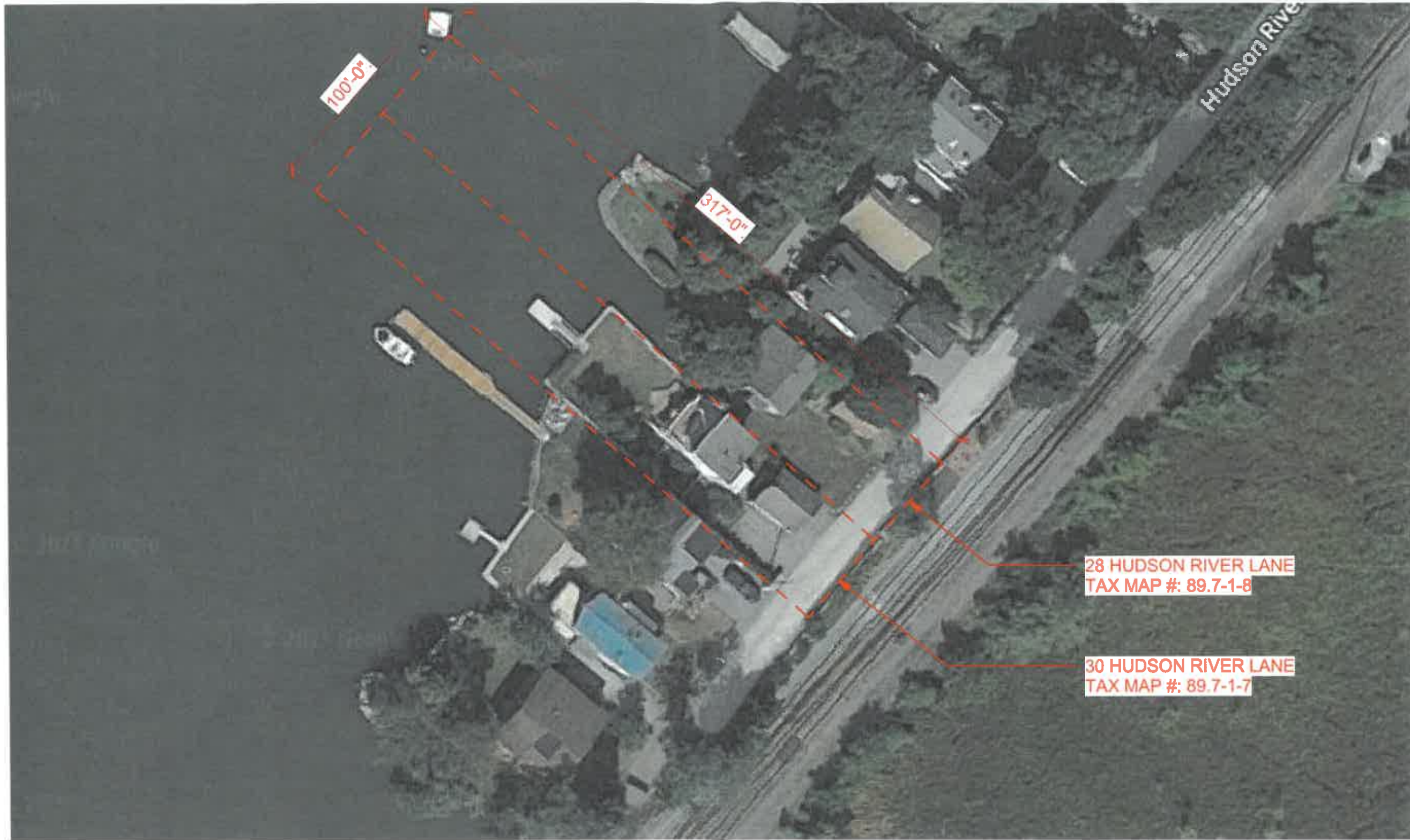
If I can be of any further assistance please do not hesitate to reach out to myself via email or phone using the information listed below.

Sincerely,



Max E. Garfinkle
Natural Resources Review Officer
Town of Philipstown
238 Main Street
Cold Spring, NY 10516
Phone (c): 845 490-1453
Phone (o): 845 265-5202
E-mail: mgarfinkle@philipstown.com

Cc:
Greg Wunner, Code Enforcement Officer



SITE LOCATION MAP

WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
TOWN OF PHILIPSTOWN, NY

TAX MAP #: 89.7-1-8 & 89.7-1-7



CB-01

01/26/2021

Checked by: G.B. Staff checked by: J.T. Drawn by: J.T.
 E.C. No. 81708
 Legend: SVE
 Drawing Name: SP21708_001

SOILS LEGEND

Map Symbol	Group	Soil Name
UIC	UIC	URBAN LAND-CHARLTON-CHAFFIELD

Soil classification and definition from Soil Survey of Putnam County, New York, 1962.

IMPERVIOUS AREA CALCULATIONS

NOTES

1. The vertical datum herein is North American Vertical Datum of 1988 (NAVD 1988).

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland as delineated by:

DEC

Surveyor/Engineer: **New York State Licensed Land Surveyor K.Y.S. License No. 48167**

Date: _____ SEAL _____

Wetland boundary delineation as validated by the New York State Department of Environmental Conservation remains valid for 10 years unless existing wetland, area hydrology, or land use practices change (e.g., agricultural to residential). After 10 years the boundary must be revalidated by DEC. Such revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

CHILPERTOWN STANDARD PLAN NOTATIONS:

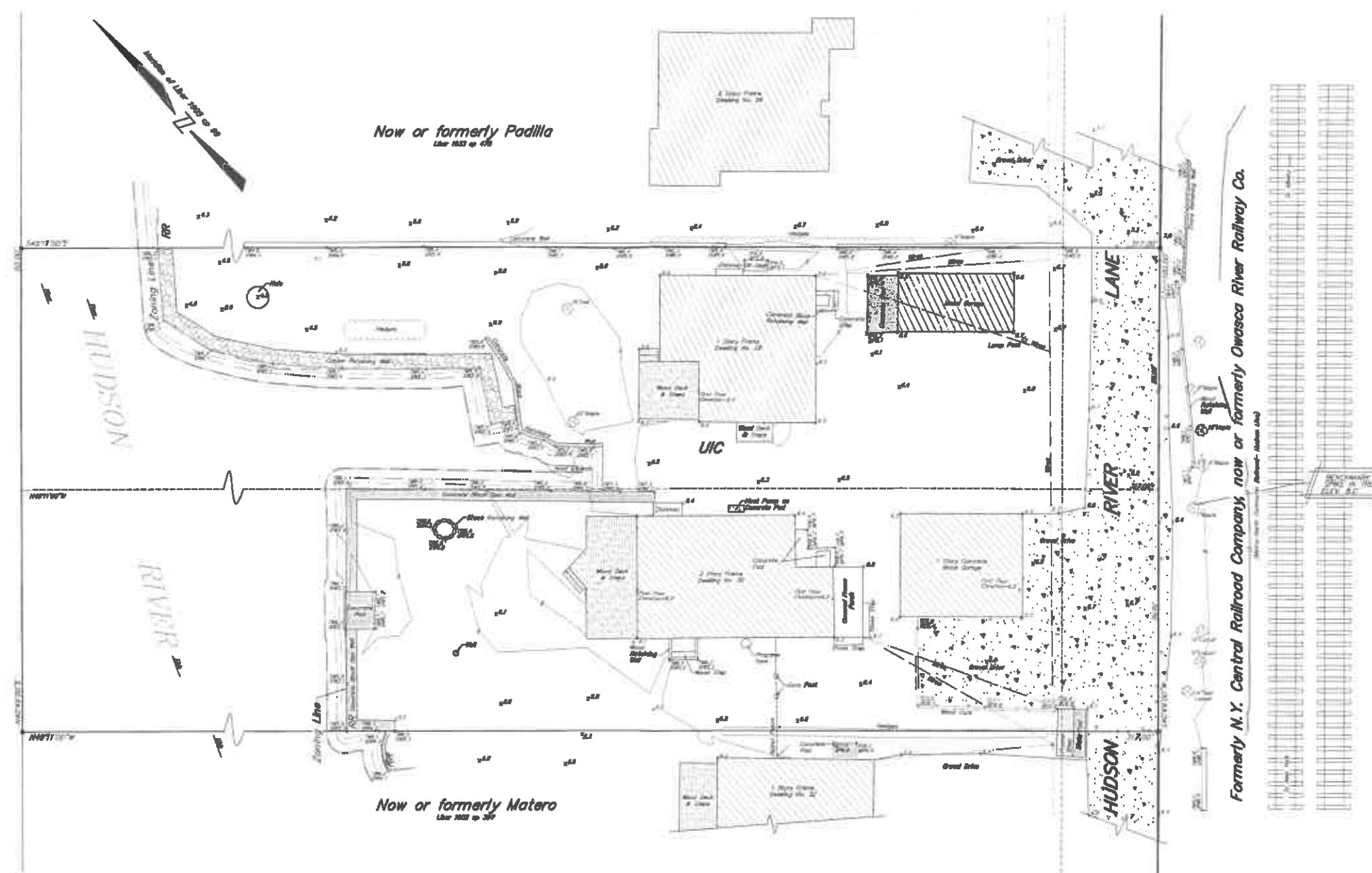
1. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL EXISTING TREES TO BE SAVED SHALL BE FLAGGED AND SHOW FORCE TO BE MAINTAINED THROUGH THE PERIOD OF ANY CONSTRUCTION ACTIVITIES.
3. PRIOR TO THE BEGINNING OF CONSTRUCTION THE APPLICANT OR HIS REPRESENTATIVE SHALL MEET WITH THE TOWN ENGINEER, TOWN SUPERVISOR, BUILDING INSPECTOR, SITE CONTRACTOR, AND FOR ANY ADDITIONAL OFFICERS ADVISED THAT MAY HAVE JURISDICTION FOR A PRE-CONSTRUCTION CONFERENCE TO REVIEW ALL FACETS OF CONSTRUCTION AND REQUIRED NOTIFICATIONS.
4. ALL EROSION CONTROLS ARE TO BE SET IN PLACE PRIOR TO ANY LAND DISTURBANCE ON THE SITE.
5. DURING THE COURSE OF CONSTRUCTION, WHATEVER THE TOWN HIGHWAY SUPERVISOR AND/OR TOWN ENGINEER DETERMINE THAT ADDITIONAL EROSION FACILITIES ARE NEEDED TO PREVENT FURTHER DAMAGE TO THE RIGHT-OF-WAY OR ADJACENT PROPERTY, THEY SHALL BE INSTALLED BY THE DEVELOPER AT HIS COST TO THE TOWN.
6. PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (UFPPO) AT 1-800-850-TWO TWO (5) FULL DIAL DATE PRIOR TO PERTURBING ANY EXCAVATION WORK.
7. ALL EXCAVATIONS ARE TO BE GRADED AND SEEDED IMMEDIATELY UPON WORK COMPLETION.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL UTILITY ENTRANCES AND SHALL CONFORM TO NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
9. STORMWATER SHALL BE PREVENTED WHATEVER POSSIBLE.
10. NO MECHANICAL EQUIPMENT SHALL BE MOUNTED ON THE ROOF IF VISIBLE FROM THE STREET.
11. ALL WALL MOUNTED LIGHTING FIXTURES SHALL BE SHIELDED OR DIRECTED DOWNWARD TO PREVENT LIGHT SOURCE FROM BEING VISIBLE FROM ADJACENT PROPERTIES.
12. ALL AREAS SHOWN BY LANTS OF DISTURBANCE SHALL BE FLAGGED AND SUITABLE BARRIERS INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
13. YARDING SHALL NOT BE PERMITTED AS OUTSIDE STREET CURBS. ANY TRUCKS WHICH ARE REQUIRED SUBSTANTIALLY ON THE SITE FOR A PERIOD OF THIRTY DAYS SHALL BE COVERED OUTSIDE CURBS.
14. PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION IN CONNECTION WITH THE PROPOSED CONSTRUCTION, THE OWNER OF RECORD SHALL FILE A NOTICE OF START WITH THE TOWN ENGINEER AND THE TOWN OF PHILIPSTOWN, WHEN ALL CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION THE OWNER SHALL SUBMIT A NOTICE OF TERMINATION TO THE TOWN ENGINEER AND THE TOWN OF PHILIPSTOWN.
15. NO SUBSTITUTIONS, ALTERATIONS, DEVIATIONS OR OTHER CHANGES TO ANY OF THE SPECIFICATIONS SHOWN ON THE APPROVED SITE PLAN SHALL BE MADE DURING CONSTRUCTION, OR SHALL BE ACCEPTED BY THE TOWN OF PHILIPSTOWN UNLESS PRIOR APPROVAL AS SET FORTH HAS BEEN RECEIVED BY THE PROJECT OWNER OR HIS AUTHORIZED REPRESENTATIVE.
16. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE PROJECT OWNER SHALL DELIVER TO THE PLANNING DEPARTMENT AN AS-BUILT SURVEY SHOWING THE LOCATION OF ANY BUILDINGS, AND THE LOCATION AND ELEVATION OF ALL EROSION CONTROL FACILITIES INCLUDING OUTLET CONTROL STRUCTURES, SIDE WALLS, CURBS, PILES, AND OVERFLOW SPILLWAYS.

UNDERGROUND WARNING --- CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-862-7082) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

LEGEND

---	CONTRIBUTOR LINE
---	SPOT ELEVATION
---	TOP & BOTTOM OF CURB
---	TOP & BOTTOM OF PAD
---	TOP & BOTTOM OF WALL



PROPERTY DATA

Map Designation: T.M. 1 88-7-1-7 & 8
 Use: SINGLE FAMILY RESIDENTIAL
 Lot Area: 0.728 ACRES

ZONING DATA

DISTRICT: RR - RURAL RESIDENTIAL

Property	Permitted	Prohibited
Single family detached	Y	N
Single family attached	N	N
Multi-family detached	N	N
Multi-family attached	N	N
Commercial	N	N
Industrial	N	N
Public use	N	N
Other	N	N

OVERLAY DISTRICT SCENIC PROTECTION

REVISION	DATE	DESCRIPTION

LOCATION

28 & 30 HUDSON RIVER LANE
 TOWN OF PHILIPSTOWN
 COUNTY OF PUTNAM
 STATE OF NEW YORK

PROPERTY OWNER

APPLICANT

PROJECT DESCRIPTION

NEW RESIDENCE

SITE PLAN
 PREPARED FOR
 JENA GIROUARD & JESSE WILDRICK

EXISTING CONDITIONS

SCALE 1 in. = 10 FT.

DESIGNED BY: **BARBY & YAKSON, Surveyors & Engineers, P.C.**

REGISTERED PROFESSIONAL ENGINEERS

3088 Route 9, Cold Spring, NY 10516

PH: 914-491-1111 FAX: 914-491-1112

SHEET 1 OF 7

This sheet is one sheet of a multi-sheet set. Users are cautioned that reliance on less than the full set of sheets may result in their being deprived of information integral to the set.

NOTE: ALL EXISTING STRUCTURES ON SITE TO BE REMOVED

PROPOSED BUILDING AREA:
 FIRST FLOOR: 2600 SF
 SECOND FLOOR: 3050 SF
 TOTAL: 5650 SF

PROPOSED TOTAL DECK AREA: 950 SF

PROPOSED DECK AREAS

PROPOSED NEW FENCE

PROPOSED POOL WITH SAFETY FENCE

PROPOSED NEW CONC BLOCK SEAWALL TO MATCH EXISTING

EXISTING WELL

PROPOSED NEW FENCE

Now or formerly Matero
 Libr 1902 up 307

EXISTING SITE PLAN OVERLAY DIAGRAM (BASED ON BADEY & WATSON SURVEY)

PROPOSED 2-STORY, 4-BEDROOM SINGLE RESIDENCE ON COMBINED LOT

APPROX LOCATION OF PROPOSED SEPTIC FIELD (PEAT SYSTEM)

UNOBSTRUCTED PASSTHROUGH AT GROUND LEVEL TO BOAT LAUNCH, HOUSE BRIDGES OVER AT SECOND FLOOR ABOVE

POROUS DRIVEWAY & TURNAROUND AREA GARAGE ENTRANCE

EXPANDED 3-CAR GARAGE AT EXISTING GARAGE LOCATION, NEW LIVING SPACE ABOVE

RESTORE LAWN AT EXIST. DRIVEWAY EXISTING SEPTIC TO BE USED FOR REVERSE OSMOSIS ABSORPTION

ELIMINATE USE OF ALL FOSSIL FUELS ON SITE. (INCLUDING PROPANE-FIRED GENERATOR AND PROPANE TANKS, OIL BURNERS AND OIL TANKS). PROPOSED NEW DWELLING WILL UTILIZE SOLAR PV COLLECTION AND BATTERY STORAGE

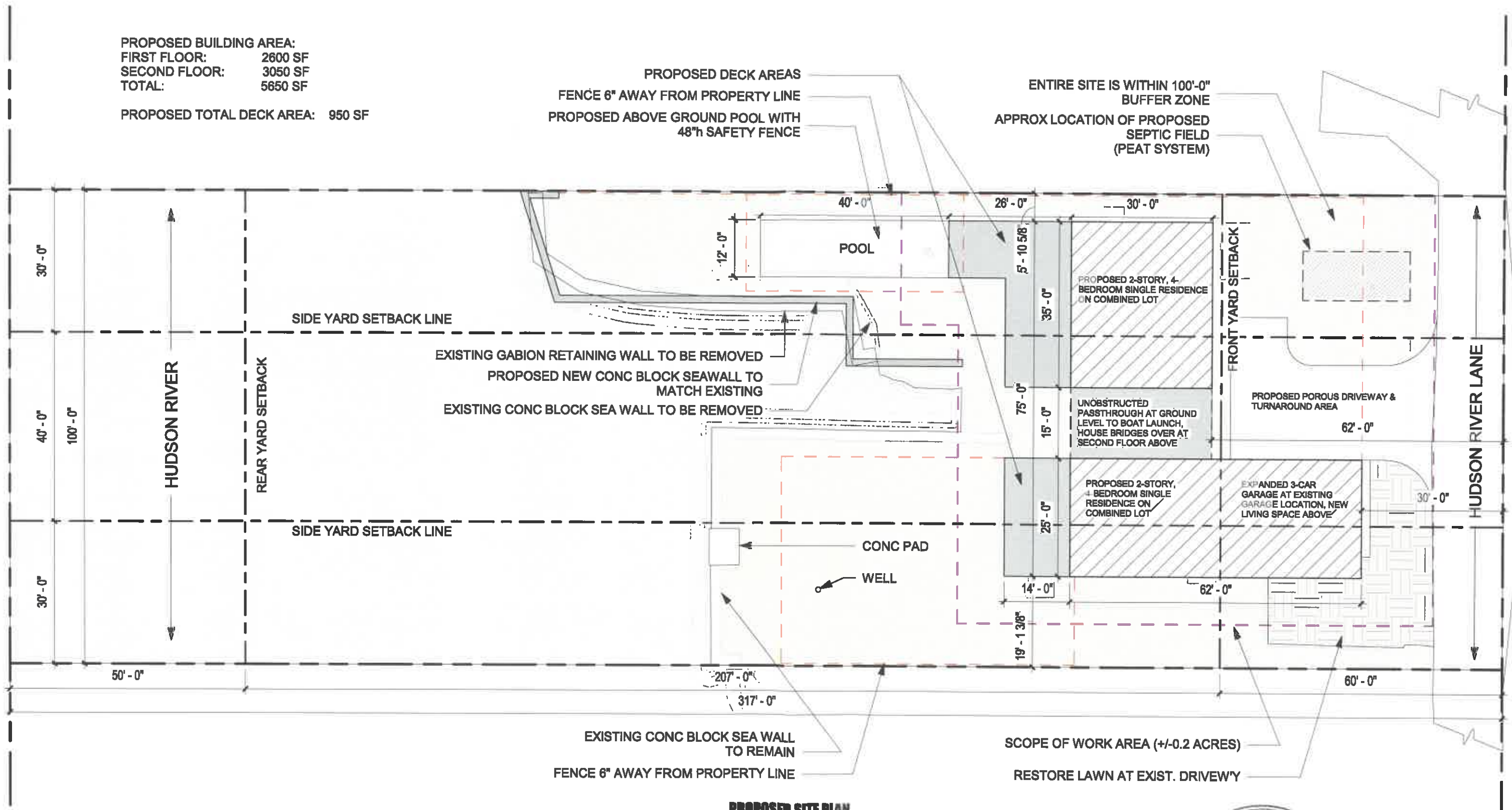


PROPOSED BUILDING AREA:
 FIRST FLOOR: 2600 SF
 SECOND FLOOR: 3050 SF
 TOTAL: 5650 SF

PROPOSED TOTAL DECK AREA: 950 SF

PROPOSED DECK AREAS
 FENCE 6" AWAY FROM PROPERTY LINE
 PROPOSED ABOVE GROUND POOL WITH
 48" SAFETY FENCE

ENTIRE SITE IS WITHIN 100'-0"
 BUFFER ZONE
 APPROX LOCATION OF PROPOSED
 SEPTIC FIELD
 (PEAT SYSTEM)



PROPOSED SITE PLAN

WILDRICK RESIDENCE

28 & 30 HUDSON RIVER LANE
 TOWN OF PHILIPSTOWN, NY

TAX MAP #89.7-1-8 & 89.7-1-7



CB-03

1" = 20'-0"

01/26/2021