



Oct 7, 2021

Attn: Mark Galezo, Conservation Board Chairperson, and Max Garfinkle, Wetlands Inspector
Town of Philipstown Conservation Board
238 Main Street
Cold Spring, NY, 10516

Re: 28-30 Hudson River Lane

Dear Mr. Galezo and Mr. Garfinkle,

We are submitting revised materials to address questions raised from the last board meeting. Important updates to this application include:

- Building design updates including reduced building footprint and balcony, reduced fill @ 28 Hudson River Ln peninsula.
- New site plan diagram and updated zoning conformance chart outlining the differences between the current design and the ZBA approved design. Please note- the design adjustments conform to the ZBA approved setback variances, we are confirming that the slight increase of 0.3% of impervious surfaces, with no credit given to green roofs or porous paving is acceptable.
- One full copy of the DEC & Army Corps of Engineers application by RACE engineering. A pdf copy of the full report, and relevant excerpts were distributed through Cheryl Rockett.
- Solutions to prevent stormwater from shedding onto adjacent properties:
Added retaining wall near the north property line and swale near the south property line with appropriate grade adjustments.
- Updated site plan with contours and fill calculation chart. We propose to add ~ 12,000 cubic feet of fill to ensure the new building stays above the flood level, this volume of fill is minimal compared to the open water area of the Hudson River, which has a basin size of over 14,000 square miles and is estimated to hold more than 1 trillion gallons of water.
- Note from our marine engineers (Race Engineering) in response to the concern that raising the subject property elevation would risk increasing the amount of flood to other properties: "Typically, the loss of flood storage is a concern for FEMA designated 'regulatory floodways' and non-tidal flood plains. This section of the Hudson River is in tidal floodplain area, and the site is not located in or near any regulatory floodways, therefore flood storage displacement due to fill is not a concern for this site."

We look forward to resuming this conversation with you.

Gratefully,

A handwritten signature in blue ink that reads "James Hartford".

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

