

Statement in Support  
of the  
Application  
of  
**Jean Santelises & Hiram Arnaud**  
for a  
**FRESHWATER WETLANDS PERMIT**  
to conduct  
**REGULATED ACTIVITIES**  
within a  
**REGULATED AREA**  
as required under  
**CHAPTER 93**  
of the  
**CODE of the TOWN OF PHILIPSTOWN**

Prepared and respectfully submitted by:

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**Project Location**

The applicants, Jean Santelises and Hiram Arnaud, are the owners of the subject home at 5 Juniper Hill Road in Garrison. The lot is developed with a cottage, having its own existing potable water well and sewage disposal system. A town-regulated intermittent watercourse traverses the northern side of the property. There is also town-regulated steep terrain throughout the property. The parcel has an area of 4.679 acres and is designated on the Putnam County Tax Map for the Town as Sheet 81., Block 1, Lot 11

**Regulated Activities Involved (§ 93-5)**

The permit sought will allow for the demolition of the existing residence, decommissioning of the existing cesspool, and widening of the end of the existing driveway. The new house and septic system will be outside wetlands/watercourse buffer, no new structures are proposed in the buffer. The disturbance associated with the demo of the house and cesspool, in addition to other existing open space, will be reclaimed with native wetlands/buffer plantings. The end of the existing driveway is proposed to be widened slightly with 246 sq. ft. of new gravel driveway surface – this is the only new impervious surface proposed in the controlled area.

The construction involves the following work:

- Demolition of a portion of the existing dwelling.
- Decommissioning of the existing cesspool and removal of sewer pipe.
- Construction of a portion of driveway.

More specifically, the following Regulated Activities are involved:

- Excavation and grading (§93-5A.)
- Deposition of sand and gravel. (§93-5B.)
- Construction of a driveway. (§93-5C.)

The proposed controlled area affected is approximately 2,000 square feet. The total limit of proposed soil disturbance for this activity is approximately 31,900 square feet.

**Comparison of the proposed activity to the Criteria for Approval § 93.8**

Section 93-8, *Criteria for approval* sets forth eight (8) criteria that the Conservation Board and Permitting Authority must consider before a permit may be recommended or issued. The following is a list of them with a discussion of how the project compares to each criterion.

*The activity will not have a substantial adverse effect upon the natural function and benefits of a wetland or watercourses as set forth in §93-2B.*

The activity is consistent with the existing development and access to the property. The regulated activity will eliminate a subsurface discharge of sewage into the buffer, and eliminate a vertical structural barrier in the buffer.

The activity will not substantially change the natural channel of a watercourse or substantially inhibit the dynamics of a watercourse system.

The activity will not alter any open channel hydraulic characteristics.

The activity will not result in the degrading or pollution of waters.

The activity does not substantially increase sources of pollution, and utilizes the existing site development. Additionally, post-construction stormwater mitigation shall be provided.

The activity will not increase the potential for flooding.

The activity will not substantially increase impervious area of the site, and does not restrict the flow of water or decrease natural storage volumes.

Sufficient provision has been made for control of pollution, erosion, siltation and sedimentation during and after conduct of the activity.

The activity proposes temporary and permanent erosion and sediment control both during and after construction.

No practicable alternative location is available on the subject parcel.

The proposed regulated activities are required to mitigate existing conditions, and to utilize existing development to minimize disturbance.

No additional technical improvements or safeguards can reasonably be added to the plan or activity, which would minimize the impact on a controlled area.

The plan proposes sound construction techniques, using the existing site improvements.

The activity will alleviate or remove a hazard to the public health or safety.

The activity will allow for the applicant's reasonable access to and use of the property, a safe and healthy place to live, and the ability to repair damage and maintain the property. The plan also proposes the elimination of a sewage disposal system which has no pre-treatment (septic tank).

Respectfully submitted on behalf of Mr. Santelises,

**BADEY & WATSON,**  
*Surveying and Engineering, P.C.*