



April 5, 2021

Town of Philipstown Conservation Board
34 Kemble Avenue
Cold Spring, NY
10516

RE: Nelson Garage
946 NYS Route 9D
Garrison, NY
Tax Map No. 79.-1-39

Dear Mr. Garfinkle and Members of the Conservation Board:

Please find enclosed nine (9) copies of the following drawings and documents in support of an application for Wetland Permit for the above referenced project:

- Site Plan Drawing (SP-1), dated April 2, 2021.
- Constraints Map (CM-1), dated April 2, 2021.
- Schematic Architectural Plans, dated
- Wetlands Permit Application Dated April 5, 2021.
- Short Environmental Assessment Form, dated April 5, 2021.

The applicant seeks to construct a 2,600SF+- detached garage. The garage would sit approximately 118' from the Arden Brook, which runs along the northern property line. However, there is an existing man-made, rock lined pond that is fed by an upstream and downstream 18" pipe which connects the pond to the Arden Brook. The proposed garage would sit approximately 24' from the pond at its closest point.

The proposed action will meet the Town's Approval Criteria as described below:

1. The project will not have a substantial adverse effect upon the natural function and benefits of the wetland as described in §93-2B.
 - (1) Subsurface water resources will not be impacted as all runoff associated with the project will be captured and filtered through the proposed infiltration system.
 - (2) There will be no pollution associated with the project as the garage will be used solely for vehicle storage, and all the stormwater captured on the roof will be directed to the proposed infiltration system. Furthermore, the project proposes a wetland mitigation plan with plantings that will improve the biofiltration function of the wetland associated with the Arden Brook where it connects to the man-made pond.
 - (3) There will be no increase in flood potential as the stormwater captured on the roof will be directed to the proposed infiltration system.
 - (4) As previously mentioned the proposed infiltration system will prevent additional runoff from making its way to the Arden Brook, and the proposed silt fence will eliminate increases in turbidity and sedimentation during construction.
 - (5) Wetland nutrients will not be impacted by this action.
 - (6) Fish and wetland life will not be impacted by this action.
 - (7) Nesting wildlife will not be impacted by this action. No tree clearing is included in this project and the disturbance would be limited to the excavation of the foundations, and proposed stormwater infiltration system. Grading around the structure would be limited, as the building works with the

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surrounding grades. Further, the proposed wetland mitigation, through the removal of invasive species and reestablishment of native wetland plants will provide improved habitat for local and migratory species.

- (8) Endangered flora will not be negatively impacted by this action. The proposed wetland mitigation, through the removal of invasive species and reestablishment of native wetland plants will provide improved opportunities for rare and endangered flora to thrive.
 - (9) This action will not significantly reduce open space.
 - (10) This action will not negatively impact educational opportunities along the Arden Brook.
2. The proposed action does not physically impact the Arden Brook or the connected man-made pond.
 3. As discussed above, there will be no pollution associated with the project as the garage will be used solely for vehicle storage, and all the stormwater captured on the roof will be directed to the proposed infiltration system, and the proposed silt fence will eliminate increases in turbidity and sedimentation during construction. Furthermore, the project proposes a wetland mitigation plan with plantings that will improve the biofiltration function of the wetland associated with the Arden Brook where it connects to the man-made pond.
 4. As discussed above, there will be no increase in flood potential as the stormwater captured on the roof will be directed to the proposed infiltration system.
 5. Stormwater captured on the roof will be directed to the proposed infiltration system, and the proposed silt fence will eliminate increases in turbidity and sedimentation during construction.
 6. See the attached Constraints Map (sheet CM-1). The map indicates the site constraints including the property line setback, location of existing substantial trees, the existing septic and expansion area, and areas of exposed bedrock. There is no other viable location for the proposed garage.
 7. The proposed erosion control measures (silt fence) will eliminate impacts during construction, and the proposed infiltration system will eliminate impacts after construction.
 8. There are no hazards to the public health related to this action.

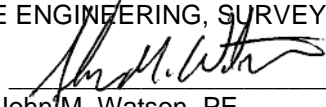
As this project largely works with the existing grades, proposes no tree removal, and offers stormwater infiltration and wetland mitigation, the applicant believes that this is a reasonable and environmentally sound proposal that will have little to no impact on the man-made pond or its connection to the Arden Brook.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


John M. Watson, PE
Senior Principal Engineer

JMW/adt

Enclosures (All Via Email)

cc: Carl Nelson
Tim Rasic, Janko Rasic Architects

Insite File No. 16110.100