



November 16, 2021

Mark Galezo, Chairman  
Town of Philipstown Conservation Board  
2 Cedar Street  
Cold Spring, NY 10516

Re: Santelises & Arnaud – Wetlands & Steep Terrain Review  
5 Juniper Hill Road, Garrison  
Tax Map No. 81.-1-11

Dear Chairman Galezo and Member of the Conservation Board:

This correspondence is intended to recap our site meeting of November 14<sup>th</sup>, as well as establish an objective at the next scheduled Conservation Board meeting on December 14<sup>th</sup>.

We hereby respectfully request a positive referral of the project back to the Planning Board with the inclusion of three (3) key components to the project. Ideally, finalization of these components would be reviewed at a later date by the Natural Resources Review Officer and/or the CB, prior to issuance of a Wetlands Permit, but with a significant level of assurance now while a planting and drainage plan is being developed with the PB. These 3 components are:

- 1) Protection of the existing intermittent stream crossing (3-sided poured in-place concrete culvert), and provisions for erosion and sediment control along the existing gravel driveway during construction.
- 2) Mitigation of new gravel driveway ( $\approx 250$  sq. ft.) within the wetland buffer; either with proposed pervious surface product in the buffer, or with stormwater collection and subsurface infiltration outside the buffer.
- 3) Reclamation of the wetland buffer ( $\approx 1,750$  sq. ft.) for disturbance associated with demolition of the existing cottage and decommissioning of the existing cesspool. A planting plan shall be provided, incorporating native shrubs and herbaceous material. In addition,

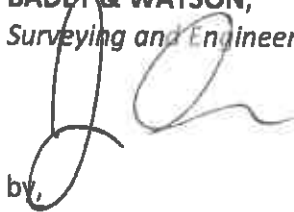
[www.Badey-Watson.com](http://www.Badey-Watson.com)

invasive species (e.g. Mugwort, Winged Burning Bush, Ailanthus, etc.) shall be removed in the immediate vicinity of the new plantings.

In addition to the regulated wetland buffer encroachments, the town-regulated slopes were considered with respect to the new structures. It was understood that the proposed development conforms with the town's steep terrain regulations.

Enclosed are some sketches focusing on the buffer areas in the existing and proposed conditions. We look forward to another discussion at the next CB meeting, and thank you in advance for your continued review and consideration of this project.

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



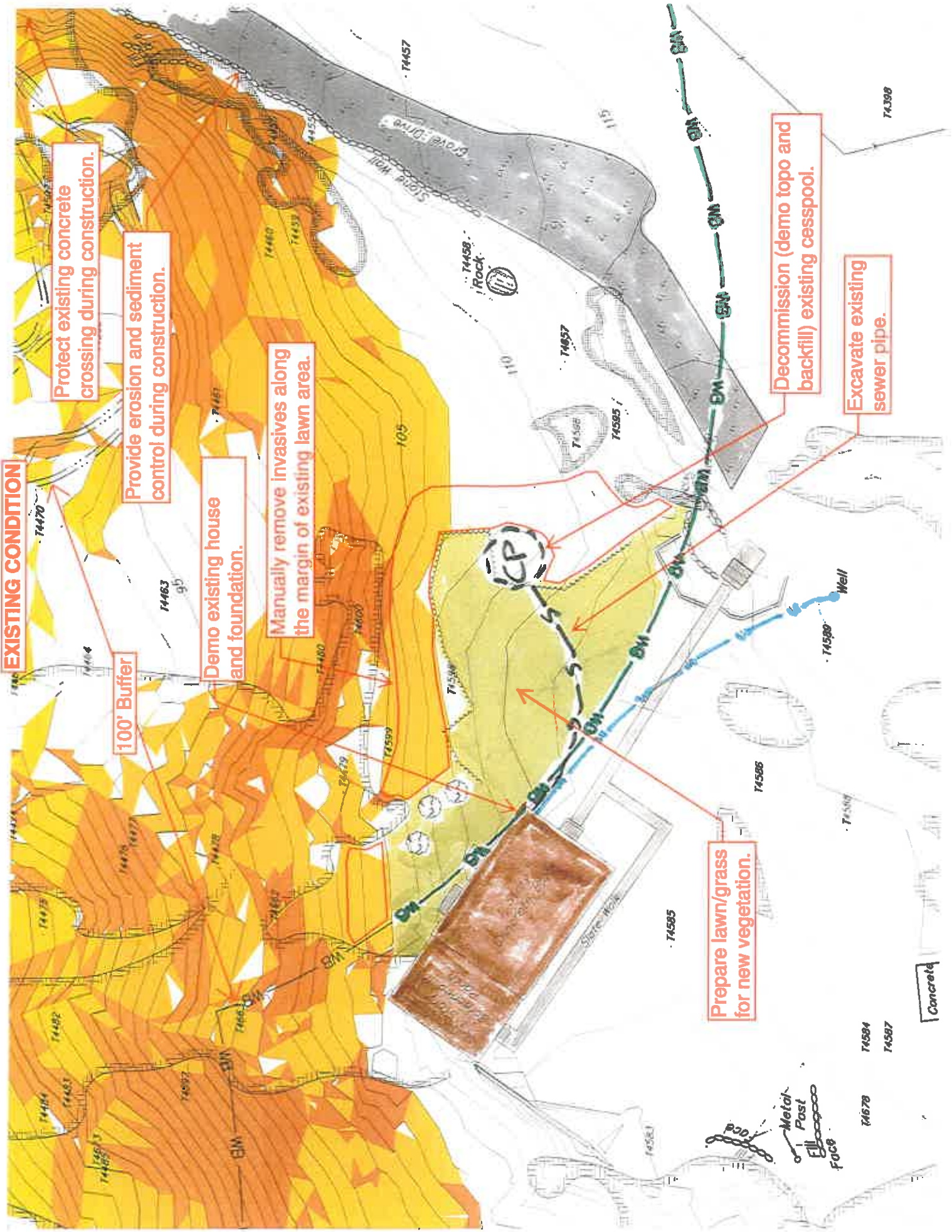
by,  
Jason R. Snyder, CPESC

jrs

enclosures

cc: Neal Zuckerman – Planning Board Chairman  
Jean Santelises – Owner/Applicant/Architect  
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**EXISTING CONDITION**

**100' Buffer**

Protect existing concrete crossing during construction.

Provide erosion and sediment control during construction.

Demo existing house and foundation.

Manually remove invasives along the margin of existing lawn area.

Prepare lawn/grass for new vegetation.

Decommission (demo topo and backfill) existing cesspool.

Excavate existing sewer pipe.

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74587

74678

Concrete



74398

74585

74586

74588

Well

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74595

74597

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74475

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**PROPOSED CONDITION**

- Proposed native grasses and ground cover.
- Proposed native trees and shrubs.
- Preserve existing Japanese Maple.
- Proposed stormwater infiltration.

