

Village of Croton-on-Hudson
Water Control Commission Meeting of
January 20, 2016

PRESENT: Charles Kane, Acting Chair
Ian Arturo
Mark Goldfarb
Gail Sasso

ABSENT: Stuart Greenbaum, Chair

ALSO PRESENT: Daniel O'Connor, Village Engineer

1) Call to Order:

The Water Control Commission Meeting of January 20, 2016 was called to order at 7:30 P.M.

2) New Business

- a) **Theron Harvey, Director of Operations for Hudson National Golf Club – 40 Arrowcrest Drive (Section 67.15 Block 1 Lot 4)** – Application for Wetland Activity Permit for the enlargement of an existing wetland and buffer area in the Village as mitigation for impacts to the wetlands located in the Town of Cortlandt for the proposed construction of a golf driving range and teaching facility to be located in the Town of Cortlandt.

Before the start of the application presentation, Daniel O'Connor, Village Engineer, distributed an updated drawing of the Proposed Gravel Path, dated 01/14/16, which had been included in the application documentation.

Representatives for the Applicant present at tonight's meeting included Attorney Robert Davis, Steve Marino, Wetland Consultant from Tim Miller Associates, Ryan Oliver and Alan Milton, Hudson National Golf Club (HNGC) Representatives, Ralph Mastromonaco, Consulting Engineer, and Jeff Weber.

Mr. Marino presented the application. He started off by saying that he thought the proposed project was a positive project. He said they had been before the Town of Cortlandt Planning Board for the project already and received that Board's approval. The project entails disturbing 7500 square feet of wetland in the Town of Cortlandt for the construction of the driving range and training facility in the Town of Cortlandt. To offset the disturbance to the wetland in the Town, the application proposes to enlarge the adjacent wetland and buffer area in the Village by 16,000 square feet. There will be no excavation. As part of the entire project, 4,000 square feet of phragmites will be removed.

Mr. Marino distributed photos of the proposed project site to the Board. Photo no. 1 showed the existing drain pipe that will capture water and route it through the wetland. Photo no. 2 showed the transition area with the wetland to the right. He then explained that the cart path will be extended temporarily as a construction road for any machinery needed for the wetland and the construction of the new facilities. It will be a gravel path (no asphalt). Photo no. 3 showed the pond with phragmites. Photo no. 4 showed invasive species and areas where cleanup is planned; Mr. Marino said that as many trees as possible would be saved and excavation would be done around trees. Photo no. 5 showed the edge of the rough area and the maintained area. Photo no. 6 displayed the pond from the golf course and photos no. 7 and no. 8 showed the wetland area and where the water comes into the wetland.

Mr. Marino said that through the Town of Cortlandt there is an existing pest management plan which limits pesticide use and which extends to the proposed driving range and surrounding areas. This prompted Mr. Goldfarb to ask what the plan was to remove and control the phragmites. Mr. Marino replied that HNGC has a full time staff that will be able to address the issue. A cutting phase will take place on a regular basis for the first two years – a first cut in June, followed by a second cut in September or October. This should eliminate about 70 to 80 percent of the phragmites. If needed in the third year, a herbicide will be applied to individual leaves. He said the the golf club had an advantage in that there is staff on site all the time.

Mr. Arturo asked if the project will have an effect on the Audobon Society's walking path. Mr. Oliver said that they had met with the Audobon Society and they are excited about the project because HNGC will be extending the trail and erecting wood duck boxes along the trail. Mr. O'Connor added that he has taken a walk with the Audobon Society to look at the project site.

Ms. Sasso asked what could be some unexpected hazards to which Mr. Marino replied that they don't anticipate any. He wanted to mention that the phragmites removed from the site will be burned offsite. Mr. Davis added that the Club has a regulated and detailing monitoring plan which is in conjunction with the regular Golf Club Plan. Additionally at Ms. Sasso's request, Mr. Davis explained why the project was considered a Type II action under SEQRA and that the bottom line was that the proposed project would not have any significant environmental impact. He said the proposed project is an improvement to the Village wetland. He added that the Town of Cortlandt's Planning Board was the Lead Agency for their part of the entire project and the Applicant had gone through an extensive SEQRA review with that Board.

Mr. Kane said he was comfortable with all the review work that had been done by the Town of Cortlandt Planning Board and feels that the impact to the wetland will be relatively inconsequential. Mr. Coleman (in the Coleman Report) indicated that the wetland consultants to the Town of Cortlandt are thrilled with the project because they could see the value of it.

Mr. O'Connor then asked for the Applicant(s) opinion with regard to the deer impact on the project. Mr. Marino replied that deer are an issue usually only the first couple of years, generally when plantings are about 2' to 3' tall, and that there will be a deer fence around the wetland for the first three years and that an eye will be kept on the site all the time.

Mr. Arturo asked whether reports made to the Town of Cortlandt during the monitoring period can be sent also to the Village Engineer. Mr. Marino and Mr. Davis both said that any review reports made by the Town of Cortlandt and/or annual monitoring report will be passed along to the Village.

Mr. Arturo then asked whether there would be some equilibrium after five years and Mr. Marino replied that after five years they would know what is working and what is not, and that any needed adjustments would be made accordingly. Mr. Arturo had a follow-up question about where the monitoring wells would be located and Mr. Marino identified the location in the buffer area on the drawings submitted to the Board.

Acting Chairman Kane then asked if there was anyone from the public who wanted to speak. Two residents in the audience just had questions. One resident wanted to see the photos that had been distributed to the Board and the other resident wanted to know where the driving range will be located. Mr. Marino showed this resident the location on the photos.

Mr. O'Connor then asked what the erosion plan is since some excavation is planned in the wetland area. Mr. Marino replied that silt fencing would be placed between the wetland and the pond. Catch basins will be placed uphill to catch storm water.

Mr. Goldfarb asked how long the project would take. Mr. Oliver said that the work in the wetland area would take 2 to 3 weeks but it would take between 16 to 18 months for the construction of the facility.

Acting Chairman Kane asked when the work in the wetland area would take place and Mr. Oliver replied that grading is planned for the Fall of 2016 and planting for Spring 2017.

Acting Chairman Kane stated that he was very familiar with the site and did not think a site visit was necessary. He also said that the proposed project had already been reviewed by the Town of Cortlandt.

Mr. Arturo concurred and added that the photos which had been provided were very helpful and instructive.

The Board then discussed items it thought should be addressed in the Resolution. One such item was phragmites. The Board would like any removal of phragmites to be done manually and should an herbicide application be needed, this Board's approval should be

sought. Secondly, the Board requested that the Village Engineer be copied on any reports with regard to the proposed project. Thirdly, the Board requested that the temporary gravel construction road be removed from the buffer area after completion of the project and the ground restored with topsoil, grass seed, and mulch.

Mr. Goldfarb then made a motion to adopt the draft resolution as amended to grant the Wetland Activity Permit to Hudson National Golf Club for the enlargement of an existing wetland and buffer area in the Village as mitigation for impacts to the wetlands located in the Town of Cortlandt for the proposed construction of a golf driving range and teaching facility to be located in the Town of Cortlandt and that the Engineering Department provide a copy of the final resolution to the Board. Ms. Sasso seconded the motion and the motion passed with a vote of 4 to 0.

3) Approval of Minutes:

Ms. Sasso made a motion to approve the amended minutes of the August 12, 2015 meeting of the Water Control Commission. The motion was seconded by Mr. Arturo and was passed with a vote of 4 to 0.

4) Adjournment:

The meeting was adjourned at 8:22 P.M.

Respectfully submitted,

Toni Cruz
Secretary, Water Control Commission