

A Meeting of the Waterfront Conservation Commission of the Village of Croton-on-Hudson, NY was held on Wednesday, February 16, 2011 at the Municipal Building, Van Wyck Street, Croton-on-Hudson, NY 10520.

The following officials were present:

Chairperson Greenbaum	Mr. Goldfarb
Mr. Kane	Mr. Mazza
Ms. Rhodes	Village Engineer O'Connor

1. CALL TO ORDER:

Chair Greenbaum called the meeting to order at 7:30 p.m.

2. NEW BUSINESS:

- a) Tom Donofrio and Sara Langbert, 37 Park Trail (Sec. 68.13 Blk 3 Lot 8) Application for a Wetlands Activity Permit for an addition to an existing residence within a stream buffer.

Julie Evans, architect for the applicants, explained that this is the rebuilding of an existing two bedroom home into a new two bedroom home with additional square footage in back; the idea is to use as much of the foundation as possible, use the existing driveway and build off as much as they can. She stated that managing the new run-off is being handled with a new infiltration chamber in the back of the property to handle the new surface area and some of the old surface area; this spot is a more accessible and less rocky area. She added that the other side of the property line is a water course (ditch/stream) which handles much of the water from Georgia Lane; almost the entire property is within a wetlands buffer.

Discussion: Chair Greenbaum asked how close to the water course is the outer edge of the building envelope. Ms. Evans replied that it is approximately 60 ft. Chair Greenbaum asked if the runoff is on the northwest corner. Ms. Evans explained where the new downspouts and gutters will be in relation to the new drywell. Village Engineer O'Connor added that they had to come before the Board because it is within the 120 ft. wetland buffer it is not actually a wetlands, but a perennial stream which has regulated buffer. Plan A102 shows the new area being added which is the disturbance which causes the need for it to be brought before this Board; all the work is within the 120 ft buffer. Ms. Rhodes stated that the foundation remains, and they are not adding any more. Ms. Evans replied that they are just adding square footage on the 1st floor which is taking over an existing porch and the family room area is new foundation. Village Engineer O'Connor added that this is not a new house and stated that the extra soil from the excavation is being taken off the property; the contour is fairly flat; the soil testing in the infiltration system area can be done later, and must be tested prior to putting infiltration system into the ground. Mr. Kane asked where the buffer is located. Ms. Evans replied that plan T-101 shows the buffer and stream. Village Engineer O'Connor stated that things to be considered are excavation, soil type, getting the foundation in the ground as soon as possible, backfill, silt fence extended, the soil testing and he asked if there are any trees coming down. Ms. Evans replied that one or two trees very close to house possibly, but they may be able to save one, neither is in

great shape. Mr. O'Connor commented that those trees will not require a tree permit. Ms. Rhodes asked Ms. Evans to compare elevation detail. Ms. Evans explained further the front, driveway and the back with the new family room. Mr. Kane stated that it appears most of the disturbance of earth will be out of the wetlands buffer. Ms. Evans stated that the chamber (drywell) will be within it. Village Engineer O'Connor stated that it is in the buffer.

Determination: Chair Greenbaum and the committee agreed that this application be referred to the WAC for consistency review.

2) REFERRALS FROM THE PLANNING BOARD:

a) Pat and Tara Zanfardino, 101 Brook Street (Sec 78.08 Blk. 5 Lot 3 {formerly Sec. 39 Blk. 212 Lot 5}) Referral from the Planning Board regarding application for Preliminary Subdivision Approval and Wetlands Activity Permit.

Mr. Zanfardino stated that he wishes to subdivide a lot off; the property which is in a wetland buffer area; his architect has proposed 3 drywells to handle runoff to withstand a 10 year storm; they do not have to take trees down and they are above the 100 year flood line. Village Engineer O'Connor added that this application is before the Planning Board and it also needs a wetland permit; this Board is involved in the recommending process back to the Planning Board. Mr. Zanfardino explained that original source of the water was Kaplan's Pond which now drains into the Brook St. brook; a Village improvement project on Old Post Road North brought in additional stormwater; at the junction, both stream water and storm water goes under the garage. Chair Greenbaum stated that it appears that everything comes together at this watercourse. Village Engineer O'Connor stated that once it gets to Old Post Rd. it is very urbanized; a portion of the stream is open on Mr. Zanfardino's property; some issues are that the stream water is exiting a culvert on Old Post Rd North; there is a proposal to fix the stone walls which will give protection to the soil to protect it from eroding; details of that wall construction should be placed on the plan. Ms. Rhodes stated that she has material showing the condition after a large storm; there now is a fence and a berm. Mr. Zanfardino replied that there was a culvert when they raised the road; it continues into a concrete channel and goes back underground where it is covered. Ms. Rhodes asked if he owned these properties when this storm occurred and did it get flooded. Mr. Zanfardino replied that the water went between the two structures and the garage got flooded. Chair Greenbaum asked if that could happen again if there was a 100-year event. Mr. Zanfardino replied that this house is above the 100 year event; the 97 Brook Street property got affected by the past flood, but the proposed house is high. Ms. Rhodes stated that she had some current pictures of the house and stone wall on Old Post Rd. and the stone wall is high. Mr. Zanfardino replied that this was existing when they raised the road and filled in and built the culvert. Village Engineer O'Connor stated that some of the concerns are erosion and sediment control, the use of some of the excavated soil on site while building, and some soil testing is required; the dry wells should be at the same elevation. Ms. Rhodes commented that the pits are designed for a 10 year flood. Mr. O'Connor replied that this is what the Village requires; this will provide some mitigation during storm events. Ms. Rhodes stated that the basement floor is 3 ft above the 100 year storm level. Village Engineer O'Connor stated that the back of the house will be a little less than 30 ft. to the stone wall. Ms. Rhodes asked what the square footage is of

the footprint. Mr. Zanfardino replied that it is about 830 for the lower plan. Mr. O'Connor added that is approximately 1700 sq. ft. plus the basement. Mr. Zanfardino added that the house next door is slightly smaller. Ms. Rhodes asked if there was any reason it was pushed back this far from the road. Mr. Zanfardino replied that he felt it was conducive to the property to keep it as much forward to Old Post Rd. North and Brook St. as possible. Mr. O'Connor added that the adjacent houses are fairly close; this allows the older setback to be allowed for a new house.

Mr. Kane asked what the timing is for the reconstruction of the water course and should it be repaired first or part of the first steps; it might serve to protect the construction itself; if the wall were to fall, it might block the stream itself; the wall is on the verge of collapse. Ms. Rhodes stated that nothing is being done in an area. Village Engineer O'Connor stated that there is not a lot of room on the property to stockpile soil; a stockpile area should be shown on the plans and covered with plastic. Mr. Zanfardino stated that the wall has been that way since 1999 other than the Village shoring some of it which is on Village property. Mr. Kane stated that the base of the wall has now collapsed in toward the stream. Mr. Zanfardino stated that the DPW pulled out some material from the channel and twisted it in; it had a cap consisting of a large concrete slab. Mr. O'Connor stated that there is a berm that will protect that area. Mr. Zanfardino added that it never builds up past the stone lining the channel; the opinion is the way it would slide, it would miss clogging the whole channel. Mr. O'Connor stated that the wall will protect the banks and should be done at a low water period; stockpiling in that area is difficult. Mr. Zanfardino added that there is not all that much soil coming out. Mr. O'Connor stated that the recommendation to the Planning Board is the timing of that wall should be detailed to address the water flow and the best time to do it during the construction sequence. Ms. Rhodes asked if the driveway would be used to access the site. Mr. Zanfardino stated that his purpose is to develop the new lot himself. Ms. Rhodes added that the garage seems most jeopardized and whose responsibility is that. Mr. Zanfardino replied that it was built in 1933 and survived Hurricane Floyd; they will hay bale and cover the soil. Ms. Rhodes asked about the precast dry wells which were used on High St. and she questioned how long it takes before it gets silted up. Mr. O'Connor replied that it depends on the silt going in; at the end of the construction process, it may clog up somewhat. Mr. Zanfardino added that they can be cleaned up. Mr. O'Connor stated that the sidewall area tends to not clog up much. Ms. Rhodes asked if the roof leaders will lead into them. Mr. O'Connor replied that that is proposed, but perhaps it needs to be more detail on the plan. Mr. Mazza asked if they are all connected and is there an overflow pipe to the watercourse. The reply is that it is on the plan.

Determination: Chair Greenbaum and the Board agreed to recommend this to the Planning Board for a wetlands activity permit.

The meeting was adjourned at 8:20 pm.

Respectfully submitted,

Phyllis A. Bradbury

Phyllis A. Bradbury, Secretary