

Bedford Wetlands Control Commission

**425 Cherry Street
Bedford Hills, NY 10507
2nd Floor Conference Room**

**October 4, 2016
7:30 P.M.**

Announcements:

7:30 PM – 7:35 PM - Submission Deadlines
- Site Walk Date

Time Extension:

7:35 PM – 7:40 PM Additions & Alterations to Existing Residence
Section **49.18** Block **4** Lot **3**, **R-½A** Zone
11 Grandview Avenue, Katonah
Owners: **Ryan & Sarah Becker**
Applicant: **The Helmes Group, LLP**

New Application:

7:40 PM – 8:00 PM Modification of Existing Driveway Layout &
Replacement of Driveway Gate
Section **95.9** Block **1** Lot **3**, **R-4A** Zone
40 Old Post Road, Bedford Corners
Owners: **20 Old Post Realty, LLC**
Applicant: **Scott M. Ageloff, AIA**

Reports:

8:00 PM – 8:05 PM A – Status of Violations/Enforcement Actions

B – Town Wetland Official (Beth Evans) Monthly Report:
Administrative Permits

Minutes to be Approved:

8:05 PM – 8:10 PM August 1, 2016

Discussions:

8:10 PM – 8:15 PM Adoption of the BWCC 2017 Meeting Schedule

8:15 PM – 8:20 PM Record Tracking

8:20 PM – 8:30 PM Code Enforcement

8:30 PM – 8:35 PM **ACE Project Vernal Pool Proposed Correspondence**

Proposed 10-Lot Subdivision

Section **62.9** Block **1** Lot **13**, **R-4A** Zone

Upper Hook Road, Katonah

Section **62.13** Block **1** Lot **1**, **R-4A** Zone

131 Upper Hook Road, Katonah

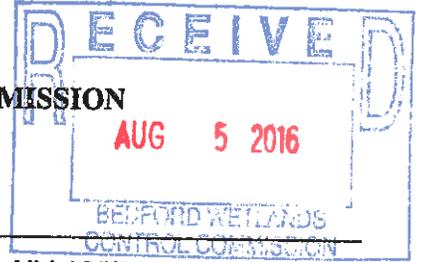
Owner: **New York Bedford Castle Co.**

Applicant: **America Capital Energy Corporation**

8:35 PM – 8:45 PM Review of letter dated August 17, 2016
from Richard Talmadge

**Supporting documentation for all items on this agenda is available at the
Town of Bedford website. (www.bedfordny.gov)
Larger documents and plans are available at the office of the Wetlands Commission.**

TOWN OF BEDFORD - WETLANDS CONTROL COMMISSION
Application for Permit



Identification of Owner(s):

Name(s) of owner(s) [as shown on Deed]: 20 OLD POST REALTY, LLC
Mailing Address: PO BOX 73, BOWLING GREEN STATION, NEW YORK, NY 10274
Phone: _____ (home) 914764 1433 (work); Fax: _____ E-Mail: ANDREW.WOLFF@GS.COM

Identification of Applicant (if other than owner(s)):

Name of Applicant: SCOTT M. AGELOFF, AIA AGELOFF & ASSOCIATES
Mailing Address: 1123 BROADWAY, SUITE 805, NEW YORK, NY 10010
Phone: 2123750678(home) _____ (work); Fax: _____ E-Mail: SCOTT@AGELOFF.COM

Professional Preparing Site Plan:

Name /Address: SAME AS APPLICANT
Phone: _____ Fax: _____ E-Mail: _____

Identification of Property:

Bedford Tax Map Designation: Section 95.09 Block 1 Lot 3 Area 4.01 ACRES
Zoning District: R-4A Project Address: 40 OLD POST ROAD
Approximate year of construction of any structure: 1910

Prior Applications/Other Applications (write "N/A" if not applicable; Project Cost):

Dates of any prior Wetlands Control Commission permits: _____
Identify any other Town of Bedford approvals required: FENCE APPLICATION
Identify any other governmental approvals required: _____
Project cost (including professional fees): \$35,000

Project Description/Proposed Use (MUST BE DETAILED – Use Additional Pages if Needed):

MODIFICATION OF EXISTING DRIVEWAY LAYOUT & REPLACEMENT OF DRIVEWAY GATE.

Proposed Project Start Date: _____ **Estimated Date of Completion:** _____

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Wetlands Control Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

I/we affirm by the signatures below that I/we are the rightful legal owner(s) of the property herein described in this application.

Signature of owner(s): [Signature]
All owners must sign Print name/title: ANDREW EVAN WOLFF

Date: 8/13/2015

Print name/title: _____

Date: _____

Signature of applicant (if different): [Signature]
Print name/title: SCOTT M. AGELOFF

Date: 8/13/2015

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Construction of driveway gate and realignment of driveway			
Project Location (describe, and attach a location map): 40 Old Post Road Bedford Corners, NY			
Brief Description of Proposed Action: Removal of two driveway gates and installation of single driveway gate. Shift of end of driveway to the west and extension of stacked stonewall by 20 feet to meet new gate. Work would entail 5 to 10 cubic yards of fill and 2 cubic yards of no. 4 gravel base for modified driveway area.			
Name of Applicant or Sponsor: 20 Old Post Realty LLC		Telephone: 914 764 1433 E-Mail: dave@whmny.com	
Address: 20 Old Post Road			
City/PO: Bedford Corners		State: ny	Zip Code: 10549
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDEC, individual wetland permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.010 acres	
b. Total acreage to be physically disturbed?		.07 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		37.289 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>David Ekholm</u> Date: <u>08/01/16</u></p> <p>Signature: <u></u></p>		

June 22, 2016

40 Old Post Road
Bedford, New York

Wetland Delineation Verification

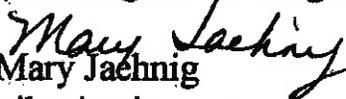
The original wetland delineation was conducted on July 23, 2012 and verified by the New York State Department of Environmental Conservation (NYSDEC) on August 3, 2012. The wetland includes a narrow swale along a portion of the northern side of the driveway that is piped under the driveway to the larger wetland.

A site visit during June of this year verifies the accuracy of the delineation as shown on the survey prepared by H. Stanley & Company Land Surveyors.

The larger wetland is a shrub/scrub wetland. Flow to the wetland originates in the uplands to the west. Flow from the wetland is piped beneath Route 22 and enters a wooded wetland and eventually the Mianus River.

The buffer to the wetland is maintained as grassed lawn. The swale is currently dry with little hydrophytic vegetation. A stonewall separates the buffer from the shrub/scrub wetland and a thick stand of multiflora rose, winged eonymus and brambles grows along the wetland side of the wall.

The proposed activities within the buffer include modification of the existing driveway, removal of two existing gates and construction of one gate and lengthening of a stonewall. A sedimentation and erosion control plan has been designed to mitigate impacts to the wetland during construction.


-Mary Jaehnig
soil scientist

1. 05/11/2016 2 PM



2. 05/11/2016 2 PM



3. 05/11/2016 2 PM



(2)

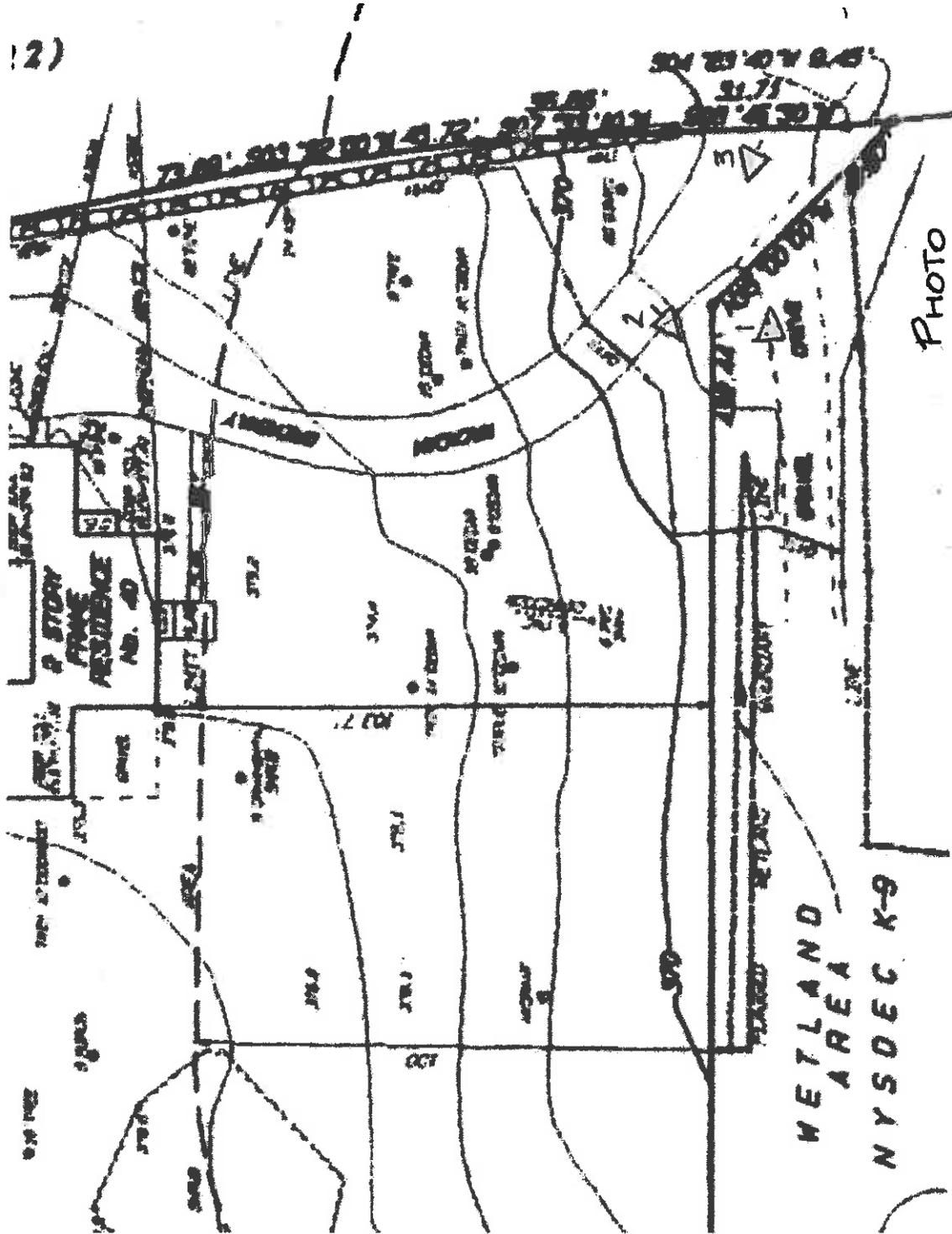


PHOTO KEY

WETLAND AREA
NYS DEC K-9

Town Of Bedford - Wetlands Control Commission

Original WCC Permit Resolution No.: 15/10 Approved: 11/2/15 Expired: 11/3/16

Application for:

- Reinstatement (Late Request fee of \$100 is required)
- Time Extension (Extension request must be submitted not less than 60 days prior to the expiration date of the resolution being extended, otherwise, a Late Request Fee of \$100 is required.)

Amendment to Approved Plan (of Original Resolution) (9 sets of revised documents are required.)

Office use only: All checks payable to "Town of Bedford"
A) \$100 Late Request Fee received on ___/___/___ Ck. # ___ dated ___/___/___ from: _____
B) Escrow Account # ___ Balance as of ___/___/___ = \$ _____ (\$200 Minimum Required)
\$ ___ Escrow Fee received on ___/___/___ Ck. # ___ dated ___/___/___ from: _____

1. Identification of Owner(s):

Name(s) of Current Owner(s): Ryan + Sarah Becker
Address: 11 Grandview Ave Katonah NY 10536
Phone: 914-645-1883 (home) _____ (work); Fax: _____ E-Mail: RyanA.Becker@gmail.com

Name of Owner(s) of Property at Time of Original Approval (If different than current owner): _____

(In the case of a change of ownership, a copy of the deed is to be provided evidencing the applicant's ownership of the property.)

2. Identification of Applicant (if other than Owner(s)):

Name of Applicant: _____
Address: _____
Phone: _____ (home) _____ (work); Fax: _____ E-Mail: _____

3. Identification of Property:

Bedford Tax Map Designation: Section 49.18 Block 4 Lot 3 Area _____
Zoning District: R-1/2A Project Address: 11 Grandview Ave
Approximate year of construction of any structure: 1910

4. Project Description (as listed in the original resolution): Adding one story Family room addition and one garage to the currently existing residence

5. (a) Reason(s) for Reinstatement/Time Extension Request: Project started several months later than anticipated because of delays in receiving bids, + selected contractor couldn't start for additional two months

(b) Length of Time Extension Requested: 6 mos.

6. Proposed Amendment to Approved Plan:

7. Proposed Project Start Date:



8. History of Amendments to the Original Resolution: (Reinstatement/Time Extension/Amendment to Approved Plan)

Res. No. ___/___ Am. #___ Approved on: ___/___/___ Expiration Date: ___/___/___ *none*
Type of Amendment: _____

Res. No. ___/___ Am. #___ Approved on: ___/___/___ Expiration Date: ___/___/___
Type of Amendment: _____

Res. No. ___/___ Am. #___ Approved on: ___/___/___ Expiration Date: ___/___/___
Type of Amendment: _____

9. Conditions of Original Resolution To Be Met Prior to Issuance of Building Permit: *Building permit was issued on 4/12/16*

Condition No: _____ Description: _____
Date Completed: ___/___/___

10. Condition(s) – if any – added to Amendments to Original Resolution:

Condition No: _____ Res. ___/___ Approved: ___/___/___ Description: _____
Date Completed: ___/___/___

Condition No: _____ Res. ___/___ Approved: ___/___/___ Description: _____
Date Completed: ___/___/___

11. Declarations:

The owner(s) hereby give(s) permission to the Town of Bedford, its agents, servants and employees, including, without limit, members of the Wetlands Control Commission and consultants to the Town to enter upon the Property solely for the purposes incidental to the within application (including without limit, inspection of the project after completion) at reasonable times upon reasonable notice to the owner or tenant in possession, which notice may be by telephone. If the applicant is different than the owner(s), the owner(s) hereby approves this application and consents to the applicant acting as agent for the owner in submitting this application and the applicant accepts its designation as agent for the owner(s).

Reinstatement and/or Time Extension Only: By signing below, the owner(s) hereby certifies that there have been no changes in the plans which the Commission approved under the original resolution.

12. Signatures:

Signature of owner(s): *[Signature]*
All owners must sign Print name/title: *Ryan A. Becker*

Date: *9/2/16*

[Signature]
Print name/title: *SARAH Becker*

Date: *9/2/16*

Signature of applicant (if different): _____
Print name/title: _____

Date: _____

**WETLANDS CONTROL COMMISSION
Town of Bedford
Westchester County, New York
WCC PERMIT RESOLUTION NO. 15/10
Additions & Alterations to Existing Residence**

Ryan & Sarah Becker

WHEREAS, Ryan & Sarah Becker (collectively, the “Applicant”) propose to perform certain work (the “Project”) at the Applicant’s property (the “Property”) commonly known as 11 Grandview Avenue, Town of Bedford (the “Town”), County of Westchester, State of New York, which Property is more particularly described in the Applicant’s deed; and

WHEREAS, the Project consists of adding a one story family room addition and one garage to the currently existing residence; and

WHEREAS, the Property is designated on the Town’s Tax Maps as Section 49.18, Block 4, Lot 3 and is located in an R-½A zone; and

WHEREAS, all or a portion of the Project is located in Wetlands and/or Wetland/Watercourse Buffer (the “Protected Area”), as such terms are defined in the Town’s Freshwater Wetlands Law (as may be amended from time to time, the “Law”); and the Project constitutes a regulated activity under the Law which requires a permit from the Town’s Wetlands Control Commission (the “Commission”); and

WHEREAS, the Applicant submitted an application (the “Application”) to the Commission for a permit (the “Permit”) to carry out the Project; and

WHEREAS, the Project is depicted on a site plan (the “Site Plan”) titled “Proposed Additions & Alterations to Existing Residence, Drawing MP-1” prepared by The Helmes Group, LLP (the “Applicant’s Consultant”), dated 10/29/15; and

WHEREAS, the Applicant also submitted the following items with the Application:

- (1) Short Environmental Assessment Form;
- (2) The Applicant’s deed to the Property, dated 10/7/05, from Steven Megna to Ryan & Sarah Becker;
- (3) Building & Zoning Data sheet, labeled Drawing 1; and
- (4) Survey of the Property, prepared by Stephen T. Johnson, P.L.S., dated 9/14/05, revised 04/05/06, delineating the Wetlands and Wetland/Watercourse Buffer, as flagged in the field on 04/05/06 by Paul J. Jaehnig, Wetlands and Soils Consulting.

WHEREAS, the Commission and the Town Environmental Consultant conducted a site inspection (the "Site Inspection") of the Project and the Property on 10/15/15; and

WHEREAS, the Town Environmental Consultant submitted to the Commission her verbal recommendations (the "Consultant's Recommendations") to the effect that subject to the conditions of this Resolution, the Project will not result in any adverse impact on the Protected Area; and

WHEREAS, the Commission at its meeting on 11/02/15, further reviewed the Application, the Consultant's Recommendations and such further information as may have been submitted to it; and

WHEREAS, on the record before it, the Commission has determined and found that:

1. Pursuant to Section 122-9 D of Law, the Applicant has demonstrated that the Project, subject to the conditions set forth in this Resolution, is not adverse to the general health, safety, or economic and general welfare of the residents of the Town or its neighboring communities, that it will not degrade the environment nor result in any of the adverse impacts stated in Section 122-2 of the Law and that the Applicant will otherwise suffer undue hardship if a permit is not issued.
2. Subject to the conditions set forth in this Resolution, the Project is consistent with the policy of the Law to preserve, protect, and conserve wetlands and the benefits they provide, to prevent the despoliation and destruction of wetlands and to regulate the development of such wetlands in order to secure the natural benefits of wetlands consistent with the general welfare and beneficial economic, social, and agricultural development of the Town.
3. The Project, subject to the conditions set forth in this Resolution, is consistent with the land use regulations governing wetlands applicable in the Town.
4. The Project, subject to the conditions set forth in this Resolution, is compatible with the public health and welfare.
5. The Project, subject to the conditions set forth in this Resolution, minimizes degradation to or loss of any part of the wetland or its adjacent area and minimizes any adverse impacts on the functions and benefits, which said wetland provides.

WHEREAS, the Commission further has determined that the Project, subject to the conditions set forth in this Resolution, would not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA);

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby issues a negative declaration pursuant to SEQRA.

BE IT FURTHER RESOLVED that the Commission hereby grants the Permit, for 1 year from the date of the approval of this resolution subject to the following conditions:

1. Prior to the commencement of the Project and when erosion and sediment controls have been installed in accordance with the New York Guidelines for Urban Erosion and Sediment Control, the Applicant shall notify the Commission at (914) 666-5140 to arrange an inspection of such controls. There shall be no work commenced on the Project unless and until the Town Environmental Consultant or the Town Director of Planning has approved such controls.
2. The Project shall be carried out in accordance with the approved Plan.
3. Promptly upon completion of the Project, the Applicant shall notify the Commission to arrange an inspection of the Project, including conditions as may be set forth in this Resolution. *No certificate of occupancy or certificate of compliance shall be issued unless and until the Town Environmental Consultant has inspected the Project and has determined that the Project has been completed in compliance with the conditions of the Resolution.*
4. The Permit granted under this Resolution shall expire on the completion of the Project or on 11/03/16, whichever occurs sooner. An application for the renewal of the Permit must be received not less than sixty (60) days before the expiration of the Permit.
5. Pursuant to Section 122-9I of the Law, the Applicant shall be responsible for obtaining the approvals or permits required by any other agencies prior to commencement of the Project.
6. Pursuant to Section 122-9K of the Law, the Applicant shall reimburse the Town for the costs of any inspection, review or work performed by the Town Environmental Consultant and any other consultants in connection with the application and the Project.
7. The applicant is to submit, via email, a copy of the planting mitigation plan to the Town Environmental Consultant (TEC), Beth Evans. The TEC will then issue a memorandum indicating any changes or alterations which need to be made to the plan to both the applicant and the commission.
8. Upon receipt of the memorandum indicated in item #7 above, the applicant may apply for a building permit. No building permit is to be issued without the memorandum of approval of the planting plan from the TEC.
9. Upon completion of the project, the applicant shall notify the TEC to have a site inspection to approve and sign off or make additional comments on the planting plan, and its compliance.
10. Prior to the issuance of any building permit, the applicant is to submit proof of septic inspection, dated within 2 years of the date of the application to the commission.

11. A negative declaration under SEQRA has been declared.

The Commission approved this Resolution No. 15/10 at its 11/02/15 meeting by the unanimous vote of the following members: Andrew Messinger, Carol Parker, David Beckett, and John Stockbridge.

Andrew Messinger
Chairman

Dated as of November 2, 2015.

The foregoing is certified to be a true copy of a Resolution of the Wetlands Control Commission of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on _____.

Joseph DeOliveira
Wetlands Commission Secretary

**THE WETLANDS CONTROL COMMISSION OF THE TOWN OF BEDFORD
BEDFORD, NEW YORK**

August 1, 2016

A meeting of the Wetlands Control Commission of the Town of Bedford was held on August 1, 2016, starting at 7:30 PM in the Town Offices at 425 Cherry Street, Bedford Hills, New York. Present were Chairman Andrew Messinger, Vice-Chairman Carol Parker, Member Fiona Mitchell, Member David Beckett, Member John Stockbridge, Town Environmental Consultant Beth Evans and Wetlands Secretary Francine Luppino.

Announcements:

Mr. Messinger began the meeting by stating that the next BWCC meeting is scheduled for Monday, September 12th. The deadline for new submissions is Friday, August 12th, and the Supplemental Submission deadline is Friday, August 19th. The Site Walk is scheduled for Thursday, August 18th. However, based on the pattern of applications this past year, in all probability the next meeting of the Commission will most likely be on Tuesday, October 4th. The deadline for new applications for the October meeting is Friday, September 2nd, with Supplemental Submissions due Tuesday, September 13th, and Site Walk scheduled for Thursday, September 22nd.

**Owner/Applicant:
(Supplemental Submission)**

Renovations, Alterations and Additions to Residence,
Rebuild of Gravel Driveway,
Wetlands Drainage Course Restoration
Section **50.7** Block **1** Lot **6**, **R-4A** Zone
249 Mt. Holly Road, Katonah
Owner: **Clare Reinbergen Trust**
Applicant: **Roger Van Loveren, AIA**

Present:

Roger van Loveren, Architect
Paul Jaehnig, Wetland Consultant
Clare Reinbergen, Owner

Discussion:

Mr. Messinger stated that the Commission has not received a proposed deed restriction. Mr. van Loveren stated that Clare Reinbergen's attorney is working on the deed restriction, but wants the resolution so that he can site the document. Mr. Messinger and Mr. van Loveren discussed moving forward with passing the Wetlands permit and how to handle the Commission accepting the deed restriction thereafter. In lieu of the applicant coming back to the Commission at a future meeting to present the deed restriction for approval, Mr. Stockbridge asked Mr. Messinger if the deed restriction can be accepted by the Chairman of the Commission, along with the Town Council. Mr. Messinger replied yes, as long as that is the Commission's desire. The Commission agreed to allow Chairman Messinger and the Town Council to accept the deed restriction once it is submitted.

Mr. van Loveren discussed and explained all revisions on Site Plans SP1, SP2, SP3, and SP4, last revised on 7/11/16.

Mr. Jaehnig explained all revisions on drawings MP1, MP2, MP3, and TS1, last revised on 7/11/16.

Mr. Messinger along with Ms. Evans discussed with the applicants about security requirements, and the procedure for refunding.

Motion:

Mr. Messinger moved to grant a permit to 249 Mt. Holly Road, Clare Reinbergen Trust, for a period of 4 years, based on a set of plans indicated as Roger van Loveren, AIA Architect, SP1 through SP7, last revised 7/11/16, and a set of site mitigation and planting plans prepared by Paul Jaehnig, noted as MP1 through MP3, and TS1, last updated 7/11/16, with the following conditions:

1. All of the standard conditions of this commission shall be included and enumerated as part of this permit.
2. The applicant's attorney shall prepare a deed restriction which will ride with the property in perpetuity stipulating that the swimming pool indicated on the plan shall have a water sanitation system that does not use any chemical agents including but not limited to chlorine and bromine. The restriction shall include a reduced size plan showing the pool location in a hatched manner and this plan shall be part of the declaration. The proposed deed restriction shall be reviewed and approved by the Town attorney and the Commission Chairman and is to be filed with the County Clerk and the final declaration attached and retained with this permit. No building permit for the swimming pool shall be granted until the applicant produces a copy of the approved deed restriction as described above and a receipt from the County Clerk indicating that the deed restriction has been filed.

3. The applicant shall provide security in the amount of \$25,000 in a form acceptable to the Town attorney to insure the viability of the mitigation plantings indicated and to insure that the mitigation work in the wetlands and the removal of the structures in the wetlands takes place in an appropriate manner. This security shall be refunded to the applicant when the TEC has noted by a memorandum to the Commission that the removal of the structures in the wetlands has been satisfactorily completed (\$10,000 refunded) and when the plantings have been in place and remained viable for two full growing seasons from the time of planting (\$15,000 refunded). No building permit is to be issued until such security has been received and documented.
4. No building materials such as cement block, concrete, or wood shall be reprocessed or reduced on site.
5. The applicant shall provide a mitigation monitoring plan and a rain garden maintenance plan to cover a period of no less than 5 years that will be approved and acceptable by the TEC. No building permit shall be issued until the TEC has approved such a plan.

Mr. Messinger declared a negative declaration under SEQRA.

Ms. Evans stated that the proposed plan will not have an adverse impact on the wetlands or watercourse on this property and should improve the overall quality of those resources.

Mr. Messinger called a motion for a vote.

Voting on the Permit Resolution:

Motion Seconded by: Carol Parker

Vote: Ayes: Messinger, Parker, Mitchell, Beckett, Stockbridge – Nays: None

Owner/Applicant:

(Supplemental Submission)

Addition to Existing Residence, Reconstructed Pool
& Deck, New Patio Areas, Walking Deck & Dock,
Re-Delineated Driveway

Section **84.5** Block **1** Lot **2**, **R-4A** Zone

564 Guard Hill Road, Bedford

Owner/Applicant: **Nicholas Maffus & Gao Jing**

Owners/Applicants/Representatives Present:

Stephen W. Coleman, Environmental Consultant

Armand Graham, Architect

Discussion:

Mr. Coleman discussed the changes in plans which included the Revised Wetland and Wetland Buffer Mitigation Measures, 5-year Wetland Monitoring and Maintenance Plan, and Monumentation. Mr. Coleman said that the applicant has also retained Glenn Ticehurst, Landscape Architect, to work on overall landscaping and mitigation of property.

Mr. Messinger and Mr. Coleman discussed the project value and the monitoring plan and duration.

Ms. Evans asked Mr. Coleman if they had contact with the DEC. Mr. Coleman said they are coordinating a site visit. Ms. Evans explained that the DEC will need to grant a permit for work in the regulated buffer of the mapped New York State Freshwater Wetland, as part of K-5.

Motion:

Mr. Messinger moved that the application for a Wetlands Permit for Nicholas Matfus and Gao Jing at 564 Guard Hill Road, be granted for a period of 5 years, based on a set of plan indicated as Cronin Engineering Site Development Plan for Nicholas Matfus, WM-4.1 last updated 7/11/16, and SP-2.1, last updated 8/1/16, and a Plan noted as Proposed Walkway and Dock Plan and Details, A-006, last revised 7/11/16. This permit shall be in effect, with the following conditions:

1. All of the standard conditions of the Commission shall be included and enumerated in the final permit document.
2. There shall be no fencing along the pond edge other than a fully open, two rail, split rail fence without the addition of any mesh or other material that would inhibit the movement of wildlife into or out of the pond.
3. Prior to the issuance of any building permit the owners shall each sign a letter of affirmation indicating that they have read the conditions of this permit, have reviewed the plans and will abide by the prohibitions against fertilizers and pesticides in the regulated areas stipulated on the approved plans and adhere to the WWBMMP noted in item 4 below.
4. The applicant shall be bound by all of the provisions of the Wetland and Wetland Buffer Monitoring and Maintenance Plan, dated 7/11/16 and submitted by the applicant's Environmental Consultant, Stephen W. Coleman.
5. Security in the amount of \$25,000 shall be held by the Town in a form acceptable to the Town attorney for a period of no less than two full

growing seasons from the date of final completion of the plantings with \$5,000 retained to the end of the five year monitoring period as determined by the TEC.

6. The applicant shall install monuments provided by the Commission at cost to be installed along the outer edge of the mitigation plantings at 20 foot intervals. These monument locations are indicated on sheet WM-4.1 Wetlands Mitigation plan prepared by Cronin Engineering, last updated 7/11/16.

Mr. Messinger declared a negative declaration under SEQRA.

Ms. Evans stated that the proposed application will not have an adverse impact on the pond or wetland on this property.

Mr. Messinger called a motion for a vote.

Voting on the Permit Resolution:

Motion Seconded by: Fiona Mitchell

Vote: Ayes: Messinger, Parker, Mitchell, Beckett, Stockbridge – Nays: None

**Owner/Applicant:
(New Application)**

Restoration of Tennis Court and Drainage System
Section **60.18** Block **2** Lot **14**, **R-4A** Zone
33 Bedford Center Road, Bedford Hills
Owners: **Michael and Nellie Gilligan**
Applicant: **Jeri D. Barrett, R.L.A.**

Owners/Applicants/Representatives Present:

Jeri Barrett, R.L.A.
Stephen W. Coleman, Environmental Consultant
Michael Gilligan, Owner

Discussion:

Mr. Barrett explained the proposed Site Plan of the restoration of the tennis court, Stormwater Management, and Mitigation Planting Plan.

Mr. Coleman noted that he is in the process of finding out if the wetland is included in the K-2 State wetland, as is on the adjoining property.

Motion:

Mr. Messinger moved that the application for a Wetlands Permit for Michael and Nellie Gilligan at 33 Bedford Center Road, based on a set of plans noted as 7/6/16, Sheet 1 of 3, Site Information Plan, Sheet 2 of 3, Proposed Site Plan, and Sheet 3 of 3, Erosion Control and Mitigation Planting Plan, for a period of 2 years, with the following conditions:

1. All of the standard conditions of the Commission shall be included and enumerated as conditions of this permit.
2. As the applicant had included a detailed and substantially improved planting and mitigation plan and drainage plan for the renovation of the surrounding area and the resurfacing, the Commission will require no additional mitigation measures or plantings other than those described on the plan.
3. There are to be no changes or alterations to the plans submitted other than minor field changes which may be approved by the TEC. Any other changes must be submitted to the Commission as a Supplemental Submission to this permit.

Mr. Messinger declared a negative declaration under SEQRA.

Ms. Evans asked the applicant to let the Commission know what determination DEC makes regarding the jurisdiction of the wetland.

Mr. Messinger called a motion for a vote.

Voting on the Permit Resolution:

Motion Seconded by: David Beckett

Vote: Ayes: Messinger, Parker, Mitchell, Beckett, Stockbridge – Nays: None

**Owner/Applicant:
(New Application)**

Removal of Invasive Wetland Plant Species

Section **85.13** Block **1** Lot **11**, **R-4A** Zone

12 Twin Lakes Drive, Bedford

Owner: **Maria Pence**

Applicant: **Pennington Marchael, Landscape Architect**

Owners/Applicants/Representatives Present:

Pennington Marchael, Landscape Architect

Discussion:

Mr. Marchael discussed the application of herbicide use to the Phragmites as depicted on the plan.

Motion:

Mr. Messinger moved to grant a Wetlands Permit to Maria Pence for the application of an aquatic herbicide in the wetland and limited area of the buffer of the pond, depicted on plan noted as Maria Pence and William Pence, Survey of Property, last updated 3/15/12, which contains red outlined areas in the wetland and wetland buffer where the said herbicides are to be applied. This permit shall be in effect from 8/15/16 through 9/30/17, with the following conditions:

1. The permit applies only to the use and application of the herbicide glyphosate in the approved aquatic formulation.
2. The herbicide application is to be made only to the area of the depicted pond and peripheral buffer where the occurrence of the invasive Phragmites occurs.
3. The applicant shall provide verification by a qualified Botanist or Certified Wetlands Scientist that the species of Phragmites present as described at the site is Phragmites australis subsp. australis, which is recognized as an invasive species in New York State and not Phragmites australias subsp. americanus, which is a known native plant in New York State. No herbicide applications are to be made until the Commission and the Town Environmental Consultant have received this verification.
4. Application Methods: The application of the noted herbicide is to be done by a person licensed by the New York State Department of Environmental Conservation (NYS DEC) for the application of aquatic herbicides. The application may only be done by the means of a wick type device or an absorbent material that contains the herbicide as intended for such application. In no circumstance is overhead spraying or broadcast of the herbicide to take place.
5. The applicant is to notify the Town Environmental Consultant (TEC) within 48 hours in advance of any applications of the herbicide.
6. This permit allows for one application during the calendar year of 2016 and one application during the calendar year of 2017. Any additional applications during either calendar year must be requested by the applicant and approved by the TEC.
7. No other pesticides or herbicides registered with the NYS DEC are to be applied to the wetlands or the wetland buffer.
8. Prior to any herbicide application, a revised site plan is to be submitted to the Commission with the pesticide, herbicide, and fertilizer Legends of the Commission clearly included on the plan.

Mr. Messinger declared a negative declaration under SEQRA.

Ms. Evans stated that the proposed action will not have an adverse impact on the wetlands or waterbodies on this property and in fact is part of an overall plan to restore native vegetation to this site.

Mr. Messinger called a motion for a vote.

Voting on the Permit Resolution:

Motion Seconded by: John Stockbridge

Vote: Ayes: Messinger, Parker, Mitchell, Beckett, Stockbridge – Nays: None

Open Meetings and FOIL Discussion:

Mr. Messinger informed the Commission that he and Ms. Parker attended a meeting with the head of the State Commission on the Open Meetings Law. Mr. Messinger said that from the meeting he learned that when on Site Walks, Commissioners should limit their comments and questions solely to what they are seeing on site because it is not a public meeting and the public does not have the benefit of being present on these properties. Mr. Messinger reminded Commissioners that everything that is exchanged as a member of the Commission in an email is FOIL-able. Mr. Messinger also said that he learned the minutes of our meetings have to be available within 2 weeks of the meeting, although they don't have to be voted on within that time.

Reports:

A – Status of Violations/Enforcement Actions

Ms. Evans said there was a tree-cutting violation, and the owner immediately submitted an application for an Administrative Permit, which was granted.

B – Town Wetland Official (Beth Evans) Monthly Report: Administrative Permits

Ms. Evans said there were seven Administrative Permits issued for the following: Fences, Tree Removal, Shed, Hot Tub, and Silt Removal as part of a Pond Restoration.

Minutes to be Approved:

June 6, 2016 – Approved by the Commission.

Vote: Ayes: Beckett, Mitchell, Messinger, Parker, Stockbridge – Nays: None

Mr. Messinger motioned to end the meeting at 9:02PM, seconded by Ms. Mitchell.

Vote: Ayes: Beckett, Mitchell, Messinger, Parker, Stockbridge – Nays: None

Date approved by the Bedford Wetlands Control Commission: _____

Respectfully submitted,

Francine Luppino, Wetlands Secretary

Date

Attachment A - WCC Permit Resolution Standard

Conditions:

The Applicant shall apply for any permits required by any other agency for this Project. No work permitted under this approval shall start until all such permits have been obtained.

Prior to the commencement of the Project and when erosion and sediment controls have been installed in accordance with the New York Guidelines for Urban Erosion and Sediment Control, the Applicant shall notify the Commission at (914) 666-5140 to arrange an inspection of such controls. There shall be no work commenced on the Project unless and until the Town Environmental Consultant or the Town Director of Planning has approved such controls.

The Project shall be carried out in accordance with the approved Plan.

Promptly upon completion of the Project, the Applicant shall notify the Commission to arrange an inspection of the Project, including conditions as may be set forth in this condition. ***[IF THERE WILL BE A BUILDING PERMIT WITH A C/O OR C/C ISSUED: "No certificate of occupancy or certificate of compliance shall be issued unless and until the Town Environmental Consultant has inspected the Project and has determined that the Project has been completed in compliance with the conditions of the Resolution."]*** ***[IF THERE WILL NOT BE A BUILDING PERMIT WITH A C/O OR C/C ISSUED: "The Town Environmental Consultant shall inspect the Project and determine that the Project has been completed in compliance with the conditions of the Resolution."]***

The Permit granted under this Resolution shall expire on the completion of the Project, _____ year(s) (*insert time granted when approved*) from the date of this resolution or at the time specified upon approval, whichever occurs sooner. Unless the resolution states that no time extensions will be granted, an application for the renewal of the Permit must be received not less than sixty (60) days before the expiration of the Permit.

Pursuant to Section 122-9I of the Law, the Applicant shall be responsible for obtaining the approvals or permits required by any other agencies prior to commencement of the Project.

Pursuant to Section 122-9K of the Law, the Applicant shall reimburse the Town for the costs of any inspection, review or work performed by the Town Environmental Consultant and any other consultants in connection with the application and the Project.

DRAFT – DRAFT - DRAFT
Bedford Wetlands Control Commission

2017 Schedule

New Application Cut-Off		Supplemental Submission Cut-Off		Site Walks Thurs. (@ 4:00/4:30* PM) Sat. (@ 8:15 AM)		Meeting 7:30 PM	
Day	Date	Day	Date	Day	Date	Day	Date
December 2016 TEC Days: 12/1 & 12/15							
Fri.	Dec. 9	Thr.	Dec. 13	Thr.	Dec. 19	Mon.	Jan. 9
				Sat.	Dec. 21		
January 2017 TEC Days: TBD							
Thr.	Jan. 5	Thr.	Jan. 12	Thr.	Jan. 19	Mon.	Feb. 6
				Sat.	Jan. 21		
February 2017 TEC Days: TBD							
Thr.	Feb. 2	Thr.	Feb. 9	Thr.	Feb. 16	Mon.	March 6
				Sat.	Feb. 18		
March 2017 TEC Days: TBD							
Fri.	March 3	Fri.	March 10	Thr.	March 16	Mon.	April 3
				Sat.	March 18		
April 2017 TEC Days: TBD							
Thr.	March 30	Thr.	April 6	Thr.	April 13	Mon.	May 1
				Sat.	April 15		
May 2017 TEC Days: TBD							
Thr.	May 4	Thr.	May 11	Thr.	May 18	Mon.	June 5
				Sat.	May 20		
June 2017 TEC Days: TBD							
Thr.	June 8	Thr.	June 15	Thr.	June 22	Mon.	July 10
				Sat.	June 24		
July 2017 TEC Days: TBD							
Fri.	July 7	Fri.	July 14	Thr.	July 20	Mon.	Aug. 7
				Sat.	July 22		
August 2017 TEC Days: TBD							
Thr.	Aug. 10	Thr.	Aug. 17	Thr.	Aug. 24	Mon.	Sep. 11
				Sat.	Aug. 26		
September 2017 TEC Days: TBD							
Thr.	Aug. 31	Fri.	Sep. 8	Thr.	Sep. 14	Tue.	Oct. 2
				Sat.	Sep. 16		
October 2017 TEC Days: TBD							
Thr.	Oct. 5	Fri.	Oct. 13	Thr.	Oct. 19	Mon.	Nov. 6
				Sat.	Oct. 21		
November 2017 TEC Days: TBD							
Mon.	Oct. 30	Mon.	Nov. 6	Thr.	Nov. 16	Mon.	Dec. 4
				Sat.	Nov. 18		
December 2017 TEC Days: TBD							
Wed.	Dec. 6	Wed.	Dec. 13	Thr.	Dec. 21	Mon.	Jan. 8
				Sat.	Dec. 23		
January 2018 TEC Days: TBD							

(* Time depends upon time of year/sunset and number of site walks to be done.)

All dates subject to revision

Richard Talmadge
53 Narrows Road
Bedford Hills, NY 10507
(914) 241-2488



August 17, 2016

Carol Parker, Vice-Chairman
David Beckett, Wetlands Control Commission Member
Fiona Mitchell, Wetlands Control Commission Member
John Stockbridge, Wetlands Control Commission Member
Wetlands Control Commission
Town of Bedford
425 Cherry Street
Bedford Hills, New York 10507

RE: Pond System at Bedford Center Road and Narrows Road

Dear Members of the Wetland Commission:

We are in receipt of the letter dated August 10, 2016 from the Town of Bedford Wetlands Consultant, Beth Evans. Per Ms. Evan's request, we are enclosing herewith the following water sample testing results:

Testing Lab: Analytical Consulting Technology, Inc.
Date Sample Taken: December 9, 2014
Sample Times: As notated on Results Document

Sample Locations: 53 Narrows Road, Pond (Under the pine tree)
Vortechnic @ Narrows Road
Broadbrook Culvert @ Bisbee/Bedford Center Road

Testing Lab: Analytical Consulting Technology, Inc.
Date Sample Taken: April 20, 2015
Sample Times: As notated on Results Document

Sample Locations: Vortechnic @ Narrows Road
"Perry Pond" 121 Narrows Road
Broadbrook Culvert @ Bisbee/Bedford Center Road

Testing Lab: YML Environmental Services
Date Sample Taken: April 26, 2016
Sample Times: As notated on Results Document

Sample Locations: Vortechnic @ Narrows Road
"Perry Pond" 121 Narrows Road
Broadbrook Culvert @ Bisbee/Bedford Center Road

While it is appreciated that Ms. Evans stated that the Town of Bedford recognizes the wetlands as a valuable resource, we respectfully request that the Wetlands Commission prepare a remediation plan to stop the practice of directing untreated storm water into the pond system and to restore the health of the pond.

As you can see from the enclosed images, which are described below, the practice of directing the storm water, without easements, into the pond system is causing the premature filling in of the pond and stream, as well as chemical contamination. These images also demonstrate that storm water runoff from the Town's drainage system into the pond causes flooding on our property during rain events. Given the reports of an "above-average hurricane season" by the National Oceanic and Atmospheric Administration (known as NOAA)¹, we are concerned that the frequency of flooding on our property and the resulting damage will only increase if the practice of directing storm water into the pond system is not addressed by the Town.

Exhibit "A" - Image dated September 9, 2008: A huge plume of silt and sediment flowing into the pond at the outflow on Narrows Road (prior to installation of the Vortechnic),

Exhibit "B" - Imaged dated December 1, 2010, the outflow at Narrows Road (prior to installation of the Vortechnic),

Exhibit "C" - Image dated September 14, 2011, the outflow at Narrows Road (prior to the installation of the Vortechnic), and large amount of sediment had been filtered into the pond over the years.

Exhibit "D" - Image dated October 1, 2015, catch basin full of sediment in front of 53 Narrows Road.

Exhibit "E" - Image dated October 1, 2015, culvert at Broadbrook Road @ Bisbee/Bedford Center Road, full of sediment.

Exhibit "F" - Image dated October 1, 2015, "Perry Pond" murky and brown.

Exhibit "G" - Image dated October 1, 2015: A pile of horse manure yards away from the Vortechnic, all of this organic matter will be washed into the pond system.

Exhibit "H" - Image dated February 16, 2016, sediment filled stormwater flowing from Vortechnic.

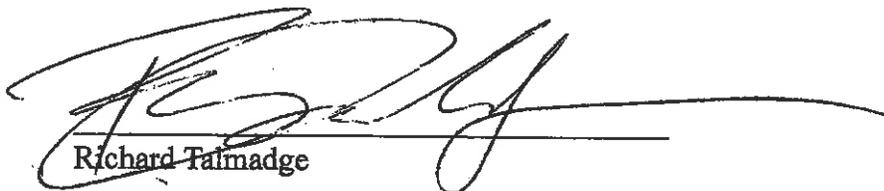
Exhibit "I" - Image dated July 7, 2016, culvert at Broadbrook Road @ Bisbee/Bedford Center Road, full of sediment and storm water.

Exhibit "J" - Image dated August 28, 2011, flooding condition in rear of property at 53 Narrows Road.

Exhibit "K" - Image dated August 28, 2011, flooding condition in front of property at 53 Narrows Road.

It is clear from our efforts over the past several years to determine the causes of the issues with the pond system and to address the issues under our control that we are concerned about the health of the pond system and seek to protect and preserve this important natural resource. Given that our goals to preserve the pond system area aligned with the Town's, we would appreciate your help and respectfully request a formal plan of action from your commission within ten (10) business days of receipt of this letter.

Sincerely,



Richard Talmadge

cc:

Chris Burdick, Supervisor, Town of Bedford w/enclosures

Lee Roberts, Town Board Member w/enclosures

Maryann Carr, Town Board Member w/enclosures

Mary Beth Cass, Town Board Member w/enclosures

Don Scott, Town Board Member w/enclosures

Tom Meyer w/ enclosures

**ANALYTICAL
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168 Railroad Hill St., Waterbury, CT 06708 • (203) 757-3960 • Fax (203) 759-2155
 www.actlabs.biz
 William Kenny Associates
 Kayla Frankel
 195 Tunxis Hill Road, Suite 204
 Fairfield, CT 06825

Certified Laboratory
 US EPA CT-021
 CT PH-0518
 EMail actlabs@sbcglobal.net

Report Date: 12/24/2014

ACT Number: 2014120093 - 1
 Sample Type: Grab
 Collected by: Client
 Location/ID: Pond-53 Narrows Rd
 Description:

Sample Date: 12/09/2014
 Sample Time: 09:05:

Date Received: 12/10/2014
 Project number
 Sample Matrix: Surface Water

Laboratory Test

Laboratory Test	Result	Units	Method	Analysis Date	Analyst
<i>Inorganic</i>					
Alkalinity	4.0			12/18/2014 09:45:00 AM	RAB
Ammonia Nitrogen	0.21	mg/L	SM2320 B	12/22/2014 03:15:00 PM	NS
Nitrate (As N)	0.37	mg/L	EPA 350.1	12/11/2014 02:31:00 PM	RL
Nitrogen, Total Kjeldahl	0.78	mg/L	EPA 300	12/23/2014 11:30:00 AM	NS
pH	7.60		SM 4500 Norg	12/10/2014 04:30:00 PM	NS
Phosphorus, Total	0.06	S.U.	SM 4500-H+B	12/17/2014 02:00:00 PM	NS
<i>Microbiology</i>					
Chlorophyll (A)	<0.01	mg/L	SM 4500 -PE		
Colliform Bacteria, Fecal	<10	mg/m3 cfu/100ml	10200-H SM9222D	12/16/2014 02:00:00 PM 12/11/2014 11:00:00 AM	RAB RAB

ACT Number: 2014120093 - 2
 Sample Type: Grab
 Collected by: Client
 Location/ID: Vortechnic-Narrows Rd
 Description:

Sample Date: 12/09/2014
 Sample Time: 09:16:

Date Received: 12/10/2014
 Project number
 Sample Matrix: Surface Water

Laboratory Test

Laboratory Test	Result	Units	Method	Analysis Date	Analyst
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Kayla Frankel
195 Tunxis Hill Road, Suite 204

Fairfield, CT 06825

Page 2

Report Date: 12/24/2014

ACT Number: 2014120093 - 2		Sample Date: 12/09/2014	Date Received: 12/10/2014		
Sample Type: Grab		Sample Time: 09:16:	Project number		
Collected by: Client		Sample Matrix: Surface Water			
Location/ID: Vortehnic-Narrows Rd					
Description:					
Laboratory Test	Result	Units	Method	Analysis Date	Analyst
<i>Inorganic</i>					
Alkalinity	52.0	mg/L	SM2320 B	12/18/2014 09:45:00 AM	RAB
Ammonia Nitrogen	<0.10 ✓	mg/L	EPA 350.1	12/22/2014 03:15:00 PM	NS
Nitrate (As N)	<0.20	mg/L	EPA 300	12/11/2014 02:47:00 PM	RL
Nitrogen, Total Kjeldahl	1.24 ✓	mg/L	SM 4500 Norg	12/23/2014 11:30:00 AM	NS
pH	8.62	S.U.	SM 4500-H+B	12/10/2014 04:30:00 PM	NS
Phosphorus, Total	0.59 ✓	mg/L	SM 4500 -PE	12/17/2014 02:00:00 PM	NS
<i>Microbiology</i>					
Chlorophyll (A)	<0.01	mg/m3	10200-H	12/16/2014 02:00:00 PM	RAB
Coliform Bacteria, Fecal	150	cfu/100ml	SM9222D	12/11/2014 11:00:00 AM	RAB

ACT Number: 2014120093 - 3		Sample Date: 12/09/2014	Date Received: 12/10/2014		
Sample Type: Grab		Sample Time: 09:35:	Project number		
Collected by: Client		Sample Matrix: Surface Water			
Location/ID: Broadbrook Culvert @ Brisbee Lane					
Description:					
Laboratory Test	Result	Units	Method	Analysis Date	Analyst

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Keyla Frankel
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Page 3

Report Date: 12/24/2014

ACT Number: 2014120093 - 3		Sample Date: 12/09/2014	Date Received: 12/10/2014		
Sample Type: Grab		Sample Time: 09:35	Project number		
Collected by: Client		Sample Matrix: Surface Water			
Location/ID: Broadbrook Culvert @ Brisbee Lane					
Description:					
Laboratory Test	Result	Units	Method	Analysis Date	Analyst
<i>Inorganic</i>					
Alkalinity	50.7	mg/L	SM2320 B	12/18/2014 09:45:00 AM	RAB
Ammonia Nitrogen	0.12	mg/L	EPA 350.1	12/22/2014 03:16:00 PM	NS
Nitrate (As N)	<0.20	mg/L	EPA 300	12/11/2014 03:04:00 PM	RL
Nitrogen, Total Kjeldahl	1.28	mg/L	SM 4500 Norg	12/23/2014 11:30:00 AM	NS
pH	8.12	S.U.	SM 4500-H+B	12/10/2014 04:30:00 PM	NS
Phosphorus, Total	0.71	mg/L	SM 4500 -PE	12/17/2014 02:00:00 PM	NS
<i>Microbiology</i>					
Chlorophyll (A)	<0.01	mg/m3	10200-H	12/16/2014 02:00:00 PM	RAB
Coliform Bacteria, Fecal	40	cfu/100ml	SM9222D	12/11/2014 11:00:00 AM	RAB

ACT Number: 2014120093 - 4		Sample Date: 12/09/2014	Date Received: 12/10/2014
Sample Type: Grab		Sample Time: 09:35	Project number
Collected by: Client		Sample Matrix: Surface Water	
Location/ID: 53 Narrows Rd			
Description:			

Laboratory Test	Result	Units	Method	Analysis Date	Analyst
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T TECHNOLOGY, INC

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For Analytical Consulting Technology, Inc.


Laboratory Director

2014120093

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Report Date: 05/06/2015

ACT Number: 2015040221 - 1		Sample Date: 04/20/2015	Date Received: 04/22/2015		
Sample Type: Grab		Sample Time: 11:00:	Project number		
Collected by: Client			Sample Matrix: Surface Water		
Location/ID: Vortechnic across from 53 Narrows Rd					
Description:					
Laboratory Test	Result	Units	Method	Analysis Date	Analyst
<i>Inorganic</i>					
Alkalinity	92.90	mg/L	SM2320 B	04/26/2015 06:45:00 PM	DJC
Ammonia Nitrogen	<0.10	mg/L	EPA 350.1	04/27/2015 04:00:00 PM	NS
Nitrate (As N)	0.21	mg/L	EPA 300	04/23/2015 08:38:00 AM	RL
Nitrogen, Total Kjeldahl	2.82	mg/L	SM 4500 Norg	05/05/2015 03:35:00 PM	RAB
pH	8.16	S.U.	SM 4500-H+B	04/22/2015 04:30:00 PM	NS
Phosphorus, Total	0.6	mg/L	SM 4500 -PE	05/01/2015 02:00:00 PM	RAB
ACT Number: 2015040221 - 2		Sample Date: 04/20/2015	Date Received: 04/22/2015		
Sample Type: Grab		Sample Time: 11:15:	Project number		
Collected by: Client			Sample Matrix: Surface Water		
Location/ID: Pond-121 Narrows Road Bedford Hills					
Description:					
Laboratory Test	Result	Units	Method	Analysis Date	Analys
<i>Inorganic</i>					
Alkalinity	66.20	mg/L	SM2320 B	04/26/2015 06:45:00 PM	DJC
Ammonia Nitrogen	<0.10	mg/L	EPA 350.1	04/27/2015 04:00:00 PM	NS
Nitrate (As N)	0.43	mg/L	EPA 300	04/23/2015 08:55:00 AM	RL
Nitrogen, Total Kjeldahl	1.9	mg/L	SM 4500 Norg	05/05/2015 03:37:00 PM	RAE
pH	8.04	S.U.	SM 4500-H+B	04/22/2015 04:30:00 PM	NS
Phosphorus, Total	0.3	mg/L	SM 4500 -PE	05/01/2015 02:00:00 PM	RAE

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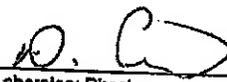
Page 2

Report Date: 05/06/2015

ACT Number: 2015040221 - 3 Sample Date: 04/20/2015 Date Received: 04/22/2015
Sample Type: Grab Sample Time: 11:30: Project number
Collected by: Client Sample Matrix: Surface Water
Location/ID: Drain @ Broad brook & Bedford Center Rd
Description:

Laboratory Test	Result	Units	Method	Analysis Date	Analyst
<i>Inorganic</i>					
Alkalinity	54.80	mg/L	SM2320 B	04/25/2015 08:45:00 PM	DJC
Ammonia Nitrogen	<0.10	mg/L	EPA 350.1	04/27/2015 04:00:00 PM	NS
Nitrate (As N)	0.31	mg/L	EPA 300	04/23/2015 07:11:00 AM	RL
Nitrogen, Total Kjeldahl	2.27 ✓	mg/L	SM 4500 Norg	05/05/2015 03:38:00 PM	RAB
pH	8.39 ✓	S.U.	SM 4500-H+B	04/22/2015 04:30:00 PM	NS
Phosphorus, Total	0.4	mg/L	SM 4500 -PE	05/01/2015 02:00:00 PM	RAB

For Analytical Consulting Technology, Inc.


Laboratory Director

2015040221

YML ENVIRONMENTAL SERVICES
 321 Kear Street
 Yorktown Heights, N.Y. 10598
 (914) 245-2800
 Albert H. Padovani, Director
 ** TEST REPORT **

LAB #: 1.601049 CLIENT #: 65136

TALMADGE, RICHARD
 RENEE REINHOLD
 22 BISBEE LANE
 BEDFORD HILLS, NY 10507

NON STAT PROC

PAGE: 1 of 1

DATE/TIME TAKEN: 04/26/16 03:54P
 DATE/TIME REC'D: 04/27/16 11:45A
 REPORT DATE: 05/11/16
 PHONE: (914)-241-2488

SAMPLING SITE: TALMADGE-1
 : NARROWS VORTECHNIC
 COL'D BY: RENEE REINHOLD
 NOTES....:

SAMPLE TYPE...: NON POT
 PRESERVATIVES: NONE
 TEMP RECEIVED: 6C ON ICE
 COLIFORM METH: N/A

START DATE/TIME END DATE/TIME FLAG PROCEDURE

SU 05/06/16
 05/08/16
 05/03/16
 05/05/16
 05/03/16 1005 05/03/16
 05/04/16

NITROGEN, KJEL 12.0 MG/L
 PHOSPHOROUS, T 4.36 MG/L
 ALKALINITY (A) 146 MG/L
 NITROGEN, AMMO 3.1 MG/L
 PH NON POTABL 6.3 UNITS
 NITRATE NON-P <0.500 MG/L

NORMAL - RANGE METHOD
 N/A
 N/A SM 4500-NH3-D
 N/A SM18-20 4500PE
 CASE DEP SM 18-20 2320B
 N/A
 N/A SM18-20 4500HB
 N/A SM18-20 4500NO

COMMENTS:
 (ALKALINITY REPORTED PH 4.5)

PERFORMED AT:
 SU SUMMIT ENV TECH INC
 3310 WIN STREET, CUY FALLS OH 44223

THE ABOVE TEST RESULTS MEET ALL REQUIREMENTS OF NELAC,
 AND RELATE ONLY TO THESE SAMPLES RECEIVED BY THE LAB

SUBMITTED BY: Albert H. Padovani, Director M.T. (ASCP)

ELAP# 10323

YML ENVIRONMENTAL SERVICES
 321 Kear Street
 Yorktown Heights, N.Y. 10598
 (914) 245-2800
 Albert H. Padovani, Director
 ** TEST REPORT **

LAB #: 1.601050 CLIENT #: 65136

NON STAT PROC

PAGE: 1 of 1

TALMADGE, RICHARD
 RENEE REINHOLD
 22 BISBEE LANE
 SUFFORD HILLS, NY 10507

DATE/TIME TAKEN: 04/26/16 03:59P
 DATE/TIME REC'D: 04/27/16 11:45A
 REPORT DATE: 05/11/16
 PHONE: (914)-241-2488

SAMPLING SITE: TALMADGE-1
 : PERRY POND
 COL'D BY: RENEE REINHOLD

SAMPLE TYPE.: NON POT
 PRESERVATIVES: NONE
 TEMP RECEIVED: 6C ON ICE
 COLIFORM METH: N/A

NOTES....

START DATE/TIME	END DATE/TIME	FLAG	PROCEDURE	RESULT	NORMAL - RANGE	METHOD
SU 05/06/16			NITROGEN, KJEL	<1.00 MG/L	N/A	SM 4500-NH3-D
05/05/16			PHOSPHOROUS, T	<0.1 MG/L	N/A	SM18-20 4500PE
05/03/16			ALKALINITY (A	68 MG/L	N/A	SM 18-20 2320B
05/05/16			NITROGEN, AMMO	<1.0 MG/L	CASE DEP	
05/03/16 1010	05/03/16 1013		PH NON POTABL	6.9 UNITS	N/A	SM18-20 4500HB
SU 05/04/16			NITRATE NON-P	<0.500 MG/L	N/A	SM18-20 4500NO

COMMENTS:

ALK (ALKALINITY REPORTED AT PH 4.5)

PERFORMED AT:

SU SUMMIT ENV TECH INC
 3310 WIN STREET, CUYAHOGA FALLS OH 44223

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 AND RELATE ONLY TO THESE SAMPLES RECEIVED BY THE LAB

SUBMITTED BY:

Albert H. Padovani, M.T. (ASCP)
 Director

ELAP# 10323

YML ENVIRONMENTAL SERVICES
 321 Kear Street
 Yorktown Heights, N.Y. 10598
 (914) 245-2800
 Albert H. Padovani, Director
 ** TEST REPORT **

LAB #: 1.601048 CLIENT #: 65136

NON STAT PROC

PAGE: 1 of 1

TALMADGE, RICHARD
 RENEE REINHOLD
 22 BISBEE LANE
 BEDFORD HILLS, NY 10507

DATE/TIME TAKEN: 04/26/16 03:49P
 DATE/TIME REC'D: 04/27/16 11:45A
 REPORT DATE: 05/11/16
 PHONE: (914)-241-2488

SAMPLING SITE: TALMADGE-1
 : BROAD BROOK CULVERT

SAMPLE TYPE.: NON POT
 PRESERVATIVES: NONE
 TEMP RECEIVED: 6C ON ICE
 COLIFORM METH: N/A

COL'D BY: RENEE REINHOLD
 NOTES...

START DATE/TIME	END DATE/TIME	FLAG	PROCEDURE	RESULT	NORMAL - RANGE	METHOD
SU 05/06/16			NITROGEN, KJEL	1.75 MG/L	N/A	SM 4500-NH3-D
RI 05/05/16			PHOSPHOROUS, T	0.48 MG/L	N/A	SM18-20 4500PE
RI 05/03/16			ALKALINITY (A)	64 MG/L	N/A	SM 18-20 2320B
SU 05/05/16			NITROGEN, AMMO	<1.0 MG/L	CASE DEP	
SU 05/03/16	1000 05/03/16	1003	pH NON POTABL	6.8 UNITS	N/A	SM18-20 4500HB
SU 05/04/16			NITRATE NON-P	0.502 MG/L	N/A	SM18-20 4500NO

COMMENTS:

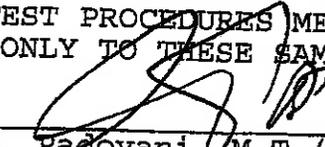
ALK (ALKALINITY REPORTED AT pH 4.5)

PERFORMED AT:

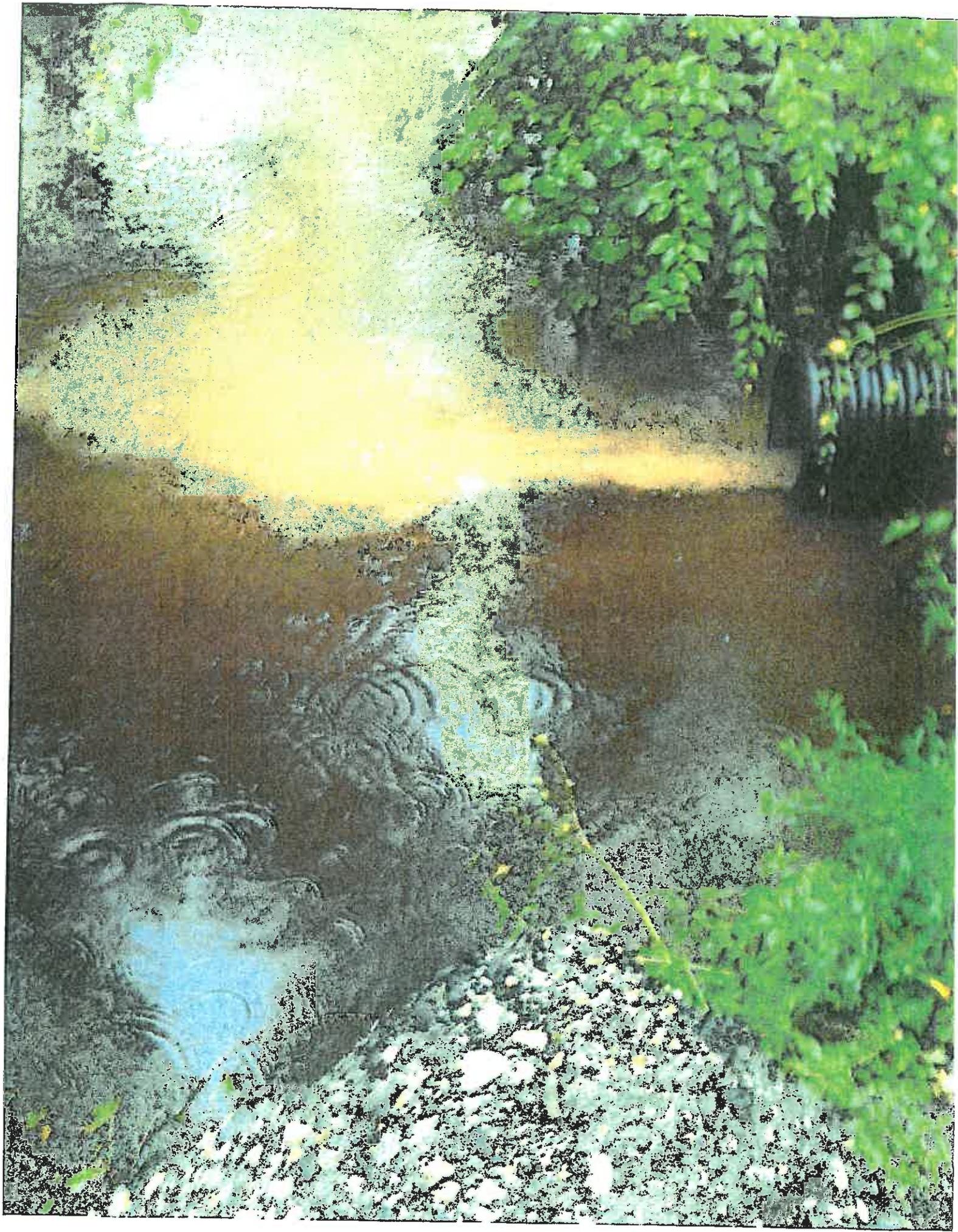
SU SUMMIT ENV TECH INC
 3310 WIN STREET, CUYAHOGA FALLS OH 44223

THE ABOVE TEST PROCEDURES MEET ALL REQUIREMENTS OF NELAC,
 AND RELATE ONLY TO THESE SAMPLES RECEIVED BY THE LAB

SUBMITTED BY:

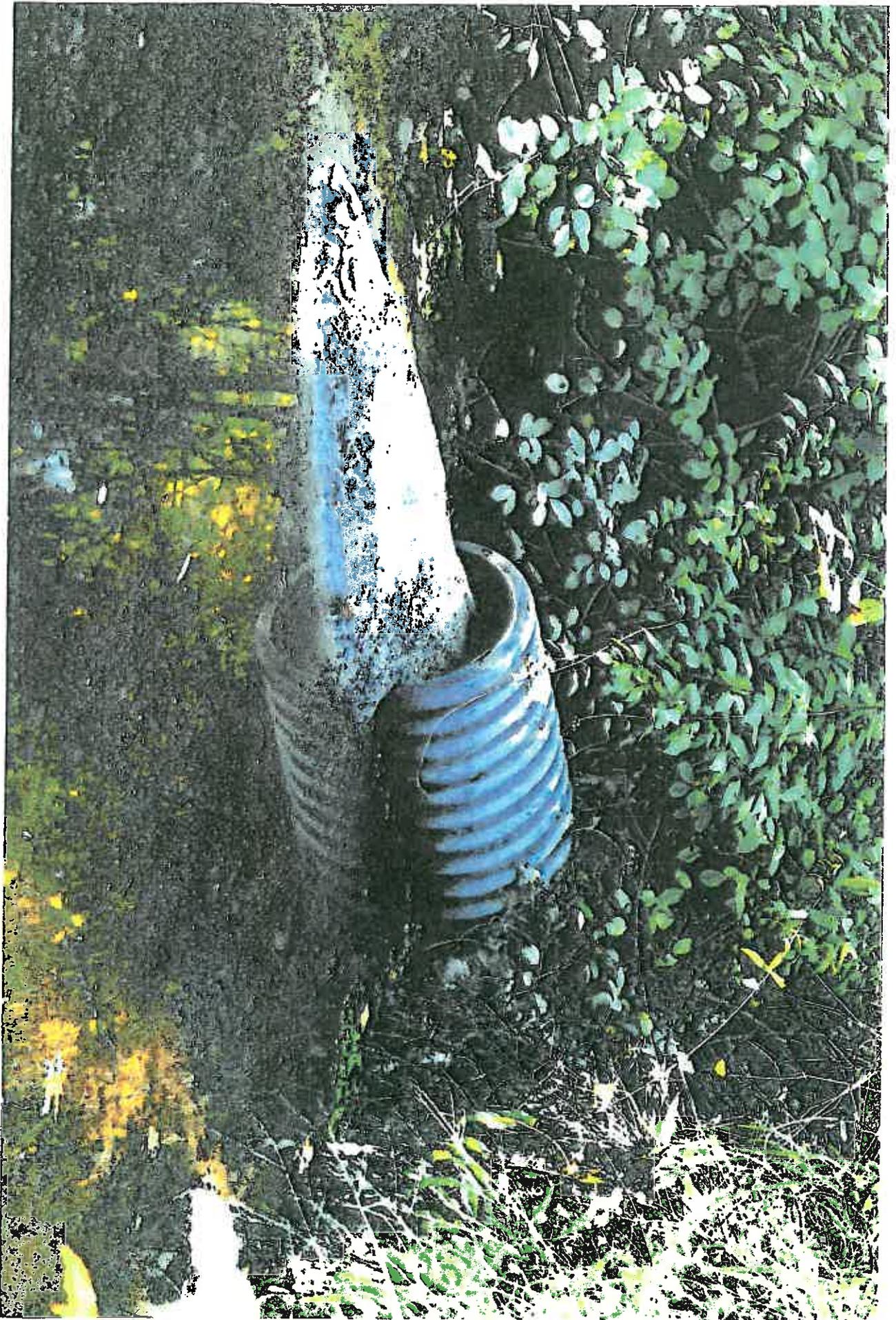

 Albert H. Padovani M.T. (ASCP)
 Director

ELAP# 10323

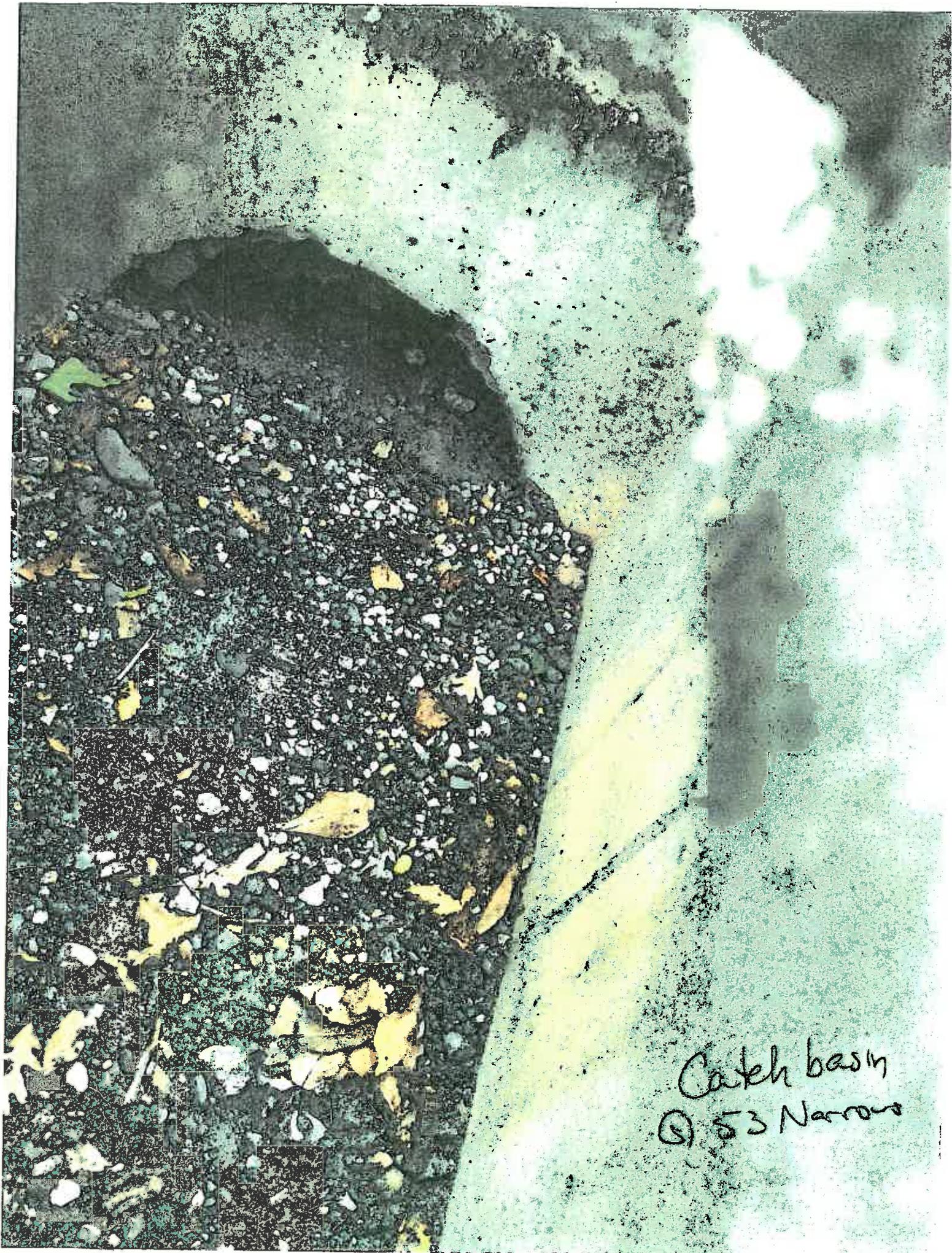


12.01.2010 14:40





9/14/11



Catch basin
⑤ 53 Narrows





"Perry" Pond
October 1, 2015
4:58pm

Narrows Road
Horse manure

October 1, 2015
4:58pm

↙ Vortechnic on
Narrows Rd.
located here

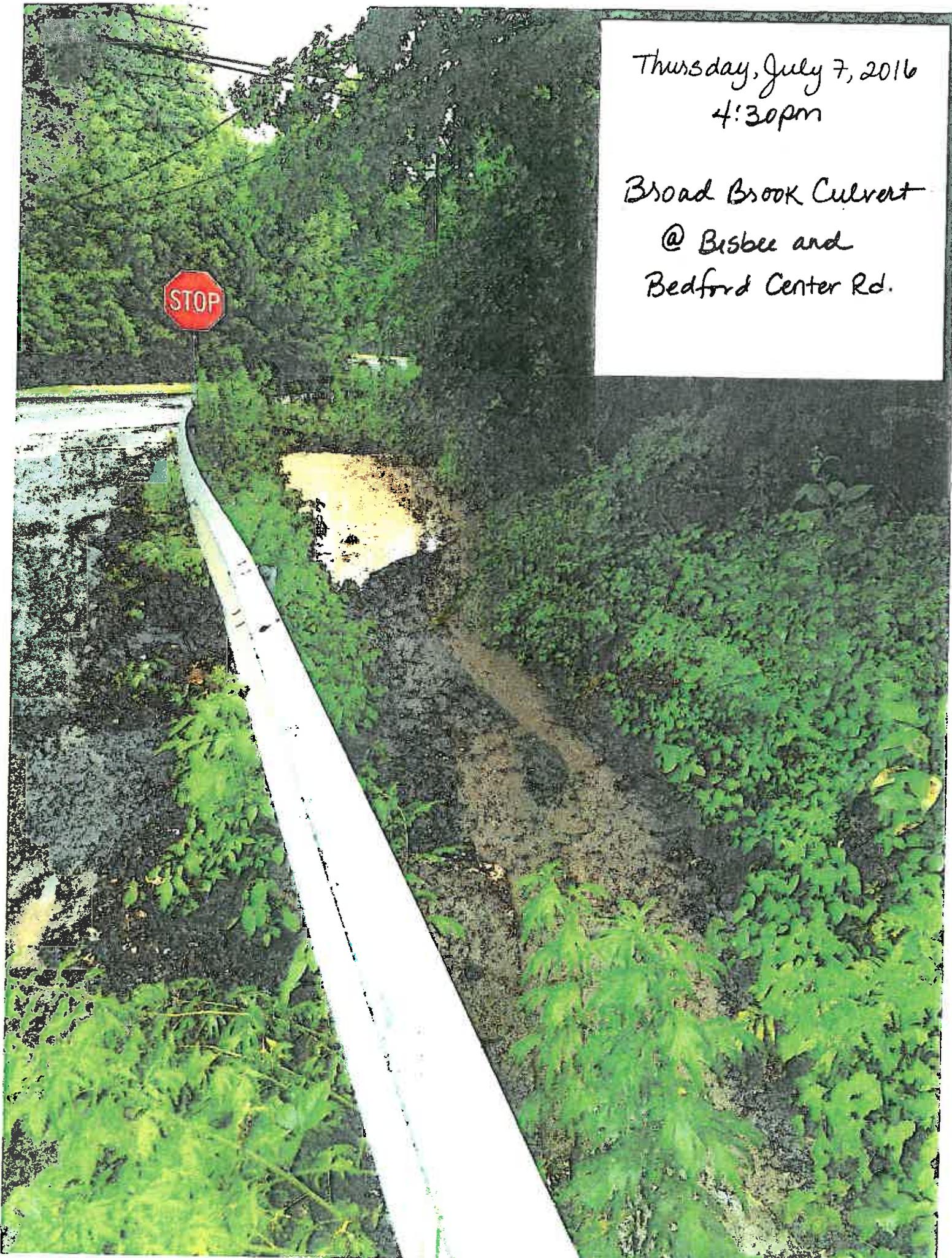




February 14, 2016
3:13pm

Thursday, July 7, 2016
4:30pm

Broad Brook Culvert
@ Bisbee and
Bedford Center Rd.





August 28, 2011
1:00 PM

Edit





August 28, 2011

4:08 PM

Edit

