

River Road Reconstruction
Village of Grand View on Hudson, PIN 8755.22
Summary of Roadway Slope Stability Alternatives
December 2007

On November 8, 2007, a Public Informational Meeting was held to review the Right-of Way Acquisition process, and two roadway slope alternatives being developed that address the steep roadway embankment slopes along the banks of the Hudson River. Initial meetings with property owners have been conducted to exchange information and to answer questions. A third alternative (Alternative C below), is being considered by one property owner. The summary of the Roadway Slope Stability alternatives are as follows:

Alternative A- (preferred) Fill Slope- Requires Permanent Easement

1. stone fill, 1V/1.9H
2. vegetative cover with plantings over stone fill is possible and will be further developed
3. mature trees may remain –protected by constructing tree wells
4. large stone fill along shoreline up to OHW + 3-5 feet to prevent erosion
5. property appraisal to include value of easement plus replacement value of stairs, decks, docks, plantings and other existing features (ie: gateways, etc)
6. County to obtain approval from regulators for owner to replace features listed above
7. avoids utility pole relocations
8. avoids fee acquisition for retaining walls
9. improved slope is traversable, and uniform
10. guide railing is necessary at top of slope behind sidewalk
11. permanent easement only allows County to construct and maintain slope, all other rights of use/improvements on slope to river are retained by owner with approval of County
12. owner retains property boundaries as described in current deed
13. alternative requires least amount of long term slope maintenance.
Maintenance to be performed by the County.
14. County is researching owner maintaining riparian rights to Hudson River
15. the project pays for all costs of this alternative

Summary of Roadway Slope Stability Alternatives, Cont'd

Alternative B – Construct Retaining Wall at edge of proposed walk - requires Acquisition in fee and additional permanent easement to maintain wall

1. acquisition of property to back (private side) of wall estimated 10 feet wide
2. permanent easement additional 10 feet beyond wall for future maintenance
3. requires temporary or permanent relocation of utility poles (to be verified with utility companies)
4. 3 times more costly than stone fill alternative
5. property appraisal to fee and easement, plus replacement value of stairs, plantings and other existing features (ie: gateways, etc)
6. recommend armoring shoreline with large stone fill (as described in point 4 of Alternative A) where undermining exists at edge of river
7. guide railing or extending retaining wall above ground is necessary
8. retaining wall would be interrupted to permit access to river
9. retaining wall would be maintained by the County
9. the project pays for all costs of this alternative

Alternative C- Property Owner constructs slope improvements – no acquisition necessary (under request from property owner)

1. must be designed by professional engineer in NYS
2. County to review and approve permit application
3. no property acquisitions required
4. guide railing is necessary along slope
5. any improvements by owner must be approved and completed prior to bidding the construction of River Road project (see project schedule)
6. alternative recommended to also include armoring shoreline with large stone fill
7. maintenance of alternative to be performed by property owner
8. property owner pays all costs for this alternative

END