

TOWN OF PHILIPSTOWN  
PUTNAM COUNTY, NEW YORK

238 Main Street  
Cold Spring, NY, 10516  
(845) 265-5202

**APPLICATION FOR WETLANDS PERMIT**

**Note to Applicant:**

Submit the completed application to the appropriate permitting authority. The application for Wetlands Permit should be submitted simultaneously with any related application (e.g., subdivision approval, site plan approval, Special Use Permit, etc.), being made to the permitting authority.

(Office Use Only)

Application # WL21-344

Permitting Authority

RECEIVED

Received by: W

AUG 19 2021

Date 8/17/21

Conservation Board

Fee 500 APP 423  
1000 Escrow 424

\_\_\_\_ Wetlands Inspector

Pursuant to Chapter 93 of the Code of the Town of Phillipstown, entitled "Freshwater Wetlands and Watercourse Law of the Town of Phillipstown" (Wetlands Law), the undersigned hereby applies for a Wetlands Permit to conduct a regulated activity in a controlled area.

1. Owner: Name: Peter Lesser and Tina Park

Address: 53 Phillipse Brook Road, Garrison NY 10524

Telephone: 646 894-8457

If Corporation, give names of officers:

Mailing Address: 53 Phillipse Brook Road, Garrison NY 10524

2. Name of Agent

(Applicant must be owner of the land. The Application may be managed an authorized agent of such person.)

Timothy Rasic AIA  
109 E.37th Street

Mailing Address: New York, NY 10016

Telephone: 212 685-9500 Ext. 12

3. Location of Proposed Activity:  
53 Phillips Brook Road Garrison NY 10524

Tax Map #: 61-3-50

Acreeage of Controlled Area Affected: .005 (240 sf)

Square footage of soil disturbed by the entire project: 1,000 sf

4. Type of Activity: (See list of regulated activities)

Garage Footprint Enlargement with Second Floor. No adverse effect on adjacent watercourse. Site silt Fence/Hay Bale Protection will be provided during construction.  
New storm drains for roof to divert water into rain garden.

5. Other permit(s) required and agency or agencies responsible for granting such permits such as but not limited to P.C.B.O.H, N.Y.D.E.C, Army Core of Engineers, EPA, DOT, Building Dept. Planning Board, and Z.B.A.

Building Department.

6. Each copy of this application shall be accompanied by:

- a. A detailed description of the proposed activity and a comparison of the activity to the criteria for approval specified in §93-8 of the Wetlands Law. (See below)
- b. A completed short form environmental assessment form (*included in the application folder*)
- c. A map prepared by a licensed surveyor, landscape architect or engineer showing:
  1. The controlled area(s) wetland buffer zone 100 feet from the edge of any wetlands, lakes, ponds or streams on the site;
  2. Any wetland or watercourse therein and the location thereof;
  3. The location, extent, and nature of the proposed activity.
- D. The names of claimants of water rights in the wetland or watercourse of whom the applicant has record notice and the names and addresses of all owners of record of properties abutting and directly across from the proposed activity as shown on the latest tax record.

(Note: Any map, plat or plan showing the above information that is required to be submitted for any other permit or approval in connection with the regulated activity, and that is acceptable to the Permitting Authority, may be used.)

Date: 8/13/21

Signature of Applicant: Timothy R. Basil  
TIMOTHY R. BASIL

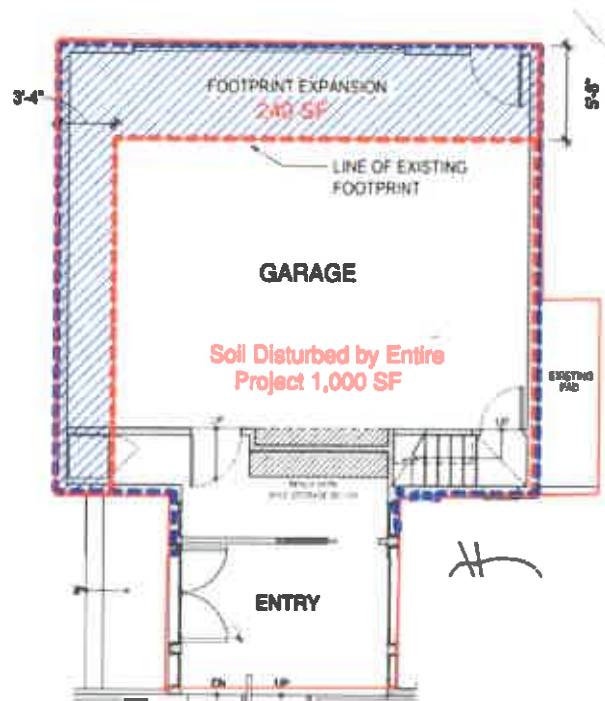
August 18, 2021

Conservation Board  
Cold Spring NY

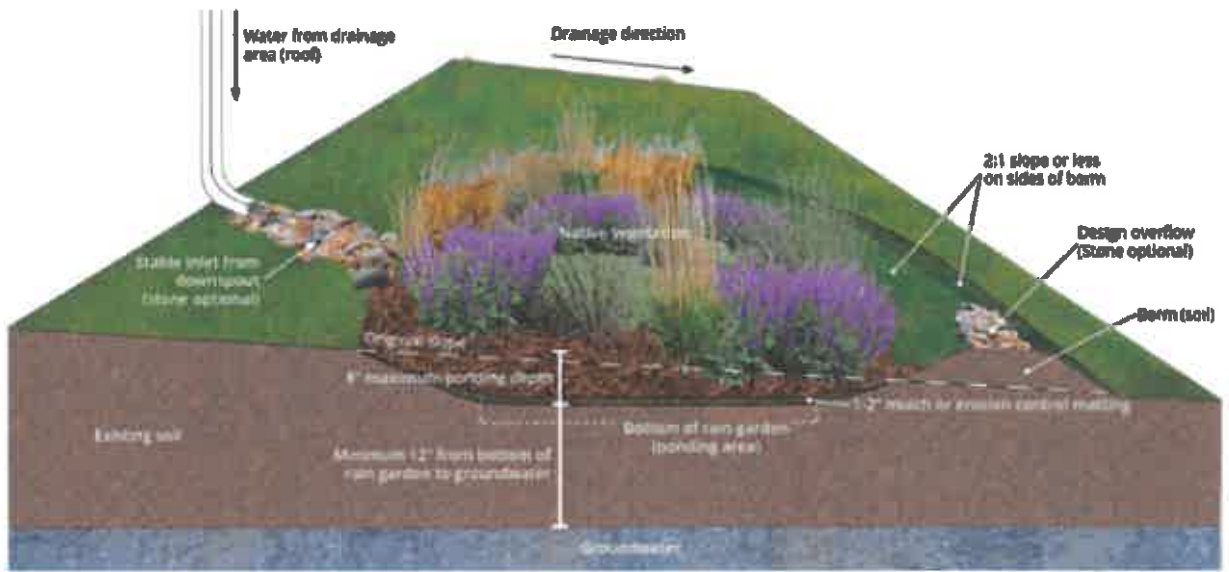
Re: **Project Description**  
**Wetlands Permit Application**  
**Mr. and Ms. Lesser Residence**  
53 Philipse Brook Road  
Garrison NY, 10524

The scope of work consists of the demolition of an Existing Single Story Garage and Entry, which are in poor condition, and rebuilding of the same with a slightly larger Garage foot print with a Second Story. The footprint of the garage will be enlarged 3'-4" West and 5'8" North for a total footprint enlargement of 240 sf.

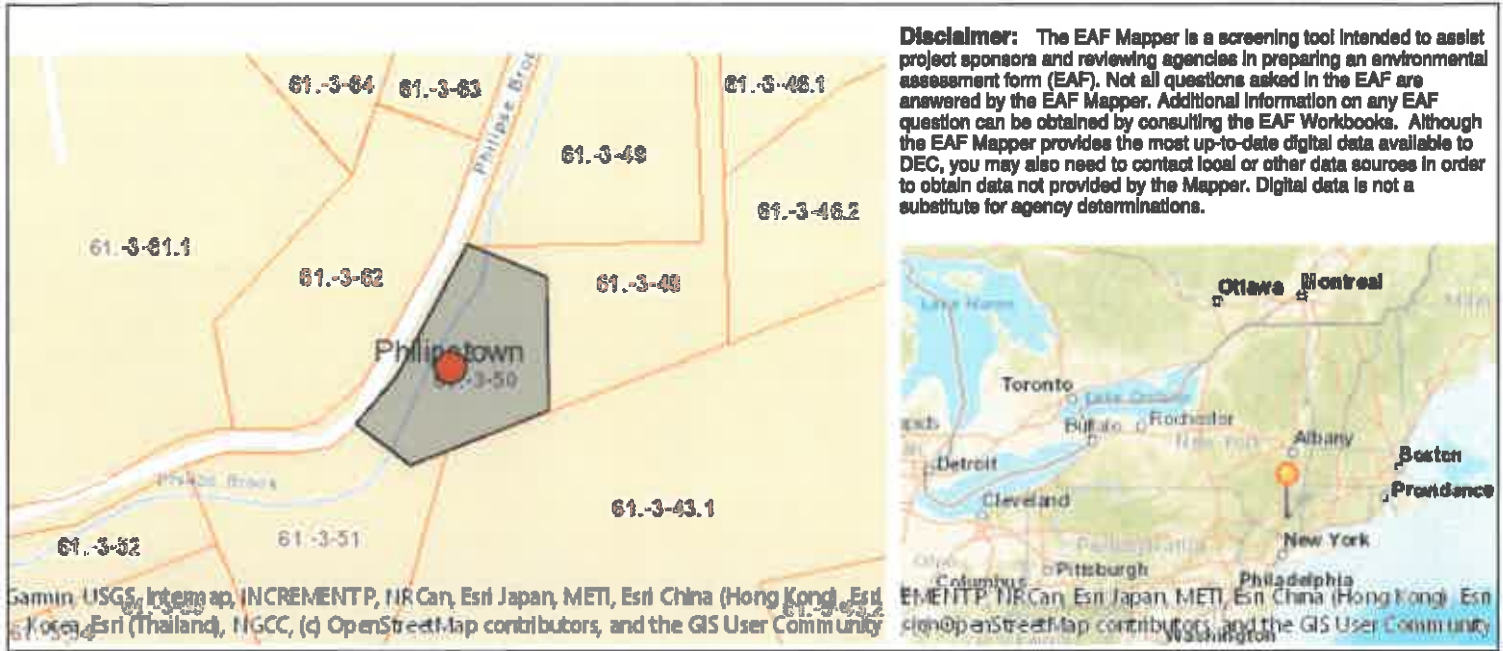
Roof storm water for the Addition will be diverted to a Rain Garden allowing storm water to be naturally absorbed into the ground. Site silt Fence/Hay Bale protection will be provided during construction.



**RECEIVED**  
**AUG 19 2021**



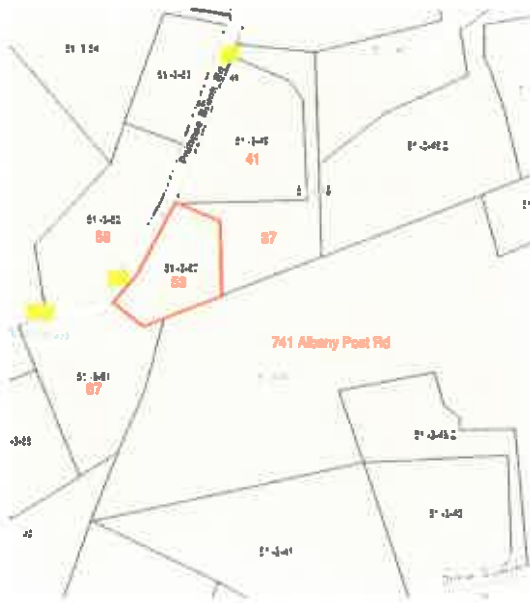
**RAIN GARDEN DIAGRAM**



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

**OWNERS OF RECORD OF PROPERTIES  
ABUTTING AND DIRECTLY ACROSS AREA  
OF ACTIVITY**

**53 PHILIPSE BROOK ROAD**



**53 Philpse Brook Rd**

Name	Address
Jason Newark	53 Philpse Brook Rd Garrison NY 10524
Rosella Eggs Newark	

**37 Philpse Brook Rd**

Name	Address
Robert Culp	37 Philpse Brook Rd Garrison NY 10524
Vivian Linares	37 Philpse Brook Rd Garrison NY 10524

**741 Albany Post Road**

Name	Address
Christopher C Davis	P.O. Box 236 North Park NJ 07932

**67 Philpse Brook Rd**

Name	Address
Howard Davis	67 Philpse Brook Rd Garrison NY 10524
Randi Davis	67 Philpse Brook Rd Garrison NY 10524

**41 Philpse Brook Rd**

Name	Address
Jamca McPherson	41 Philpse Brook Rd Garrison NY 10524
Kristin Forward McPherson	41 Philpse Brook Rd Garrison NY 10524



Janko Rasic Architects, PLLC  
109 East 37th Street  
New York, NY 10016  
212.685.9500  
www.jankorasic.com

August 11, 2021