

  
**Town of Philipstown Putnam County, New York**  
**238 Main Street Cold Spring, NY, 10516**  
*Natural Resources Review Officer & Wetland Inspector Max E. Garfinkle*

Wetland and Watercourse Determination Letter

**Tax Map Number: 16.-1-34**

**Physical Address: Termination of Mountain Brook Drive, Cold Spring, NY 10516**

**Owner: Scott Johnson (JRP 142 LLC)**

Scott Johnson  
2 Horatio Street- Apt 11L  
New York, NY 10014

November 6<sup>th</sup>, 2019

Dear Mr. Johnson,

I have inspected the lot at the above address/ tax map number and have determined that there are wetlands or watercourses or their regulated setbacks as defined by the Philipstown Code on the above referenced tax map number. The following is contained on the parcel:

- ❖ Both a class A and class C stream as regulated by the NYSDEC
- ❖ Federally regulated wetlands and watercourses
- ❖ Philipstown regulated wetlands and watercourses (both intermittent and perennial)

Activities shown in the drawing titled "Sketch Map prepared for N. Scott Johnson" dated 9/26/2019 submitted with this determination show septic test holes outside of the regulated 100 ft setback, therefore, from a regulatory standpoint, the Town of Philipstown sees the placement of the septic field as outside of a wetland/ watercourse and its associated protected buffer.

That being said, during site inspections of the parcel and of the test holes, standing water was found in each. I urge the PCDOH to take a hard look at the acceptability of the conditions of the proposed septic area before issuing permits.

Please note, this letter does not omit you or the property owner from obtaining permit approvals set forth by the Philipstown Code and/or County/State/ Federal Law.

If I can be of any further assistance please do not hesitate to reach out to myself via email or phone using the information listed below.

Sincerely,



**Max E. Garfinkle**  
*Natural Resources Review Officer*  
**Town of Philipstown**  
**238 Main Street**  
**Cold Spring, NY 10516**  
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**Cc:**  
**Greg Wunner, Code Enforcement Officer**  
**Jason Snyder, Project Contact Badey & Watson, P.C.**