



**Town of Philipstown Putnam County, New York**  
**238 Main Street Cold Spring, NY, 10516**

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**MEMORANDUM**

**To:** Town of Philipstown Planning Board  
**From:** Max Garfinkle, Natural Resources Review Officer Town of Philipstown  
**Date:** January 14, 2022  
**Subject:** 28-30 Hudson River Lane

Dear Chairman Zuckerman and Members of the Planning Board,

As you are aware, the Conservation and Planning Boards are currently reviewing the proposed activities at 28-30 Hudson River Lane.

At our January 12, 2022 Conservation Board meeting, members of the CB felt that they could not vote on Chapter 93 permits until the PB had made their determination as whether to allow the combination of lots and siting of the new home as it is proposed in the applicant's current plan set. As is stands now, a majority of the members of the Conservation Board see this home and its proposed development plan, as potentially a best possible solution for the site.

Here are concerns the CB has discussed up to this point:

1. Increase in square footage of the new home and other impervious surfaces on the combined lot.
2. Management of stormwater from the roof of the house.
3. Construction of a pool in such a constrained location completely within the wetland buffer.
4. Rebuilding of the seawall including mitigation measures.
5. Potential impacts or undesirous changes to neighboring properties.

The CB feels that if the PB grants their approval, the CB's role will be to critique and stipulate additional mitigation measures for impacts within the 100ft buffer (regulated by the Town) before the CB grants their permits under Chapter 93 of the Code.

If necessary, the acting chair and myself will be available to discuss the details of this memo to clarify any concerns from yourself or the PB members.

Best regards



Max Garfinkle  
NRRO

Cc:  
Philipstown Conservation Board

**Philipstown Planning Board  
Ron Gainer  
Steve Gaba  
River Architects**