



Clean Water Act Section 404: Site Visit/Case Development

For inspections authorized pursuant to Clean Water Act sections 308 and 404 (33 U.S.C. §§ 1318 and 1344)

This report includes only factual information gained by documentation, onsite observations, and/or onsite interviews.

Inspector Name(s)	Stephanie Andreescu Austin Jepsy	Time In	1:50 PM	Start Date	September 12, 2023
		Time Out	3:40 PM	End Date	September 12, 2023

Inspector's Organization: U.S. EPA Region 2

Organization Requesting Inspection (if different):

Inspection Type: Evaluation Inspection Status: Original

Site Name: Jajoa Holding Corp. Property

Site Address*: West Shore Road (Tax ID: 22.-1-23.1)

City*: Kauneonga Lake County*: Sullivan State*: NY Zip Code*: 12749

Mailing Address*: U.S. FOIA (b)(6)

City*: U.S. FOIA (b)(6) County*: U.S. FOIA (b)(6) State*: U.S. FOIA (b)(6) Zip Code*: U.S. FOIA (b)(6)

Latitude*: 41.6922 Longitude*: -74.8378

Estimated Size of Site (acres): 14.71 Is there a home on the site? Yes No

Inspector Signature: *Stephanie Andreescu* Digitally signed by STEPHANIE ANDREESCU Date: 2023.10.05 14:33:49 -04'00' Date: 10/5/23

Supervisor Signature: MARCO FINOCCHIARO Digitally signed by MARCO FINOCCHIARO Date: 2023.10.11 11:00:36 -04'00' Date: 10/11/23



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Site Name	Jajoa Holding Corp. Property	Start Date	September 12, 2023
		End Date	September 12, 2023
Inspection Purpose	Initial site visit		
Opening Conference			
<input checked="" type="checkbox"/> Presentation of Inspector Credentials			
Name and Title (Use N/A if owner/operator not available to join the inspection)			
Credentials were presented to Mr. Ari Steinman, president/manager of Jajoa Holding Corp. (property owner)			
<input checked="" type="checkbox"/> Opening Conference			
Name of person authorizing access if applicable			
EPA scheduled the inspection with Mr. Steinman.			
Notes from Opening Conference			
Mr. Steinman stated that he purchased the ~15-acre property in 1999. He pointed out piles of gravel and asphalt on the southwestern corner of the property and explained that, years ago, the piles were left by the Town of Bethel following sewer work. He also stated that approximately ten years ago, he purchased an adjoining property to serve as another egress to his future residential development. Mr. Steinman left the property shortly after the opening conference.			
<input type="checkbox"/> Access Issues if Any			
Describe			
N/A			
Inspection Observations and Sample Collection			
Site Owner/Site Operator/Responsible Party (Name, title and contact information)			
Site owner: Jajoa Holding Corp. represented by Ari Steinman (president/manager); U.S. FOIA (b)(6); U.S. FOIA (b)(6)			
Additional Persons Present at Inspection			
Mr. Steinman was present at the start of the inspection but left shortly after the opening conference.			
General Site Characteristics (layout of property, etc.)			
The property is a 14.71-acre parcel bordered by privately-owned parcels to the east, north, and west and West Shore Road to the south. Culverts under West Shore Road hydrologically connect the property to Kauneonga Lake to the south. Kauneonga Lake is a part of White Lake Brook which flows to the Mongaup River, a tributary of the Delaware River.			
The southern ~20% of the property had been cleared, filled, and graded flat. A house is currently being constructed on the southeast corner of the property. The remainder of the property is undeveloped. There are two access driveways to the property off of West Shore Road.			
Purpose and Need for Discharge of Dredged and/or Fill Material			
Fill material was discharged to expand fastland for the construction of a residence or residential development.			



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Site Name	Jajoa Holding Corp. Property	Start Date	September 12, 2023
		End Date	September 12, 2023
Site Overview (Past inspections, site description, permits, etc.)			
EPA's Wetland Protection Section had not previously inspected the property.			
The U.S. Army Corps of Engineers has not issued a permit for activities at the property.			
Scope of Inspection (Areas inspected or not inspected)			
EPA inspected areas near the edges of the fill boundary / limit-of-disturbance on the southern portion of the property.			



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Site Name	Jajoa Holding Corp. Property	Start Date	September 12, 2023
		End Date	September 12, 2023
Environmental Conditions (e.g., wind, rain, smoke, dust, temperature, snow)			
Sunny with clouds, upper 70's; precipitation day prior			
Field Work Conducted			
<p>The purpose of the inspection was to document whether there had been a discharge of dredged/fill material into waters of the United States without proper Corps authorization.</p> <p>Data recorded during the inspection included GPS data; handwritten notes of observations; and photographs.</p> <p>EPA started the inspection at the gravel driveway at the southeast corner of the property off of West Shore Road. Workers were in the process of constructing a house. A foundation and some exterior walls had been constructed. Two excavators and a small bulldozer were observed on-site. At least one of the excavators had the phone number and e-mail address of Mr. Steinman posted on its side.</p> <p>EPA proceeded clockwise around the boundary of the fill material. Piles of gravel were observed in the southwest corner of the property. Mr. Steinman stated that these piles were left by the Town of Bethel following sewer work and that at other points in time, the Town highway or building department would drop off piles of material at the property. With the exception of the piles of material in the southwest corner, EPA observed the site to be relatively flat at the time of the inspection. Fill material mainly consisted of dirt mixed with gravel. Lumber pieces, some with screws attached, metal, and cobble-sized rock were also present in the fill. EPA recorded the edge of the fill material limit-of-disturbance with a GPS. Mr. Steinman stated that he had not graded the material beyond the footprint of disturbance from the piles.</p> <p>EPA observed standing water with floating duckweed adjacent to the western and northern edges of the fill boundary. Some shrubs that had been knocked over by fill still had their leaves, indicating recent earth disturbance. EPA took a soil sample (SS1) north of the fill boundary. Based on the presence of hydric soil, hydrophytic vegetation, and wetland hydrology consistent with the 1987 U.S Army Corps of Engineers Wetland Delineation Manual and the Northcentral and Northeast Regional Supplement, EPA concluded that the sampling location was within a wetland. EPA characterized the wetland as a red maple, blueberry swamp. Sphagnum moss was observed on hummocks.</p> <p>EPA concluded the inspection at the gravel driveway at the southwest corner of the property. EPA observed a roadside ditch along West Shore Road culverted under the driveway. Another culvert hydrologically connected waters on the property to Kauneonga Lake under West Shore Road.</p>			
Closing Conference			
Documents Received and/or Requested During the Inspection			
N/A			
Compliance Assistance Provided (If any)			
N/A			
Observations Relayed to Site Owner/Operator			
N/A			



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Site Name	Jajoa Holding Corp. Property	Start Date	September 12, 2023
		End Date	September 12, 2023
Actions Taken by Owner/Operator During the Inspection (If any)			
N/A			
Potential Issues of Concern Including Regulatory Citations			
Potential issues of concern included the discharge of fill material into wetlands without prior Corps authorization.			
Attachments*			
<input checked="" type="checkbox"/> Maps and Sketches			
<input checked="" type="checkbox"/> Photographs (including location) and Photo Log			
<input type="checkbox"/> Other (SSIP, Wetlands Delineation Forms, etc.)			
Attachments: Map of GPS data; Photograph Log			
Additional Notes			

EPA CWA 404 Inspection Photolog
Jajoa Holding Corp.
Kauneonga Lake, Sullivan County, NY

September 12, 2023



Date: 9/12/2023
Time: 2:34 PM
Photographer: S. Andreescu
Photo ID: 1 – P9120182

Description:
(1/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:34 PM
Photographer: S. Andreescu
Photo ID: 2 – P9120183

Description:
(2/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:34 PM
Photographer: S. Andreescu
Photo ID: 3 – P9120184

Description:
(3/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:34 PM
Photographer: S. Andreescu
Photo ID: 4 – P9120185

Description:
(4/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:35 PM
Photographer: S. Andreescu
Photo ID: 5 – P9120186

Description:
(5/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:35 PM
Photographer: S. Andreescu
Photo ID: 6 – P9120187

Description:
(6/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:35 PM
Photographer: S. Andreescu
Photo ID: 7 – P9120188

Description:
(7/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:35 PM
Photographer: S. Andreescu
Photo ID: 8 – P9120189

Description:
(8/9) Panorama of disturbed portion of site



Date: 9/12/2023
Time: 2:35 PM
Photographer: S. Andreescu
Photo ID: 9 – P9120190

Description:
(9/9) Panorama of disturbed
portion of site



Date: 9/12/2023
Time: 2:39 PM
Photographer: S. Andreescu
Photo ID: 10 – P9120191

Description:

Limit-of-disturbance

Fill material adjacent to wetland area

Duckweed present in standing water



Date: 9/12/2023
Time: 2:39 PM
Photographer: S. Andreescu
Photo ID: 11 – P9120192

Description:

Limit-of-disturbance
Fill material adjacent to wetland area
Duckweed present in standing water



Date: 9/12/2023
Time: 2:40 PM
Photographer: S. Andreescu
Photo ID: 12 – P9120193

Description:

Limit-of-disturbance

Fill material adjacent to wetland area



Date: 9/12/2023
Time: 2:44 PM
Photographer: S. Andreescu
Photo ID: 13 – P9120194

Description:

Muck from soil sample location
#1



Date: 9/12/2023
Time: 2:48 PM
Photographer: S. Andreescu
Photo ID: 14 – P9120195

Description:
Soil sample location #1



Date: 9/12/2023
Time: 2:49 PM
Photographer: S. Andreescu
Photo ID: 15 – P9120196

Description:
Soil sample location #1



Date: 9/12/2023
Time: 3:16 PM
Photographer: S. Andreescu
Photo ID: 16 – P9120197

Description:

Limit-of-disturbance

Fill material adjacent to wetland area

Duckweed present in standing water



Date: 9/12/2023
Time: 3:30 PM
Photographer: S. Andreescu
Photo ID: 17 – P9120198

Description:

Piles of gravel near edge of disturbance

Lake in background



Date: 9/12/2023
Time: 3:32 PM
Photographer: S. Andreescu
Photo ID: 18 – P9120199

Description:

(1/3) Panorama of site and equipment from near West Shore Road



Date: 9/12/2023
Time: 3:32 PM
Photographer: S. Andreescu
Photo ID: 19 – P9120200

Description:

(2/3) Panorama of site and equipment from near West Shore Road



Date: 9/12/2023
Time: 3:32 PM
Photographer: S. Andreescu
Photo ID: 20 – P9120201

Description:

(3/3) Panorama of site and equipment from near West Shore Road



Date: 9/12/2023
Time: 3:33 PM
Photographer: S. Andreescu
Photo ID: 21 – P9120202

Description:

Roadside ditch along West Shore Road
Culvert under one of two access driveways to site
Photo facing east



Date: 9/12/2023
Time: 3:33 PM
Photographer: S. Andreescu
Photo ID: 22 – P9120203

Description:
Roadside ditch along West
Shore Road
Photo facing west

Project/Site: Jajoa Holding Corp. Property City/County: Kauneonga Lake, Sullivan County Sampling Date: 9/12/2023
 Applicant/Owner: Jajoa Holding Corp. / Ari Steinman State: NY Sampling Point: SS1
 Investigator(s): S. Andreescu and A. Jepsky Section, Township, Range: _____
 Landform (hillside, terrace, etc.): Lake fringe Local relief (concave, convex, none): _____ Slope %: _____
 Subregion (LRR or MLRA): LRR R Lat: 41.6922 Long: -74.8378 Datum: _____
 Soil Map Unit Name: Border of Raynham silt loam (Ra) and Palms muck (Pa) NWI classification: PFO / PSS wetland
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) _____ Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) _____ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes <u>X</u> No _____ Depth (inches): <u>1</u> Water Table Present? Yes <u>X</u> No _____ Depth (inches): _____ Saturation Present? Yes <u>X</u> No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

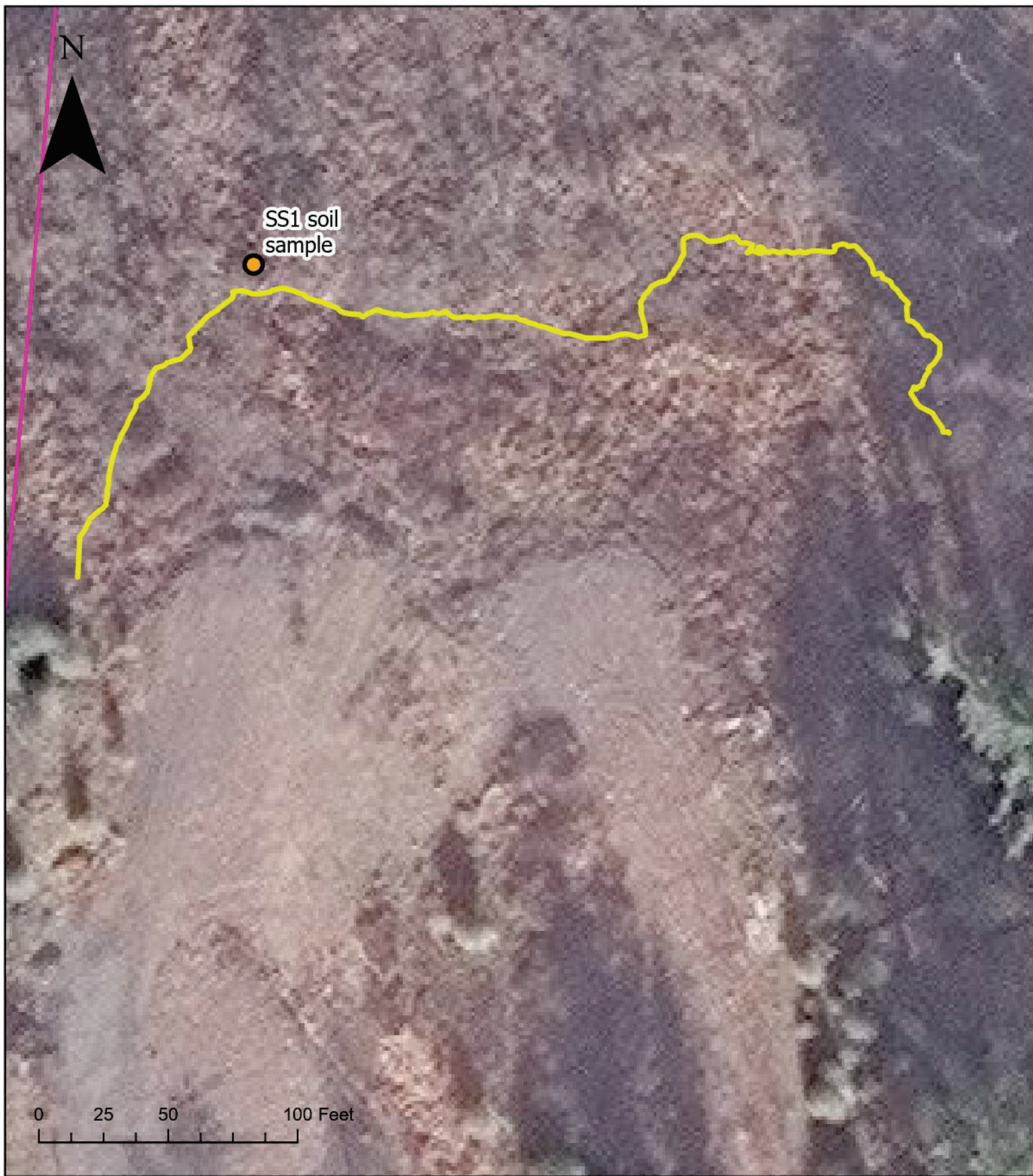
Remarks:
 Surface Water between surface (0") and 1"

VEGETATION – Use scientific names of plants.

Sampling Point: SS1




<u>Tree Stratum</u> (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Acer rubrum</i></u>	<u>25</u>	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u><i>Nyssa sylvatica</i></u>	<u>5</u>	No	FAC																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>30</u>	=Total Cover		Prevalence Index worksheet: <table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;">Total % Cover of:</td> <td style="width:50%; text-align:center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>41</u></td> <td>x 1 = <u>41</u></td> </tr> <tr> <td>FACW species <u>49</u></td> <td>x 2 = <u>98</u></td> </tr> <tr> <td>FAC species <u>36</u></td> <td>x 3 = <u>108</u></td> </tr> <tr> <td>FACU species <u>3</u></td> <td>x 4 = <u>12</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>129</u></td> <td>(A) <u>259</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>2.01</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>41</u>	x 1 = <u>41</u>	FACW species <u>49</u>	x 2 = <u>98</u>	FAC species <u>36</u>	x 3 = <u>108</u>	FACU species <u>3</u>	x 4 = <u>12</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>129</u>	(A) <u>259</u> (B)	Prevalence Index = B/A = <u>2.01</u>	
Total % Cover of:	Multiply by:																			
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FAC species <u>36</u>	x 3 = <u>108</u>																			
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Column Totals: <u>129</u>	(A) <u>259</u> (B)																			
Prevalence Index = B/A = <u>2.01</u>																				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15</u>)																				
1. <u><i>Rosa multiflora</i></u>	<u>3</u>	No	FACU	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)																
2. <u><i>Vaccinium corymbosum</i></u>	<u>20</u>	Yes	FACW																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
	<u>23</u>	=Total Cover																		
<u>Herb Stratum</u> (Plot size: <u>5</u>)				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
1. <u><i>Juncus effusus</i></u>	<u>15</u>	No	OBL																	
2. <u><i>Leersia oryzoides</i></u>	<u>20</u>	Yes	OBL																	
3. <u><i>Solidago gigantea</i></u>	<u>5</u>	No	FACW																	
4. <u><i>Onoclea sensibilis</i></u>	<u>2</u>	No	FACW																	
5. <u><i>Microstegium vimineum</i></u>	<u>5</u>	No	FAC																	
6. <u><i>Persicaria sagittata</i></u>	<u>2</u>	No	OBL																	
7. <u><i>Bidens connata</i></u>	<u>2</u>	No	FACW																	
8. <u><i>Osmundastrum cinnamomeum</i></u>	<u>20</u>	Yes	FACW																	
9. <u><i>Bidens cernua</i></u>	<u>1</u>	No	OBL																	
10. <u><i>Solidago rugosa</i></u>	<u>1</u>	No	FAC																	
11. <u><i>Lycopus uniflorus</i></u>	<u>1</u>	No	OBL																	
12. <u><i>Lysimachia terrestris</i></u>	<u>2</u>	No	OBL																	
	<u>76</u>	=Total Cover																		
<u>Woody Vine Stratum</u> (Plot size: _____)				Hydrophytic Vegetation Present? Yes <u>X</u> No _____																
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
	_____	=Total Cover																		

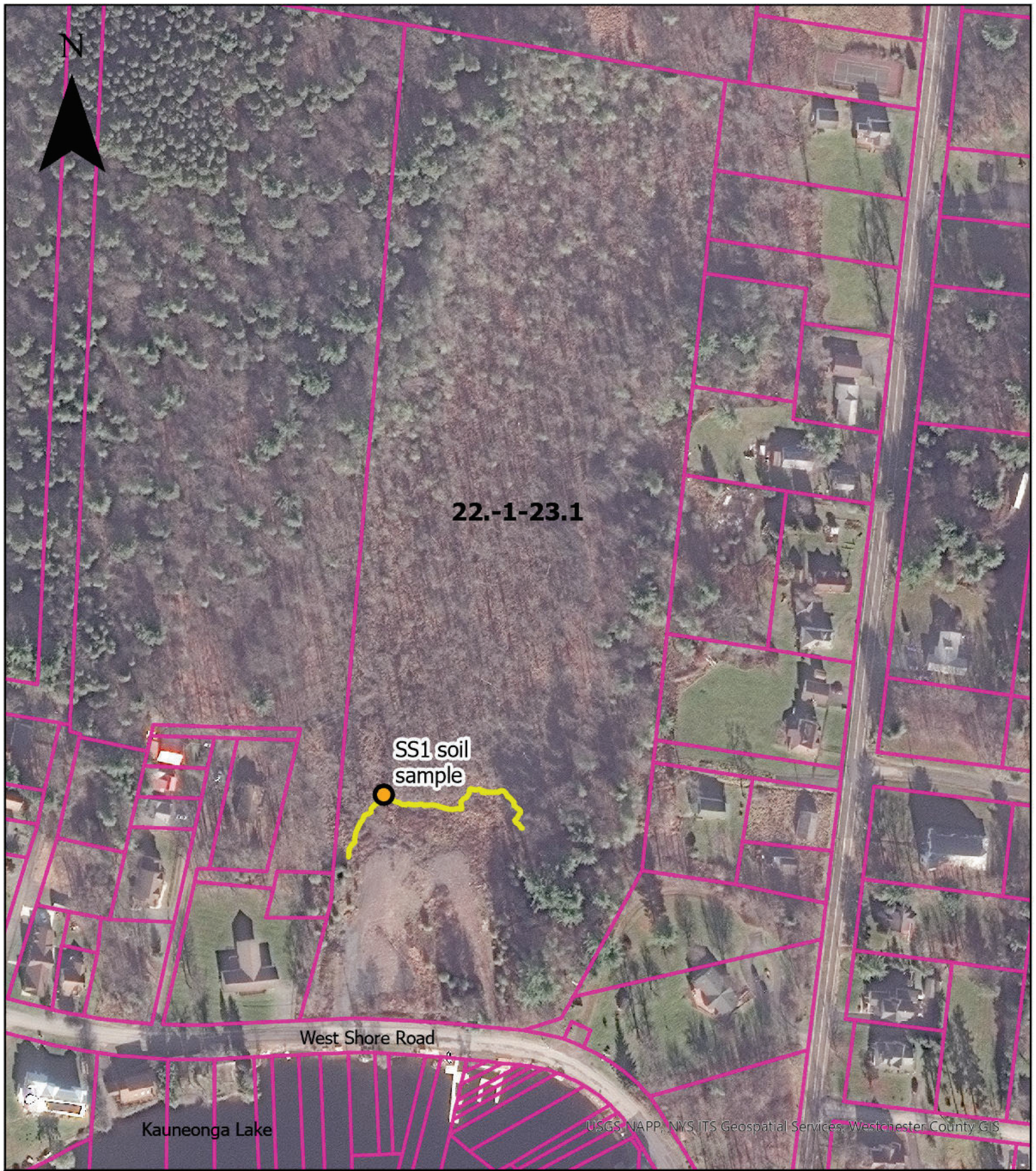
Remarks: (Include photo numbers here or on a separate sheet.)
 Duckweed (Lemna) on surface of standing water



**Clean Water Act Section 404 Inspection
September 12, 2023**

Jajoa Holding Corp Property (Tax ID: 22.-1-23.1)
West Shore Road, Kauneonga Lake, NY
(41.6922, -74.8378)

-  9/12/23 EPA GPS Point
-  9/12/23 EPA GPS Line: Limit of Disturbance
-  Parcel Boundary



USGS, NAPP, NYS, ITS Geospatial Services, Westchester County GIS

0 100 200 400 Feet



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September 12, 2023

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West Shore Road, Kauneonga Lake, NY
(41.6922, -74.8378)

- 9/12/23 EPA GPS Point
- 9/12/23 EPA GPS Line:
Limit of Disturbance
- Parcel Boundary