



November 15, 2021

Ref: 20578.01

Mr. Patrick O'Leary
Senior Principal
100 Motor Pkwy Suite 350,
Hauppauge, New York 11788

Re: Due Diligence Wetland & Watercourse Delineation Report
Proposed Residential Project

Dear Mr. O'Leary,

At your request, Vanasse Hangen Brustlin, Inc. (VHB) completed an on-site investigation to delineate the presence and/or absence of wetlands and watercourses on the Proposed Residential Project site (Herein referred to as, 'the site'), located in the Hamlet of Marlboro, New York. This report includes descriptions of site conditions, including topography, soils onsite, hydrology and vegetation, and photographic documentation of conditions onsite (Appendix A). Based on a November 10, 2021 site evaluation, no wetland resources or water courses were observed onsite.

EVALUATION LIMITS AND DUE DILIGENCE

Prior to visiting the site, VHB performed a desktop review evaluating existing conditions onsite with the U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) soils mapper (Web Soil Survey: Web Soil Survey (Home (usda.gov), CTECO Map Viewer (<http://cteco.uconn.edu/viewers/index.htm>), USFWS's National Wetlands Inventory (NWI) and the New York State Department of Environmental Conservation's (NYSDEC) Environmental Resource Mapper wetlands data sets. Additionally, current, and historic aerial imagery and USGS topographic maps were also assessed.

Existing Conditions

The site is located at 8 Hudson Way, Marlboro New York and is bounded to the north by an elementary school, to the east by Old Dock Road and the Hudson River, and to the south and west by Dock Road and a vegetated coastal marsh environment (Figures 1 and 2). The site is primarily undeveloped, consisting of vegetated steep slopes, a gravel parking lot and access roads, and an open gravel/sand field. Elevations onsite vary from 170ft along the northern border, and 20ft at the southern border. The NRCS Web Soil Survey mapper identifies the Raynham silt loam soil unit, located on the northwestern corner of the site, as hydric and poorly drained (Figure 3).

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No watercourses are mapped within the Project site¹ and the NWI and NYSDEC do not identify any mapped wetland resources onsite (Figure 4).

FIELD VERIFIED ABSENCE OF WETLANDS

VHB performed a site evaluation to determine the presence/absence of wetlands onsite and verify the limits and extents of any resources present on November 10, 2021. Weather prior to the site visit was clear, no rain fell within the previous two days. In order to reach a positive wetland determination, the U.S. Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* identifies the following required criteria: a dominance of hydrophytic vegetation, soil characteristics, and the presence of wetland hydrology.

Based on the November 10, 2021 site evaluation, wetland scientists confirm the absence of wetland resources onsite. As noted above, an access road, gravel parking lot and a large gravel/sand deposit do exist onsite, but the remainder of the site is vegetated by upland species including Norway maple (*Acer platanoides*), American hornbeam (*Carpinus caroliniana*), White oak (*Quercus alba*), *Rosa multiflora*, and Boxelder (*Acer negundo*). Multiple auger soil samples were taken throughout the site resulting in well drained sandy horizons with brown (7.5YR 4/6 and 7.5YR 3/4) soils, and stony loams with dark brown (7.5YR 3/3) soils. A restrictive gravel layer was also encountered throughout the site, ranging from ground surface level at the existing parking lot, and 10-14in below ground surface. No hydric soil characteristics were observed onsite, specifically in the northwestern corner where mapping identified the presence of hydric soils (Figure 3). At this location, the gravel parking lot exists, and bounding soils consisted of well drained sandy soils.

Note, Figure 3 does identify the NYSDEC's 100ft Wetland Check Zone to be onsite. New York's freshwater wetlands database only shows the approximate location of actual wetland areas. Therefore, the "Check Zone" is an area around the mapped wetland in which the actual wetland may occur and is recommended by the NYSDEC to be field evaluated. Based on the November site visit, the portion of the site within the mapped Check Zone is an extremely steep slope, with Dock Road at the toe of slope. No wetlands were observed on this slope or at the toe of slope.

CONCLUSION

In summary, VHB scientists confirmed the absence of wetland and watercourse resources within the Project site on November 10, 2021. Please contact me at 860-634-1878 if you have any questions or require additional assistance.

Sincerely,

¹ VHB wetland scientists were directed to only evaluate the main Project site to the north of Dock Road, where proposed residential units are currently being proposed. No areas south of Dock Road were evaluated.



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Figure:

- Figure 1 – USGS Site Location Map
- Figure 2 – Site Topography Map
- Figure 3 – NRCS Soils Map
- Figure 4 – NWI and State Wetland Map

Appendices:

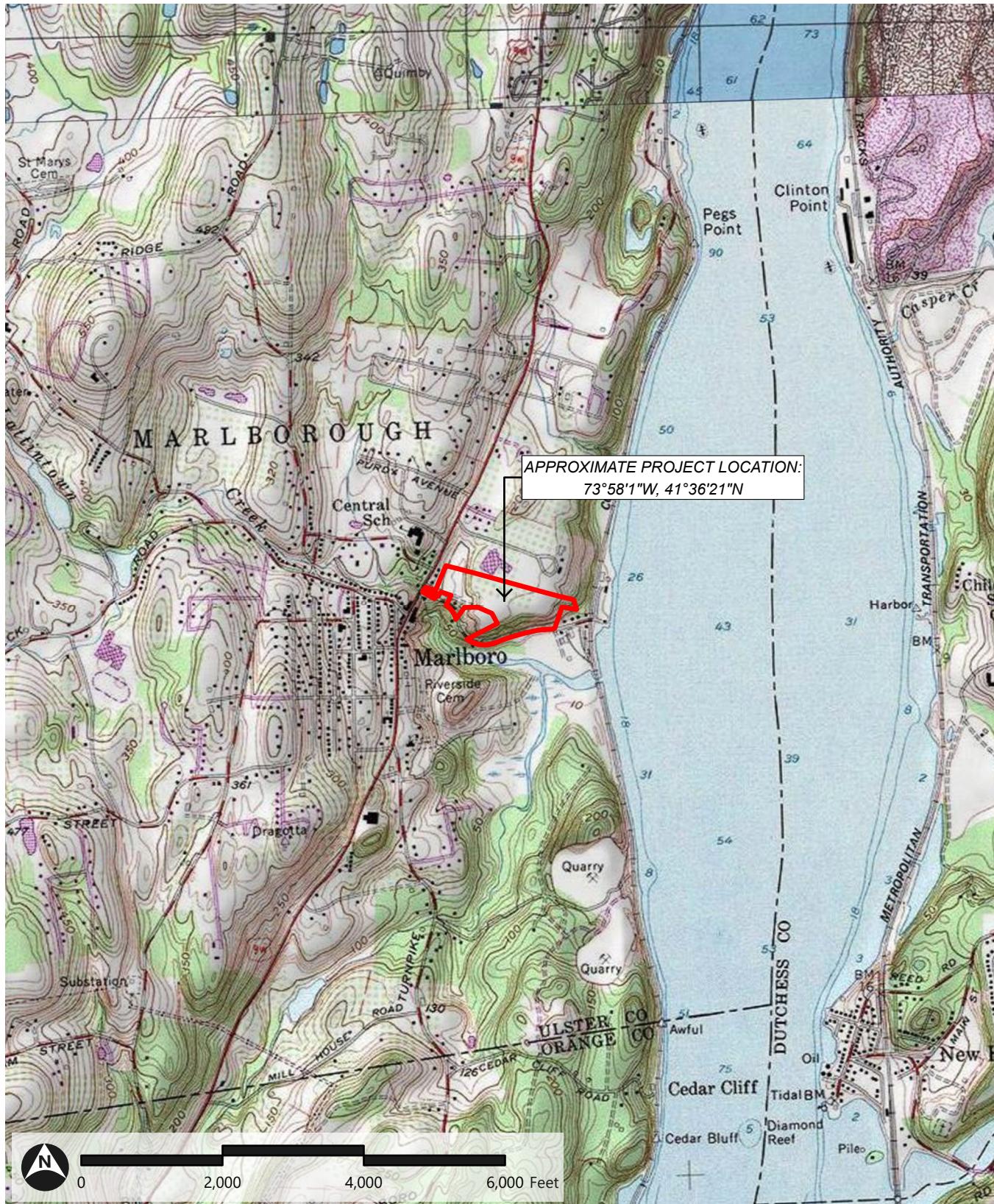
- Appendix A – Site Photographs



FIGURES

Figure 1: USGS Locus Map

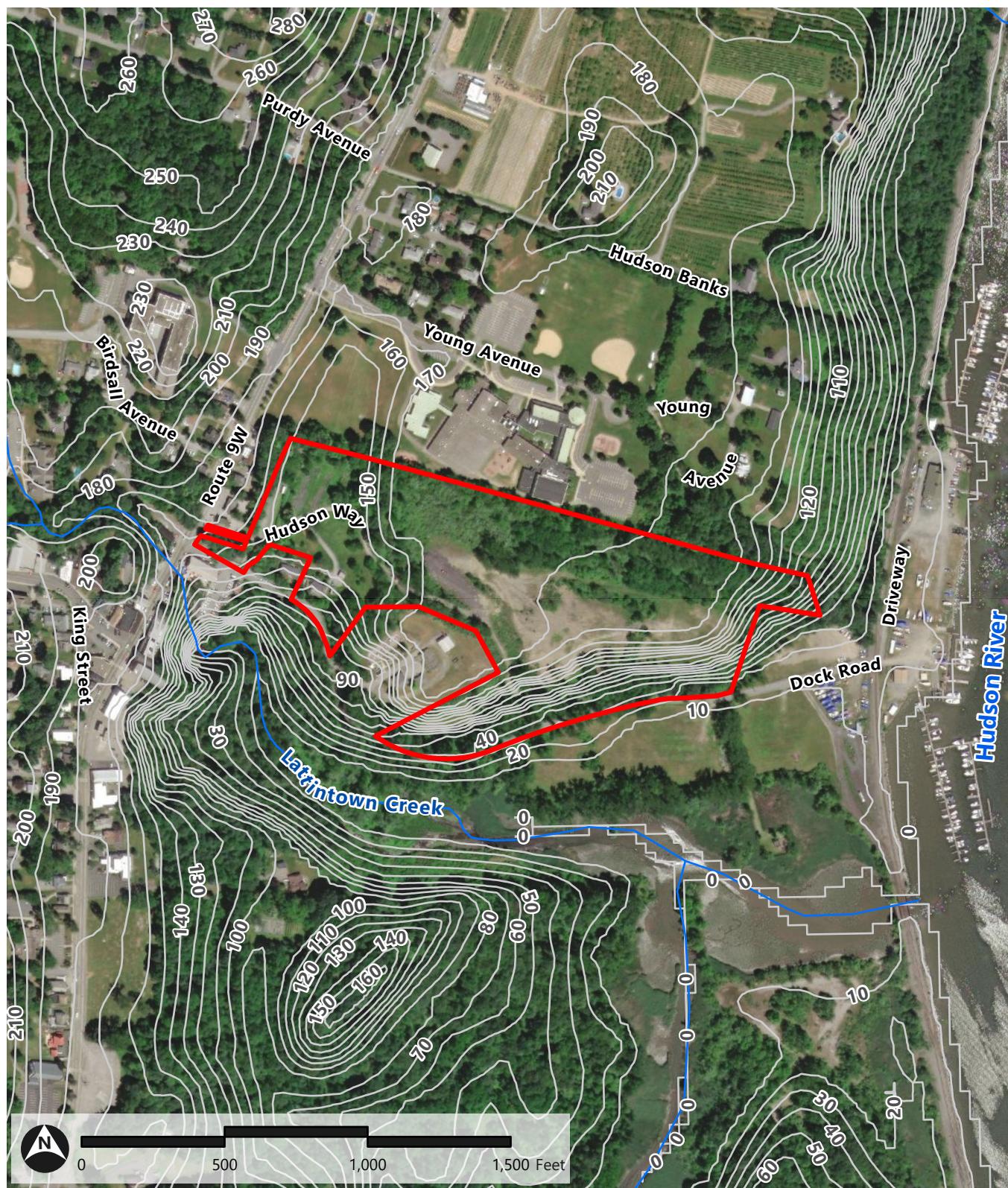
Dock Road Proposed Development | Marlboro, New York



Project Area

Figure 2: Site Topographic Map

Dock Road Proposed Development | Marlboro, New York

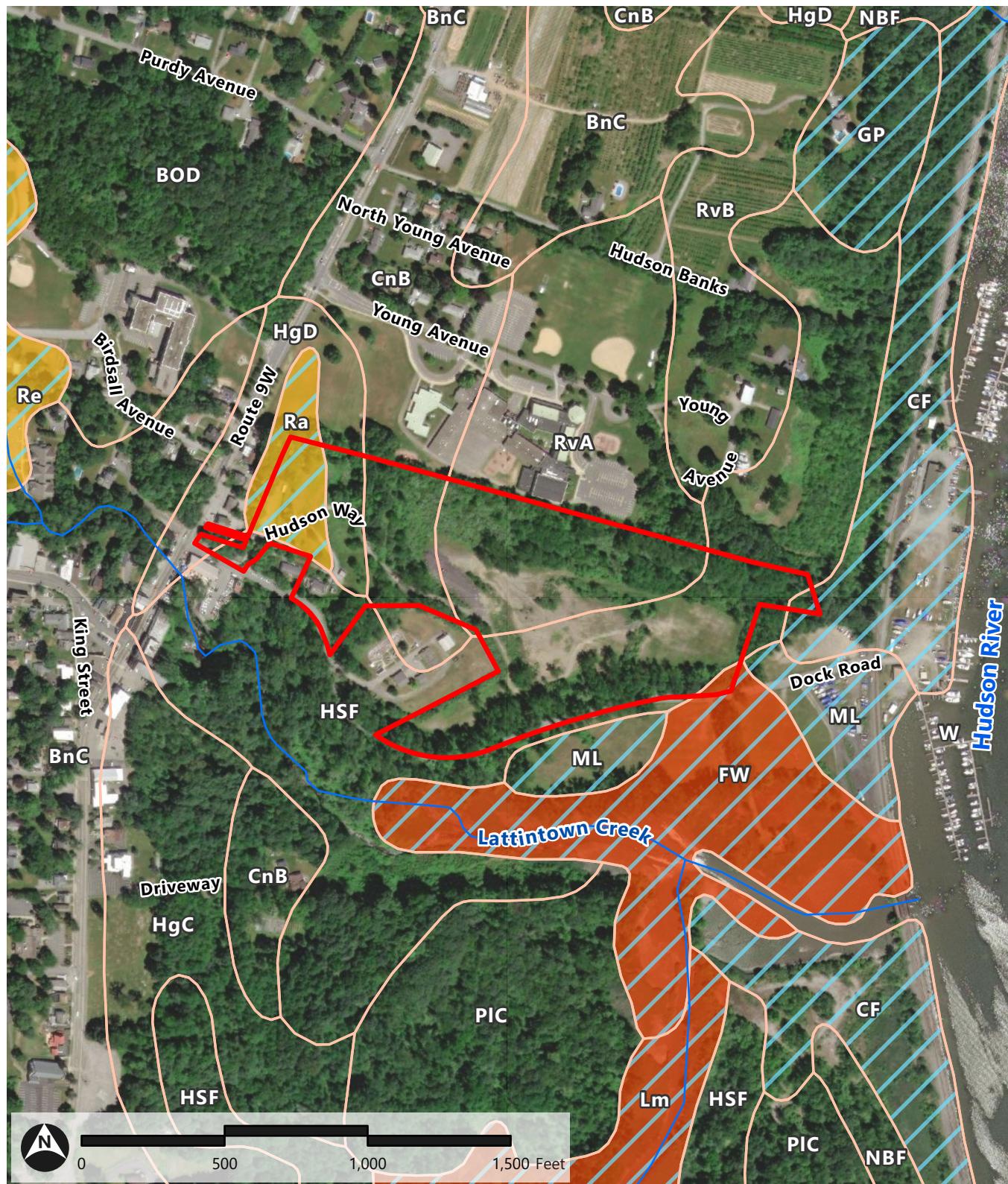


■ Project Area — 10 FT Contours
— Rivers and Streams

Source: CTDEEP, USGS, VHB

Figure 3: NRCS Soils Map

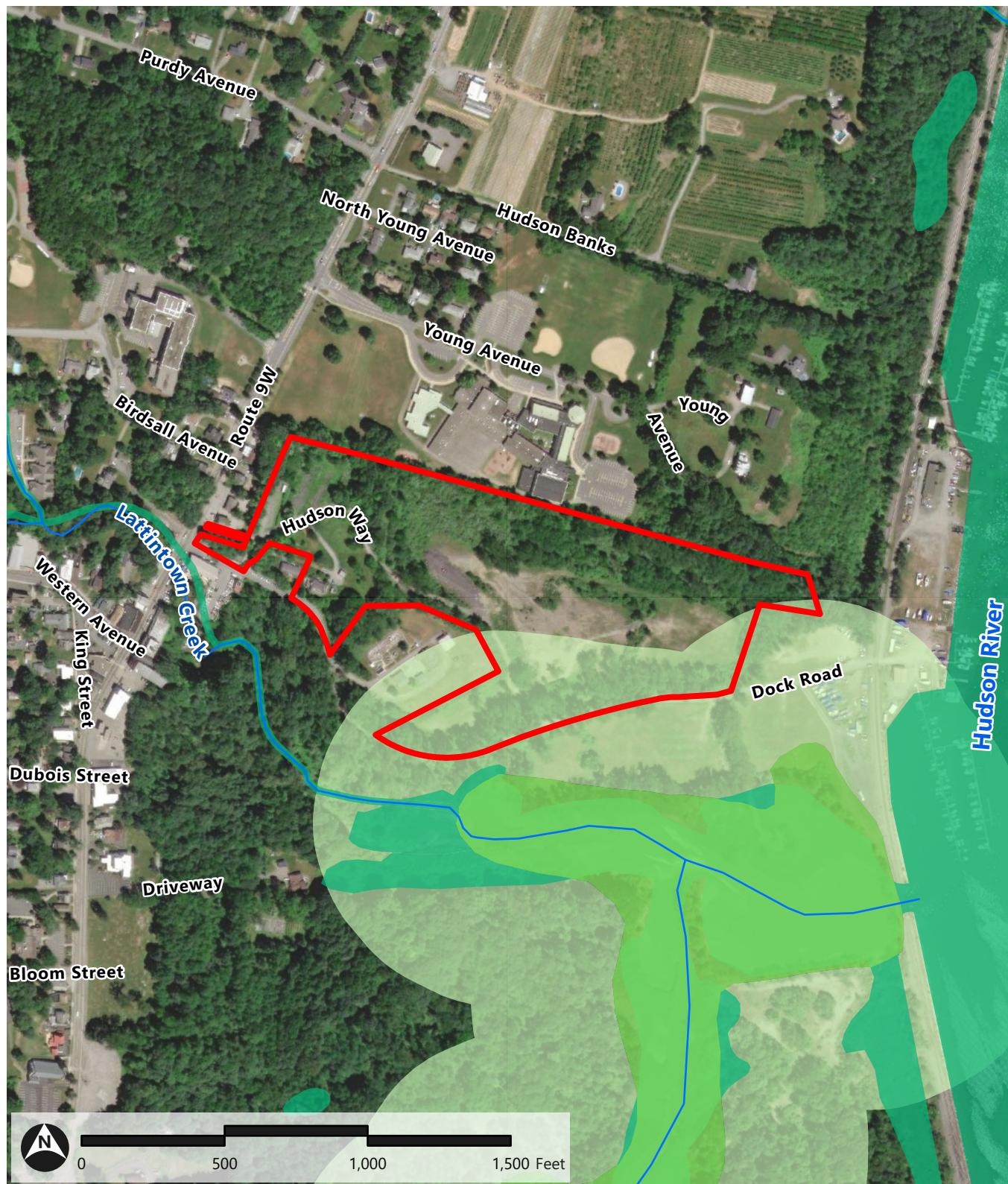
Dock Road Proposed Development | Marlboro, New York



- Project Area
- NCRS Soils
- Somewhat Poorly Drained
- Rivers and Streams
- Hydric Soil
- Very Poorly Drained

Figure 4: NWI and State Wetlands Map

Dock Road Proposed Development | Marlboro, New York



- Project Area
- Rivers and Streams
- NYSDEC State Regulated Wetland Checkzone
- NYDEC Regulated Freshwater Wetland
- NWI Federal Wetlands

Source: NYDEC, USGS, VHB

Path: \\vhab.com\gis\proj\WhitePlains\20578.00 Catherine Street Project\DockRoadMarlboro\DockRoadMarlboro.aprx (mikaelagordon, 11/15/2021)



APPENDIX A: SITE PHOTOGRAPHS

**NOVEMBER 10, 2021 WETLAND SITE VISIT
SITE PHOTOGRAPHS**



Photograph One: Northeastern gravel parking area that is mapped as a hydric soil area. No hydric characteristics were observed within or surrounding this gravel parking area.



Photograph Two: Paved access road that bisects the site. A chain linked fence is present, but it dilapidated and overgrown by vegetation.

**NOVEMBER 10, 2021 WETLAND SITE VISIT
SITE PHOTOGRAPHS**



Photograph Three: Heavily vegetated steep slopes near the center of the site with gravel deposits at the toe of slope.

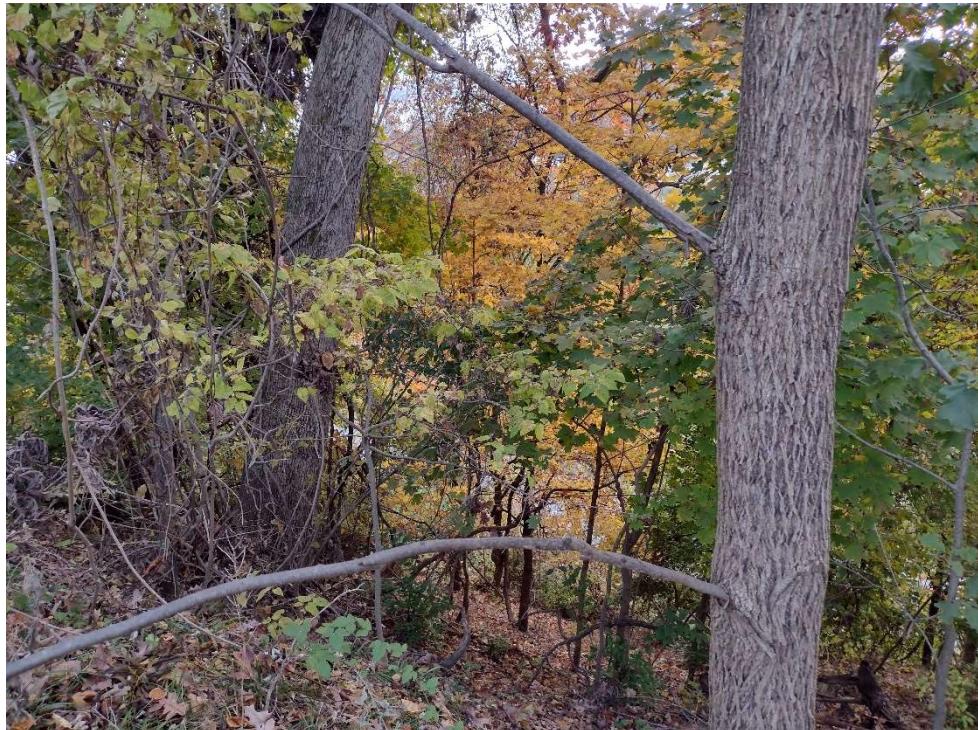


Photograph Four: Gravel/sandy open area at the center of the site adjacent to the vegetated steep slope.

**NOVEMBER 10, 2021 WETLAND SITE VISIT
SITE PHOTOGRAPHS**



Photograph Five: The gravel/sandy open area transitions to an open field on which sand has been deposited.



Photograph Six: Another steep slope exists on the eastern boundary of the site, adjacent to Dock Road.