



633 Rt. 211 East, Suite 4, Box 4
Middletown, NY 10941
Office: (845) 495-0123 • Fax: (866) 688-0836

January 22, 2025

Mr. Berel Karniol, CEO
Trodale Developers, Inc.
One Executive Blvd., Suite 101
Suffern, NY 10901

RE: Wetland letter report for Chester Industrial Park parcel
Union Road Parcel: S/B/L 50.05-1-11.2
Town of New Hempstead
Roackland County, NY

Dear Mr. Karniol,

On January 15, 2022, a wetland site walk was conducted as requested on the above referenced parcel. The site was walked and a field investigation completed to determine if there were any areas in question that met any of the definitions of regulated wetland areas by either the Army Corps of Engineers (ACOE) or the New York State Department of Environmental Conservation (NYSDEC).

Before conducting the field investigation, we reviewed online Federal and State aerial, soils, and remote wetland mappings of the referenced parcel. These sources assist in identifying if there are any remotely mapped wetlands on the property as well as any other areas where we should verify whether or not the field conditions match the mapped resources that we reviewed.

The online NYSDEC remote wetlands mapper resource shows new informational wetlands that may be regulated under the new 2025 NYSDEC regulations. This wetland is shown on the attached NYSDEC Environmental Resource Mapper map.

The field investigation was conducted in accordance to the 2012 Northcentral and Northeast Regional Supplement to the ACOE 1987 manual¹. The upland and wetland areas on the property were determined by observing three parameters: plant species, soil types, and site hydrology, in accordance with that agency's guidelines.

During our field investigation, we did not observe the informational wetland area new mapped by the NYSDEC. We observed a ground hog hole in one of these areas. Ground hogs do not dig dens in wetlands.

Vegetation

The ground layer vegetation of grasses and forbs that were observed goldenrod species, garlic mustard and grasses. The Trees and shrubs were Norway Maples, Black Locust, Privet, Multiflora rose and Japanese berry. All of these species are considered to be dry land or upland species and not located in wetlands.

¹ ACOE, 1987, Corps of Engineers Wetlands Delineation Manual, 11 Technical Report Y-87-1.

Soils

Both the Rockland County Soil Survey and the United States Department of Agriculture (USDA) online web soil survey from the Natural Resources Conservation Service (NRCS)² were reviewed to verify if there were any potential hydric (Wetland) soils on property. A copy of the USDA/NRCS Soil survey is attached.

The soils and the property are most WeC—Wethersfield gravelly silt loam, 8 to 15 percent slopes and WuB—Wethersfield-Urban land complex, 2 to 8 percent slopes. Both of these soils are well drained and do not have proper Hydrology for wetlands.

Hydrology

As required by the 2012 Northcentral and Northeast Regional Supplement to the ACOE 1987 manual, the hydrology of the property was considered when defining the approximate limits of any potential wetland areas. The areas identified as wetland were observed with and no surface water or drainage patterns were observed. No area appeared to have the proper Hydrology for wetlands

Conclusions

Based on the several sources of online federal and state agency materials that were reviewed, and the direct observations made by EA during the site visit, no wetland were observed on the property.

As part of the new regulations EA is submitting to the NYSDEC for a Jurisdictional Determination (JD) for the wetlands shown on the ENV mapper as required. EA will also schedule a site meeting with NYSDEC staff to have them verify the conditions that are currently present and write and email on their site visit

Ecological Analysis is grateful to have had this opportunity to be of service to you in evaluating this property. Feel free to call if you have any questions or if we can be of further assistance.

Sincerely yours,

James A. Bates

James Bates, CPESC, CPSWQ
Managing Member
Ecological Analysis, LLC

Attachments:

NYSDEC Environmental Resource wetlands map for property locale
USDA/NRCS Web Soil Survey map for property locale

² Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <http://websoilsurvey.sc.egov.usda.gov/>. Accessed [January 22, 2025]