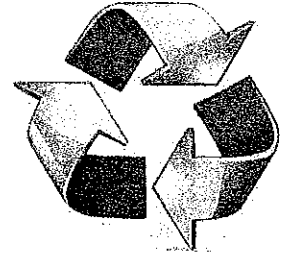


Lange Planning and Consulting

Land Use, Environment, & Sustainability Planning



Date: July 2, 2024

To: Village Planning Board

Re: Wetlands Adjacent area permit narrative

The following narrative demonstrates that the proposed 12 lot subdivision is in accord with the policies and provisions of Chapter 191 Wetlands and Stream Protection and more specifically Section 191-7 Standards for granting permits.

Previously a wetlands adjacent area permit was granted for a 50 foot adjacent area buffer for an earlier version of this subdivision. An updated wetlands assessment was completed which documents that the wetlands have not changed since the first delineation in 2019.

Accordingly, the impacts within the 50 foot adjacent area proposed are construction of the storm water facility outfall and the construction/replacement of an existing sanitary sewer line

Specifically:

1. The environmental impacts of the proposed actions have been evaluated with the granting of a negative declaration
2. Alternatives for the adjacent area incursions do not exist as this is the low portion of the site which enable gravity sewers (stormwater and sanitary) to connect to the detention pond and Town sewers. Further, an existing sewer line and connection will be replaced in the same location, minimizing adverse impacts.
3. No irreversible and irretrievable commitment of resources are required for this project
4. The character and degree of injury resulting for the impacts to the adjoining area are slight and will end with the completion of the construction of the line and detention pond outflow.
5. The proposed activities are suitable for the 12 home subdivision.
6. The proposed activities will protect the wetlands and ensure suitable drainage for the site.
7. No suitable alternative locations exist on the property that would provide commensurate environmental protections to the proposed plan.
8. Mitigation measures are included in the plans for the SWPPP and construction techniques including silt fences and grading stabilization.
9. No degradation of the wetlands will occur with the proposed plans.

Permit Requirements:

- The Planning board, based upon the plans submitted will see that the proposed regulated activity is consistent with chapter 191 and section 191-7.

- The Plans are fully consistent with the land use ordinances and regulations governing wetlands, water bodies and water courses in the Village of Montebello.
- The plans are compatible with the public health and welfare of the Village.
- The plans clearly establish that no practicable alternative exists on this site or other site or at a greater distance from the wetland adjacent area.
- The plans minimize/prevent any degradation of the wetlands adjacent area.
- The proposed activities are in compliance with NYS Freshwater Wetlands Regulations Sections 665.7(e) and (g)