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## Wetland Report for Stonehedge Subdivision

I revisited the above site last week to see if any existing conditions. I saw that the existing barns have been removed. Google earth shows this happened just a few months after I last visited the site. Except for the removal of the building the site remains basically as it was 5 years ago. I found a few of the original wetland flags and they still corresponded with the current wetland limits. As mentioned in the previous report this wetland represents the absolute top end of a long drainage system. The wetland does not appear to have increased in size anywhere around this particular site. Regarding the jurisdictional status these wetlands remain controlled by both the USACE as well as the Village of Montebello because of their municipal wetland laws. Everything previously mentioned in the original letter still applies to this project site. The site layout has been approved by the Village, and in my opinion, nothing environmentally has changed for the worse.

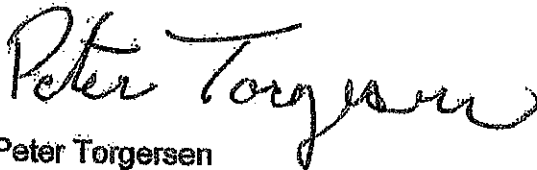
The project is a proposed 12 lot residential subdivision of a 17.22-acre parcel that formerly was the site of an equestrian type business. The entire site had been impacted by the previous operation in the form of existing buildings, fences, site clearing and debris. Adjacent to the east and to the south is a forested wetland that extends onsite at two separate locations. Both of these locations are in what was formerly a corral. Much of the areas immediately adjacent to the onsite wetlands are covered with *Phragmites Australis*, an invasive nonnative plant species.

The proposed homes are all located quite far from the wetland limit line. These wetland boundaries have been officially approved by the U.S. Army Corps of Engineers in a letter dated 12-28-18. The wetland boundary approval is good for a period of 5 years from that date. Because there are no proposed wetland disturbances the ACOE does not have any reason to further review this project. These onsite wetlands are not connected to any mapped NYSDEC wetland. There will be no proposed impacts to the onsite wetlands. The proposed grading limits are no closer than 50 to the wetland edge. There is a proposed 50 buffer shown around all onsite wetland boundaries. Because of the invasive nonnative plants (*phragmites*) found along the edges of these wetlands any slight impacts due to development should be seen as a positive. The proposed development will not alter the site hydrology to such an extent that the wetland itself will be impacted in a negative way. The proposed development will not reroute any water source or cause the wetland to diminish in size. Because of the disturbed

condition of the site along with the nonnative plant species currently established onsite there will be no loss of any valuable habitat. Equestrian facilities are known to be mild sources of pollution due if the manure was stored improperly. This residential subdivision will result in improved water quality as well as improved storm water detention because the site will be brought up to current state water quality standards.

The two wetland areas are vegetated with commonly found wetland tolerant species such as Pin Oak, Red Maple, Green Ash, Spice Bush, Highbush Blueberry, Skunk Cabbage, Tussock Sedge, Sensitive Fern and Soft Rush. These plants form a dominant FACW plant community that is visibly identifiable as a wetland. Both sections of wetlands display signs of having some seasonally standing water in places. The Rockland County Soils Survey indicates that this site has Cheshire type soils which is described as a deep well draining soil. This soil type is neither a locally or nationally recognized wetland soil. Many existing wetland areas are found at places where no hydric soils have been previously mapped. Because this specific location is at the absolute top of the wetland system there is no associated flood plain to deal with. The majority of water that finds its way into this wetland originates offsite to the south and to the east and the proposed development will not impact this in any negative way. The onsite wetlands drain to the south and west where they pass under Spook Rock Road and enter through the golf course. This site is a part of the Mahwah River watershed and located within the Passaic River basin.

Yours truly,

A handwritten signature in cursive script that reads "Peter Torgersen". The signature is written in black ink and is positioned above the printed name.

Peter Torgersen