**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

June 14, 2021

Mr. Paul Camarda
Camarda Realty Investments
1699 Route 6, Suite 1
Carmel, NY 10512

RE: Wetlands Delineation Update
"Stateline" Site
Town of Southeast, Putnam County

Dear Mr. Camarda:

At your request, we reviewed the wetland delineation on the referenced property on November 18, 2020. Our goal was to update the wetland delineation in the northeast corner of the site that was first completed more than ten years ago. At that time the locally regulated wetland boundary was confirmed by the Town of Southeast.

Site Location and Surroundings

The subject parcel is located on the south side of Route 6 in the Town of Southeast, west of Dingle Ridge Road and south of Brush Hollow Road. Interstate Route 84 is the southern border of the site. The property is a combination of open fields and wooded areas, with two watercourses that flow from south to north.

Wetland Delineation

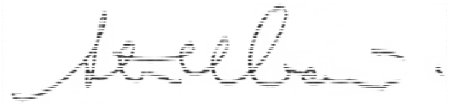
The northwest corner of Wetland B (as identified on the previous delineation) is located adjacent to US Route 6/202, upgradient from the East Branch Reservoir. This scrub shrub and emergent wetland collects stormwater runoff from the adjacent slope to the south and groundwater seepage from the southeast, resulting in wetland that backs up against the southern embankment of US Route 6. Surface water can be found in parts of this wetland most of the year. Water from Wetland B drains through a culvert underneath US Route 6 as a mapped stream tributary and Reservoir Stem to the East Branch Reservoir. Skunk cabbage, fringed sedge, spicebush, winterberry, green ash and red maple were easily identifiable at this time of the year.

Based on this assessment, we determined that the wetland boundary remains consistent with the original delineation. A total of 29 flags were placed on the site, 15 on the north side of the water course and 14 on the south side. There are no visible changes to the hydrology entering the wetland as runoff from the adjacent slope, or from the spring/seep area in the southeastern part of the wetland. The culvert under Route 6 that drains the wetland remains clear and open. In the intervening years since the original delineation, the wetland

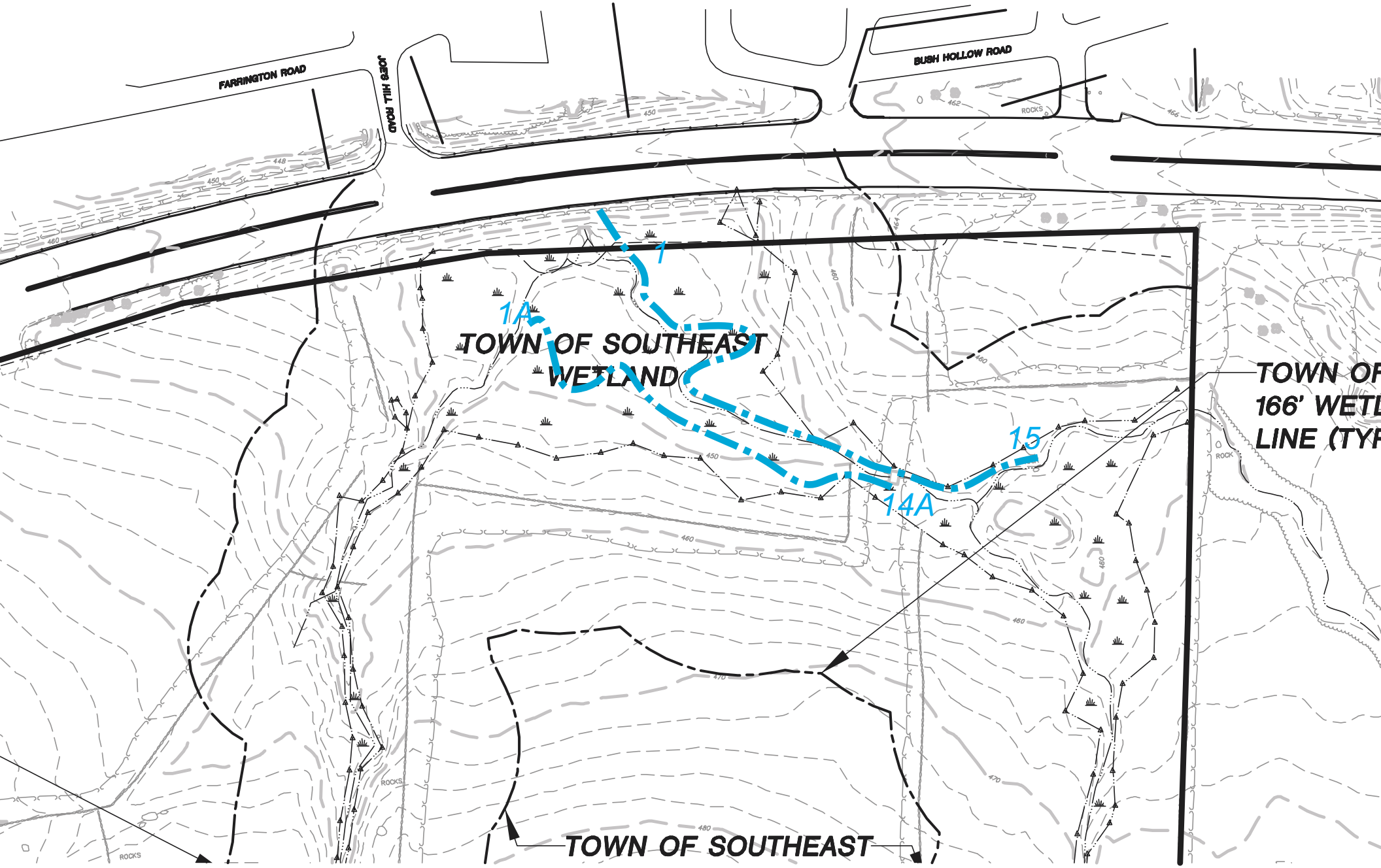
along the stream corridor appears to have narrowed a few feet, as depicted on the updated survey.

A map indicating the flagged areas is attached for your use. I hope this answers any questions you may have about the wetlands on this property. Feel free to call if you have any further questions.

Sincerely,



Steve Marino, PWS
Principal/Senior Wetland Ecologist
TIM MILLER ASSOCIATES, INC.


FARRINGTON ROAD
JOE'S HILL ROAD
BUSH HOLLOW ROAD
1
1A
TOWN OF SOUTHEAST
WETLAND
15
14A
TOWN OF SOUTHEAST

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August 20, 2021

Mr. Thomas LaPerch, Chair
Town of Southeast Planning Board
1360 Route 22
Brewster, NY 10509

Re: Stateline Retail Center/Subaru
Route 6, Town of Southeast

Dear Mr. LaPerch:

In response to comments from the consultants for the Town of Southeast (Ashley Ley of AKRF and Steve Coleman) we offer the following additional information and clarification. Specifically these response are to address Comments #7, 8 and 9 in Mr. Coleman's letter dated July 8, 2021 and Comment 14b of Ms. Ley's letter dated July 7, 2021.

The Stateline/Subaru site has a bifurcated watercourse system that begins at culverts under Route 84 to the south and flows north to Route 6. These two watercourses drain a large, relatively undisturbed watershed south of Route 84. An additional channel adds some overflow from a pond to the east. In two areas the topography flattens and flows are slowed enough to allow for the creation of wetlands that have both a soil and vegetative component and meet the Town and federal definition of "wetlands". The majority of the regulated areas on the site, especially in the area of the proposed development, are well-defined and channelized watercourses.

The regulated buffer to these watercourses are made up of second growth trees and shrubs. The upland areas adjacent to the stream channel includes, black cherry, tulip poplar, sugar maple, ailanthus, occasional shag bark hickory and a number of black walnuts. In the shrub and vine layer there are wild grape vine, multifloral rose, barberry, garlic mustard and poison ivy. The vegetation is dense and currently provides satisfactory protection to the stream corridor from stormwater runoff and erosion. Habitat/edge function is good but is somewhat impacted by the prevalence of invasive/non-native species.

The following activities are identified as occurring within the Town's regulated setback area:

1. Creation of stormwater management with associated grading;
2. One stream crossing with a 60" diameter pipe and pervious pavement for access to the proposed gravel parking area to the east. This location was chosen to minimize disturbance to the stream (being the narrowest location to cross) and have the lowest potential for stormwater impacts to water quality from the crossing.

The loss of existing buffer area to site development represents both a potential loss of stormwater treatment by the existing vegetation and a change in cover type relative to stormwater infiltration. Healthy buffers also provide a physical barrier to human activity for wetland dependent wildlife species. As noted above, the majority of the buffer disturbance is for the proposed stormwater management plan, which is designed to mimic the water quantity and quality treatment function that buffers and wetlands provide. The side slopes of the basins and the basin bottoms will be planted with native species, and the remaining undisturbed areas between the practices and the watercourse corridor will be supplemented with additional native plantings. Most of the area of the proposed stormwater management area to the north and west of the stream corridor is located in an existing field, and this portion of the buffer will be improved by the additional native plantings.

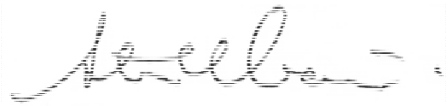
No direct disturbance to site wetlands is proposed. The mitigation plan therefore focuses on the restoration and enhancement of the site wetlands and buffers. It is not proposed to create or expand any new or existing wetlands on site.

First, an invasive species management plan will be implemented to reduce the density and diversity of plant species that are known to be non-native and invasive to native plant communities. The Invasive Species Management Plan (Sheet SP-5) lists the species known to occur on site and the measures that are proposed to significantly reduce their presence within critical ecological connections to the wetland/watercourse system.

When it is determined that the invasive species are under control, a Buffer Enhancement Planting Plan (Sheet SP-4) will be implemented to enhance and diversify the existing native plant community within the buffer areas. A number of native trees and shrubs will be planted within the buffer areas. The final location of trees and shrub masses will be determined in the field, as there is currently a large number of trees within the buffers that will be protected and preserved during the cleanup. Wetland areas that have been cleared of invasive species will be over-seeded with native wetland seed mixes to supplement the existing vegetation.

Please feel free to contact me if there are any additional questions related to wetlands or ecology for this application.

Sincerely,



Steve Marino, PWS
Principal/Senior Wetland Scientist
Tim Miller Associates, Inc.

c: J. LoGiudice, Insite Engineering

Wetland Buffer Enhancement Monitoring & Maintenance Plan
Stateline Retail Center/Subaru – Route 6, Town of Southeast
Date: October 4, 2021

1. Wetland Buffer Enhancement Monitoring & Maintenance Plan

The purpose of the Wetland Buffer Enhancement Monitoring & Maintenance Plan is to ensure that development in the wetland and wetland buffer, including dredging and removing sediment, constructing sediment traps, installing and/or maintaining new wetland mitigation plantings and existing vegetation, maintaining existing drainage structures as shown on the drawings prepared by Steve Marino, PWS of Tim Miller Associates, Inc. and listed below does not compromise the functional integrity of the wetland and/or wetland buffer, and the resulting mitigation meets its stated goals as described in the final resolution adopted by the Town of Southeast (the "Town") for Camarda Realty Investments LLC (the "Permitee"):

"Stateline Retail Center/Subaru, Buffer Enhancement Planting Plan, Sheet SP-4" dated October 4, 2021.

2. Protocol for Commencement of Wetlands Buffer Enhancement Monitoring & Maintenance Plan

a. Permittee shall implement the mitigation plan approved by the Planning Board (PB).

b. Following the installation of all wetland mitigation in accordance with the final resolution and plans adopted by the PB, the Permittee shall submit two (2) copies of the following:

   i. Certification from a Licensed Landscape Architect or Certified Professional Wetland Scientist verifying the proper installation of all plants and materials in accordance with the approved PB resolution. The Landscape Architect or Certified Professional Wetland Scientist shall note any deficiencies in the installation of the plant materials or deviations from the approved resolution so that these can be corrected before final approval.

   ii. As-built plan prepared by a Licensed Landscape Architect, Engineer or Licensed Surveyor detailing the (1) specific locations of plantings and (2) number and species of individual plants.

c. The monitoring period shall begin with the review of all required submitted information/materials and final written approval by the Town's Environmental Consultant.

3. Assurances

a. All plantings and seed mixture applications in conjunction with the mitigation work shall be accomplished in accordance with the approved drawings and completed within the first growing season after site clean up is complete and topsoil is re-spread on the disturbed areas to be re-vegetated.

b. The Permittee shall ensure that all woody plants in conjunction with the wetlands buffer restoration mitigation plan shall have a minimum 85% survival of installed plants, which must be met or exceeded at the end of the 2nd (second) growing season following the initial planting/seeding. If the 85% survival rate is not met at the end of the second growing season, the Permittee shall take all necessary measures to ensure the level of survival by the end of the next growing season, including replanting and re-grading with topsoil, if necessary.

4. Monitoring Reports

a. The purpose of the mitigation monitoring and maintenance reports shall be to: (1) evaluate the progress of the establishment of the mitigation areas, (2) assess compliance with plant survival and plant condition requirements, and (3) identify those aspects of the mitigation areas that may require remediation by the Permittee in order to achieve the mitigation objectives.

b. Permittee shall submit the mitigation monitoring and maintenance reports prepared by a landscape architect or environmental professional annually no later than November 1st to the Town's Environmental Consultant for review.

c. Information for said reports shall be collected a minimum of five times: (1) once prior to construction, (2) once immediately post construction, and (3) annually for three years post construction between the months of June 1st and September 1st.

d. Minimum Requirements of the Monitoring Reports:

i. Identification of the number of surviving approved woody plants and area coverage at the time of the observation. The report should detail the condition, vigor, size (dbh for trees and height for shrubs) of all planted material and compliance with approved PB resolution.

ii. Color photographs from established stations approved by the Environmental Coordinator showing representative areas of the mitigation sites taken annually during the designated period defined above.

iii. An estimate of the vegetative cover at the mitigation sites, noting, in particular, areas which are bare of vegetation and/or locations where erosion and sedimentation are occurring; or where invasive plant species have become established. Aerial coverage of invasive plant species must be less than 10% of wetland buffer mitigation area.

iv. Detailed description of the overflow outlets noting any soil instability and/or erosion.

v. A qualitative analysis of the extent to which the mitigation has been successful. Said reports shall note areas of deficiencies and/or non-compliance and provide

recommendations/measures to be taken to ensure continued success of the mitigation efforts and soil stabilization.

vi. Additional observations should be noted (e.g., observation of wildlife) and/or information as recommended by the Town's Environmental Consultant.

5. Completion of Monitoring Period

a. Final report submitted by Permittee and certified by landscape architect and/or certified engineer.

b. The Town's Environmental Consultant will review the submittal material and perform an inspection of the site for conformance with the approved PB resolution and as-built plans. Upon review and inspection, Town's Environmental Consultant shall submit written approval of all compliance measures.