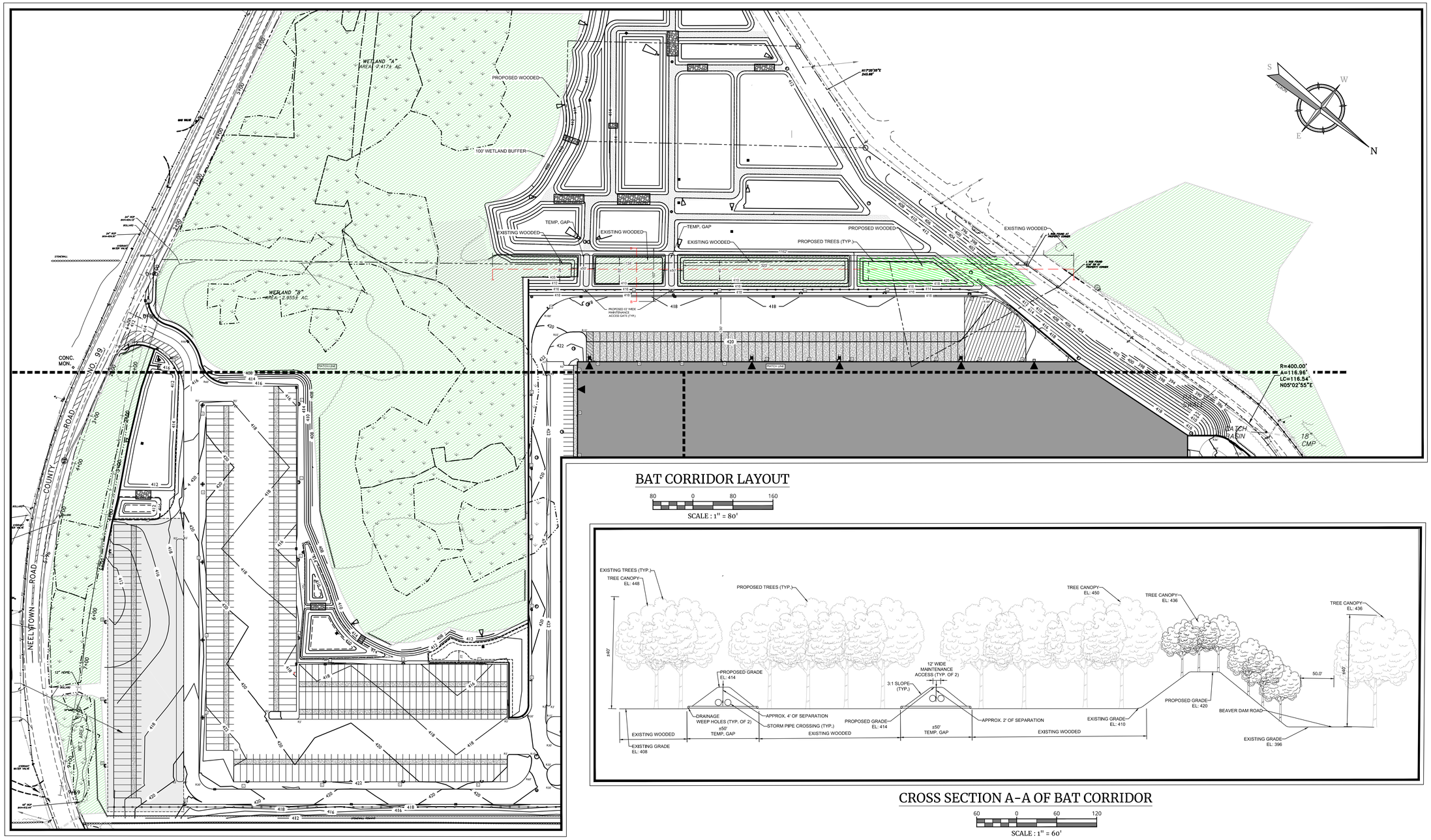


BAT CORRIDOR LAYOUT

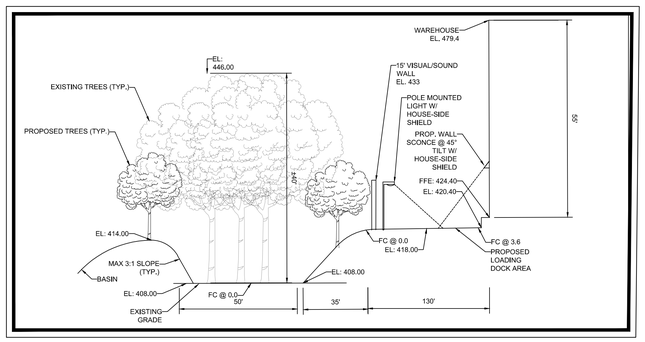
80 0 80 160

SCALE : 1" = 80'

CROSS SECTION A-A OF BAT CORRIDOR

60 0 60 120

SCALE : 1" = 60'



CROSS SECTION B-B OF BAT CORRIDOR

60 0 60 120

SCALE : 1" = 60'

ILSM Series

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI



LUMINAIRE WITH HOUSE-SIDE SHIELD DETAIL

ACCESSORIES/OPTIONS

Integral Louver (LSIL) and House-Side Shield (GS)

Integral louver (LS) and half louver (HLS) accessory shields available for improved backlight control without sacrificing street side performance. The Integral Louver (LS) and Integral House-Side Shield (HLS) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (LS)



Luminaire Shown with IMSBTL Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



ANY TREES WHICH ARE DAMAGED OR DO NOT SURVIVE A ONE YEAR PERIOD, AS A RESULT OF CONSTRUCTION, THE APPLICANT WILL REPLACE WITH 1:1 PLANTING.

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	CATCH BASIN	
	DRAIN INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090987 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

Colliers Engineering & Design

WOODCLIFF LAKE
300 Tice Boulevard, Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

BAT CORRIDOR EXHIBIT

DRAWING NUMBER:

50 OF 50

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\24 ENGINEERING\21000327A\Engineering\Exhibits\C-EXH-BAT.dwg, 6/27/2025 8:54:57 AM, By: JMcGrath on 20250626-21 - 21.08pm

Wetland Delineation Report

Neelytown Business Park
NeelytownRoad
Town of Montgomery
Orange County, NY

January 25, 2023

Prepared by:

Michael Nowicki
Ecological Solutions, LLC
121 Leon Stocker Drive
Stratton, VT 05360
(203) 910-4716

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WETLAND DELINEATION REPORT

SUBJECT PROPERTY: *Neelytown Business Park*
Neelytown Road
Town of Montgomery, Orange County

DATE: January 25, 2023

1.0 INTRODUCTION

A Federal wetland delineation was completed for the Neelytown Business Park Site consisting of seven parcels (Tax Parcel Section/Block/Lot # 36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.1, 36-1-10.1, 36-1-11.212 and 33-1-91) containing approximately 111.47 ± acres (+-) acres located on Neelytown Road in the Town of Montgomery, Orange County New York (*Figure* 1). There are no New York State Department of Environmental Conservation (NYSDEC) wetland located on the site (*Figure 2*).

Site Coordinates - The center of the property is approximately at Latitude 041 degrees - 29 minutes – 38.41 seconds North and Longitude 074 degrees - 13 minutes – 39.01 seconds West.

Property Owner/Applicant - The Property Owner/Applicant is RDM Group, 1 International Blvd. Suite 410, Mahwah, NJ 07430.

Project Consultant – The wetlands were delineated by Michael Nowicki on January 31, 2021. Nowicki's address information is 121 Leon Stocker Drive, Stratton, VT 05360 – Phone Number is 203-910-4716.

Distance to Navigable Waters - The USGS Quadrangle shows that wetlands on the site flow off the site southwest to Beaverdam Brook to the Otter Kill and then to the Hudson River. The distance from all of the jurisdictional wetlands on the site to the Hudson River is approximately 15 miles.

Substrate material – Substrate in the wetlands are all clay/silt loam. Substrate material in the watercourse on the site is best described as silty substrate with gravel in the bed of the watercourse. The average annual precipitation is 40.72 inches.

Methodology - The methodology used for this delineation review consisted of the Routine Onsite Determination Method prescribed in the 1987 USACE Wetlands Delineation Manual[1] and supplement. A baseline, Neelytown Road, was established, and 5 transects were traversed (field investigated) throughout the site. Vegetation was sampled along these transects at 100-foot intervals or observation points where applicable. Dominant vegetation was noted at each point, and hydrophytic (wetland) vegetation was considered to be present when 50% or more of the vegetation throughout the strata of each plant community was classified as either facultative, facultative wet, or obligate wet. Hydrophytic vegetation was also positively identified based on the presence of secondary characteristics including morphological adaptations for occurrence in wetlands. Adaptations noted include: adventitious roots, shallow root

[1]Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," TR y-87-1, US Waterways Experiment Station, Vicksburg, Miss.

systems where surface rock was not apparent, buttressed trunks, and hypertrophied lenticels. Soils were then sampled where facultative or facultative wet vegetation was dominant. Soils were not determined where the dominant vegetation was obligate wet. These points were classified as Federal wetland without further investigation.

Soil samples were taken with a dutch slotted auger to a depth of 18" of the soil profile where possible. Hydric soil indicators noted include: presence of seasonal high water table, inundation, presence of hydrogen sulfide, soil chroma of 1(without mottles) or 2 (with mottles) as per the Munsell Soil Color Chart, gleying, iron and manganese concretions, and oxidized rhizospheres. Hydric soils were determined to be present when any one of these indicators was recognized (*Figure 3*).

Each observation point was also examined to determine if wetland hydrology was present at some time during the growing season. Indicators of wetland hydrology noted at the site include: soil saturation within the test hole or at the soil surface, inundation, positive drainage patterns, and watermarks on tree trunks or waterstained leaves on the ground.

When an observation point contained all three wetland parameters: hydrophytic vegetation, hydric soils, and evidence of seasonal hydrology, the point was determined to be wetland and corresponded with the flags placed in the field. The area surrounding the observation point was then investigated to determine the upland boundary via the same methodology. The delineation was confirmed in this manner.

Figure 1 Location Map

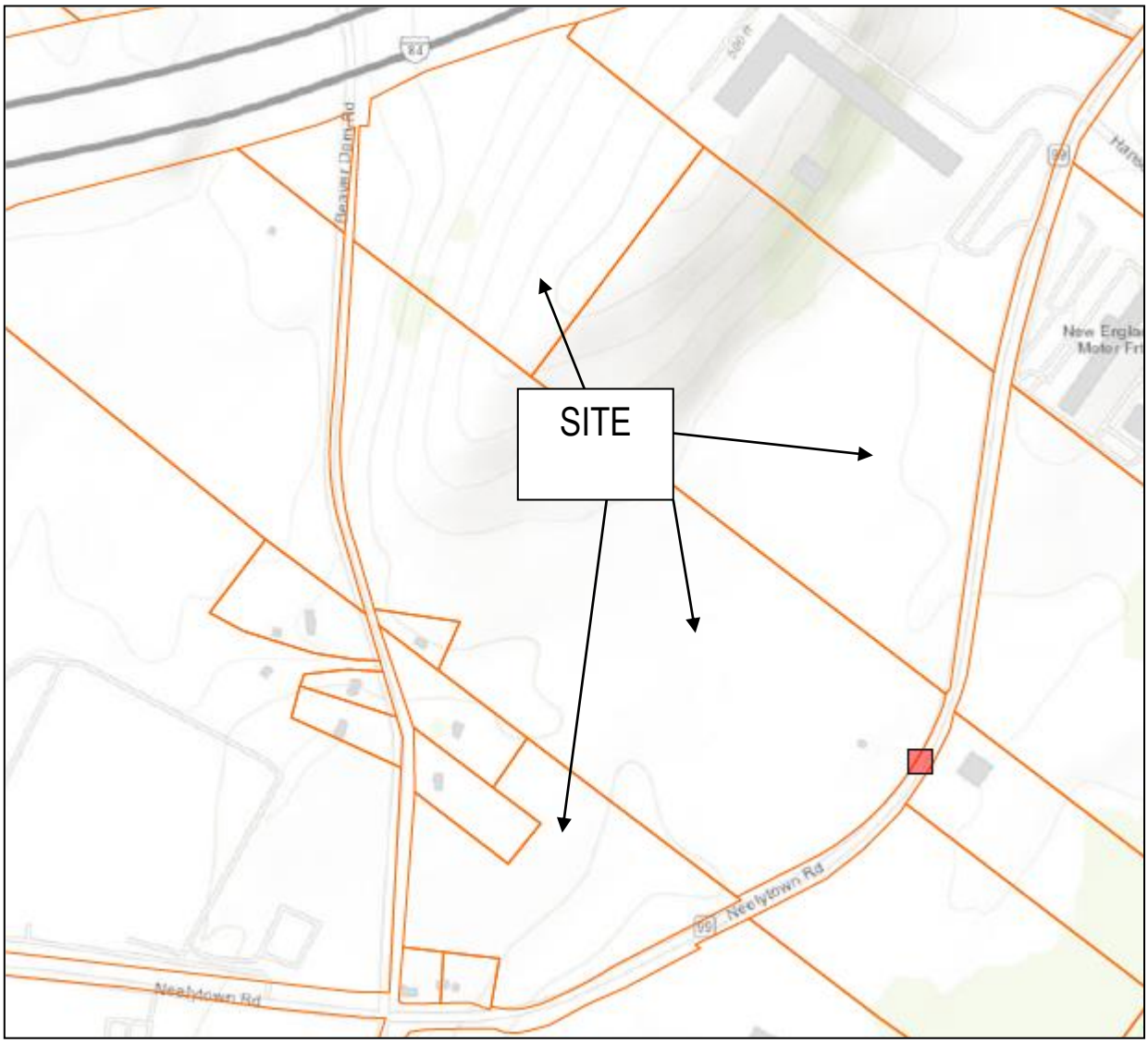


Figure 2 NYSDEC Wetland Map

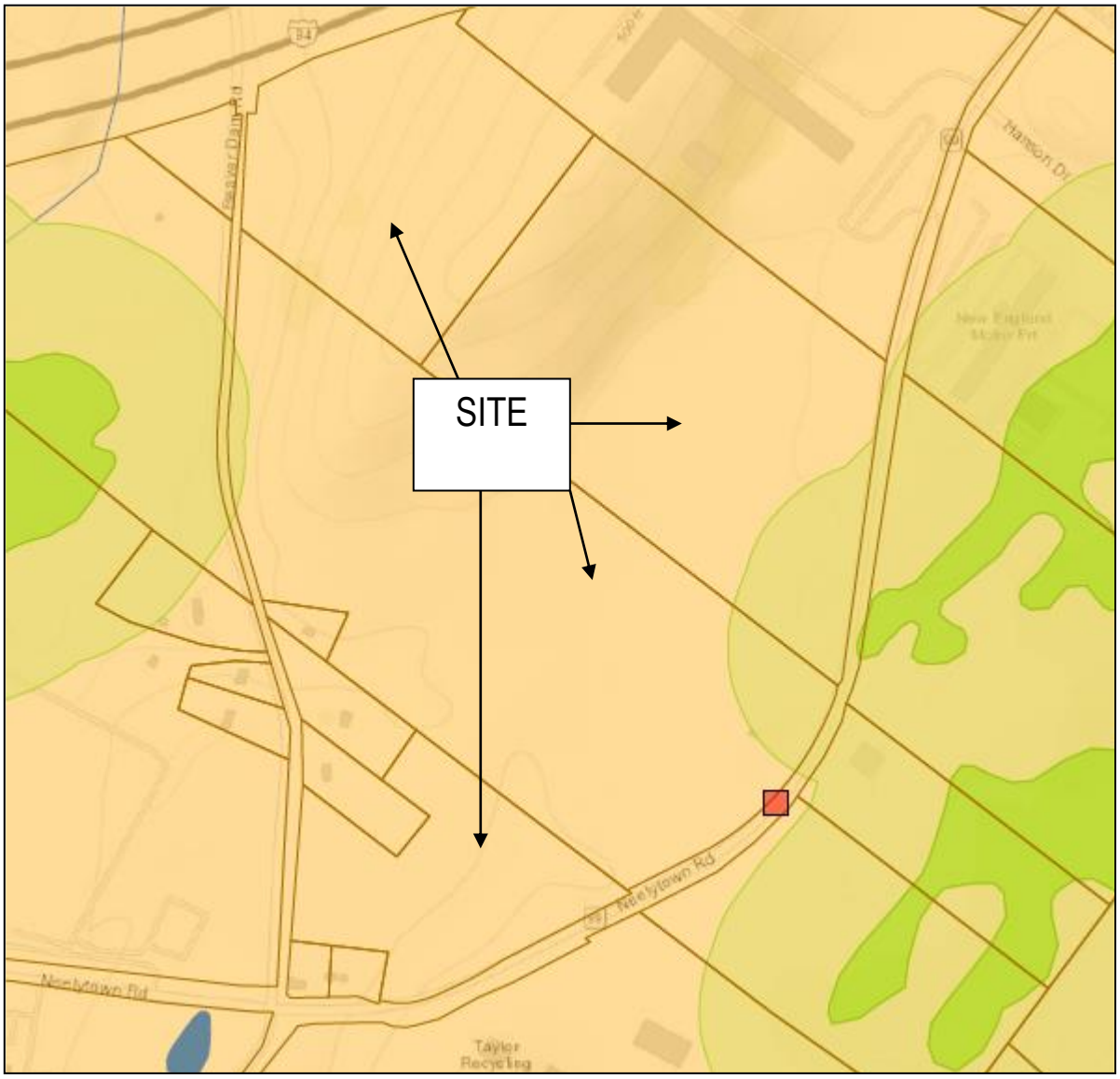
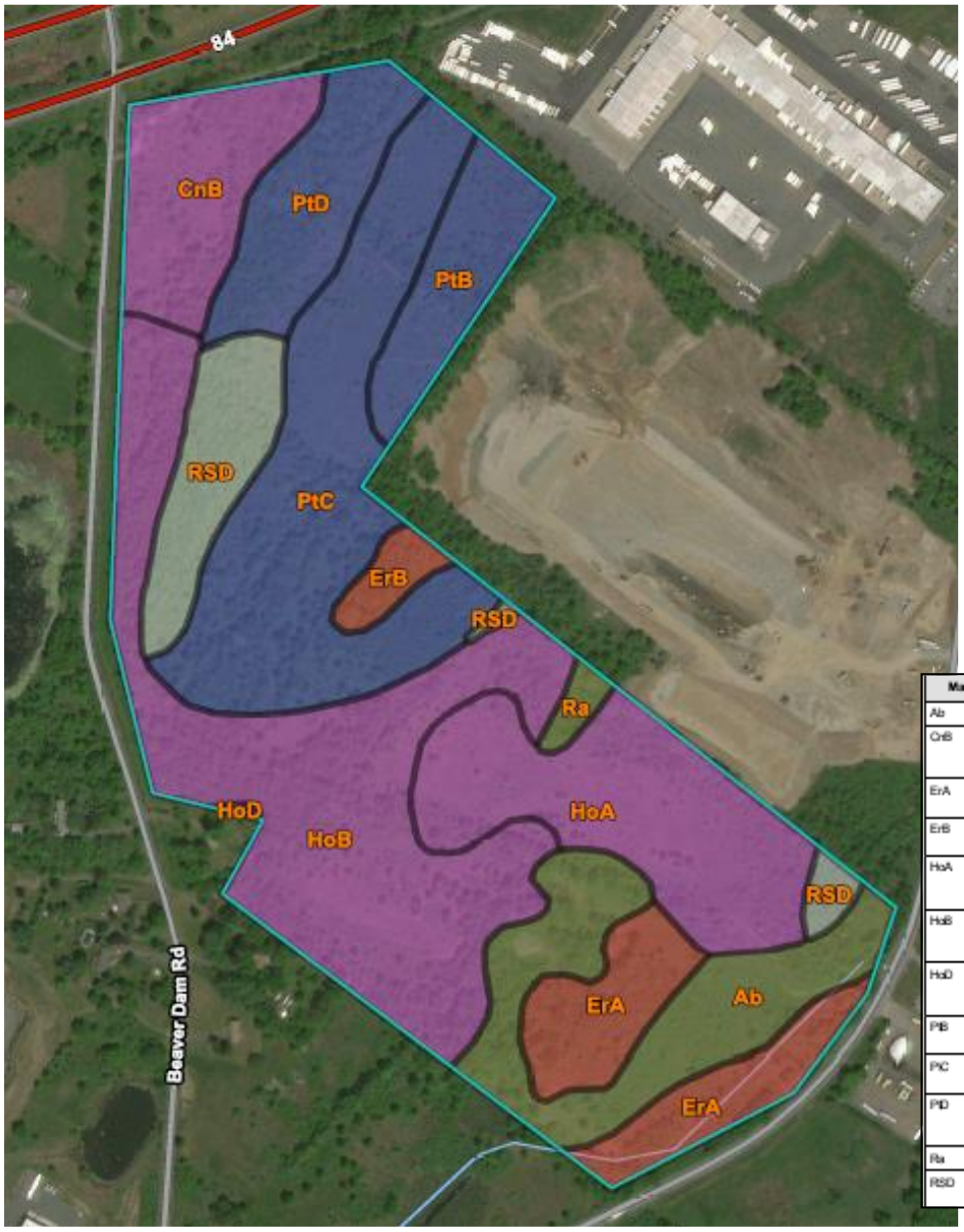


Figure 3 Soils Map



Map unit symbol	Map unit name
Ab	Alden silt loam
CnB	Chenango gravelly silt loam, 3 to 8 percent slopes
ErA	Erie gravelly silt loam, 0 to 3 percent slopes
ErB	Erie gravelly silt loam, 3 to 8 percent slopes
HoA	Hocsic gravelly sandy loam, 0 to 3 percent slopes
HoB	Hocsic gravelly sandy loam, 3 to 8 percent slopes
HoD	Hocsic gravelly sandy loam, 15 to 25 percent slopes
PtB	Pittsfield gravelly loam, 3 to 8 percent slopes
PtC	Pittsfield gravelly loam, 8 to 15 percent slopes
PtD	Pittsfield gravelly loam, 15 to 25 percent slopes
Ra	Raynham silt loam
RSD	Rock outcrop-Nassau complex, hilly

2.0 EXISTING CONDITIONS/SITE CHARACTERISTICS

The property consists of 111.47(+-) acres including developed area, mixed upland forest, fields, and wetlands.

The results of the site inspection indicate that 1 wetland exhibiting wetland hydrology, soils, and vegetation is present on the southern section of the site. The wetland classification nomenclature is Palustrine Forested (PFO1).

2.1 Hydrology

The wetland area was observed to exhibit one or more of the following (1) pooled water and (2) flowing water. On average water depths within the on-site watercourse within the wetland ranged from 0-8 inches.

2.2 Hydric Soils

The dominant hydric mapping unit on the site is Ab (Alden silt loam). All of the wetland identified on the site occurred in this series.

2.3 Vegetation

Herbaceous species identified within the wetland included *Symplocarpus foetidus* (skunk cabbage), *Onoclea sensibilis* (sensitive fern), *Osmunda cinnamomea* (cinnamon fern), *Carex stricta* (tussock sedge), and *Viola sp.* (violet).

Shrub species observed included *Acer rubrum* (red maple), and *Lindera benzoin* (spicebush), *Ilex verticillata* (winterberry), and *Cornus amomum* (silky dogwood).

Tree species included *Acer rubrum* (red maple), *Ostrya virginiana* (eastern hophornbeam), F*raxinus pennsylvanica* (green ash), *Ulmus americana* (American elm), *Quercus bicolor*, (swamp white oak), and *Platanus occidentalis* (American sycamore).

2.4 Potential Pollutant Sources

There is one source of potential direct pollutants to the wetland on the site - road drainage. Potential pollutants would most likely migrate into the site soils or through the property.

3.0 Functional Evaluation

An assessment of wetland functions and values was conducted on the wetland that was identified and delineated on the property. Using a widely accepted method for wetland functions and values assessment developed by the New England District, U.S. Army Corps of Engineers, 13 distinct wetland functions and values were assessed for the delineated wetlands on the site. This method yielded an objective, descriptive quality index of each wetland rather than a subjective quantified rating of each wetland. This assessment had two major objectives:

1. Objectively identify the functions and values provided by the wetland identified on the site.

2. Provide baseline data with which the Applicant could work in planning land uses, and against which the Applicant could assess potential impacts of proposed development of the site

The descriptive quality index of each wetland, based on this methodology, is summarized in this report.

Wetlands are legally protected because of the functions they perform and the benefits that society reaps from those functions. Wetland functions are chemical, physical, and biological processes that wetlands naturally perform as a matter of course, such as absorption of nutrients or floodwaters, or provision of habitat for fish and wildlife. Wetland values are the benefits that society derives from wetland functions, such as flood abatement, or water quality maintenance.

The functions and values assessment conducted on the property was based on the method outlined in *The Highway Methodology Workbook Supplement: Wetland Functions and Values, A Descriptive Approach*, by the U.S. Army Corps of Engineers New England District (November 1995). This method was selected over an arbitrary numeric quantifying assessment scheme because it provides an objective, descriptive approach to functions and values assessment based on professional observation and judgment rather than a simple numeric value rating system. Quantified functions and values assessments do not always provide for descriptive information about wetlands and therefore may overlook important aspects of wetland functions and values.

The Highway Method provides for assessment of the wetland for thirteen defined functions and values. Of these, the first eight are considered wetland functions, and the last five are considered to be wetland values. These are:

1. **Groundwater Recharge/Discharge –** the potential for a wetland to serve as a recharge area for an aquifer or as a surface discharge point for groundwater.

2. **Floodflow Attenuation–** A wetland's ability to store and attenuate floodwaters during prolonged precipitation events, thereby reducing or preventing flood damage.

3. **Fish and Shellfish Habitat –** The ability of permanent or temporary water bodies to provide suitable habitat for fish or shellfish.

4. **Sediment/Toxicant/Pathogen Retention –** The effectiveness of the wetland in trapping sediments, toxicants or pathogens, thereby protecting water quality.

5. **Nutrient Removal/Retention/Transformation –** The effectiveness of the wetland at absorbing, retaining, and transforming or binding excess nutrients, thereby protecting water quality.

6. **Production Export –** The wetland's ability to produce food or usable products for humans or other living organisms.

7. **Sediment/Shoreline Stabilization –** The wetland's ability to prevent erosion and sedimentation by stabilizing soils along stream banks or the shorelines of water bodies.

8. **Wildlife Habitat** – The ability of wetlands to provide food, water, cover, or space for wildlife populations typically associated with wetlands or their adjacent areas, both resident and migratory. *

9. **Recreation –** The value placed on a wetland by society for providing consumptive and non-consumptive as well as active or passive recreational opportunities such as canoeing/boating, fishing, hunting, bird/wildlife watching, hiking, etc.

10. **Education/Scientific Value –** The value placed on a wetland by society for providing subjects for scientific study or research or providing a teaching resource for schools.

11. **Uniqueness/Heritage –** The value placed on a wetland by society for having unique characteristics such as archaeological sites or sites of historical events, unusual aesthetic qualities, or unique plants, animals, or geologic features, etc.

12. **Visual Quality/Aesthetics –** The value placed on a wetland by society for having visual and/or other aesthetic qualities.

13. **Threatened or Endangered Species Habitat –** The value placed on a wetland by society for effectively harboring or providing habitat for threatened or endangered species.

Each function or value in the list has a set list of qualifiers for identifying which functions and values are performed or provided by each wetland. The qualifiers are referenced by number on a standard evaluation form to document the functions and values assessment. In addition to outlining qualifying rationale for each function and value, the data forms also document information on each wetland's size, distance to nearest road or other development, adjacent land uses, position in the watershed, impacts from human activity, tributaries, cover types, connectivity to other wetlands, and general condition. All of these elements factor into the functions and values assessment. An assessment was performed on the wetland on the site. Findings of the assessment are outlined below.

Wetland 1 receives water primarily through overland sheet flow and is connected to the Hudson River by **ephemeral relatively permanent waters (RPW)** watercourses. Hydrological indicators identified within

the wetland included soil saturation, watermarks, drift lines, drainage patterns, and water stained leaves. This wetlan is mainly a broad-leafed deciduous forested wetland (PFO1E) with some minor wet meadow and scrub/shrub components. This wetland is generally a red maple-spicebush dominated swamp that is seasonally inundated. This system is surrounded by undeveloped meadow and second-growth forest. Functions and values provided by these wetlands include floodflow attenuation, sediment trapping, nutrient removal, production export, and wildlife habitat. Of these, the most significant functions based on extent of rationale in identifying functions and values, are floodflow attenuation, sediment trapping, and wildlife habitat.

Wildlife useage noted in these wetlands is consistent with deer tracks observed in the substrate as well as raccoon tracks and other mammals. Bird species would also be prevalent with many old nests observed in the vegetation in the wetlands

3.0 SUMMARY

The wetland delineated at the site meets the criteria to be defined as Federal wetland. A general functional evaluation was completed and is provided. Representative photographs and data sheets are included in this report.

4.0 PHOTOGRAPHS

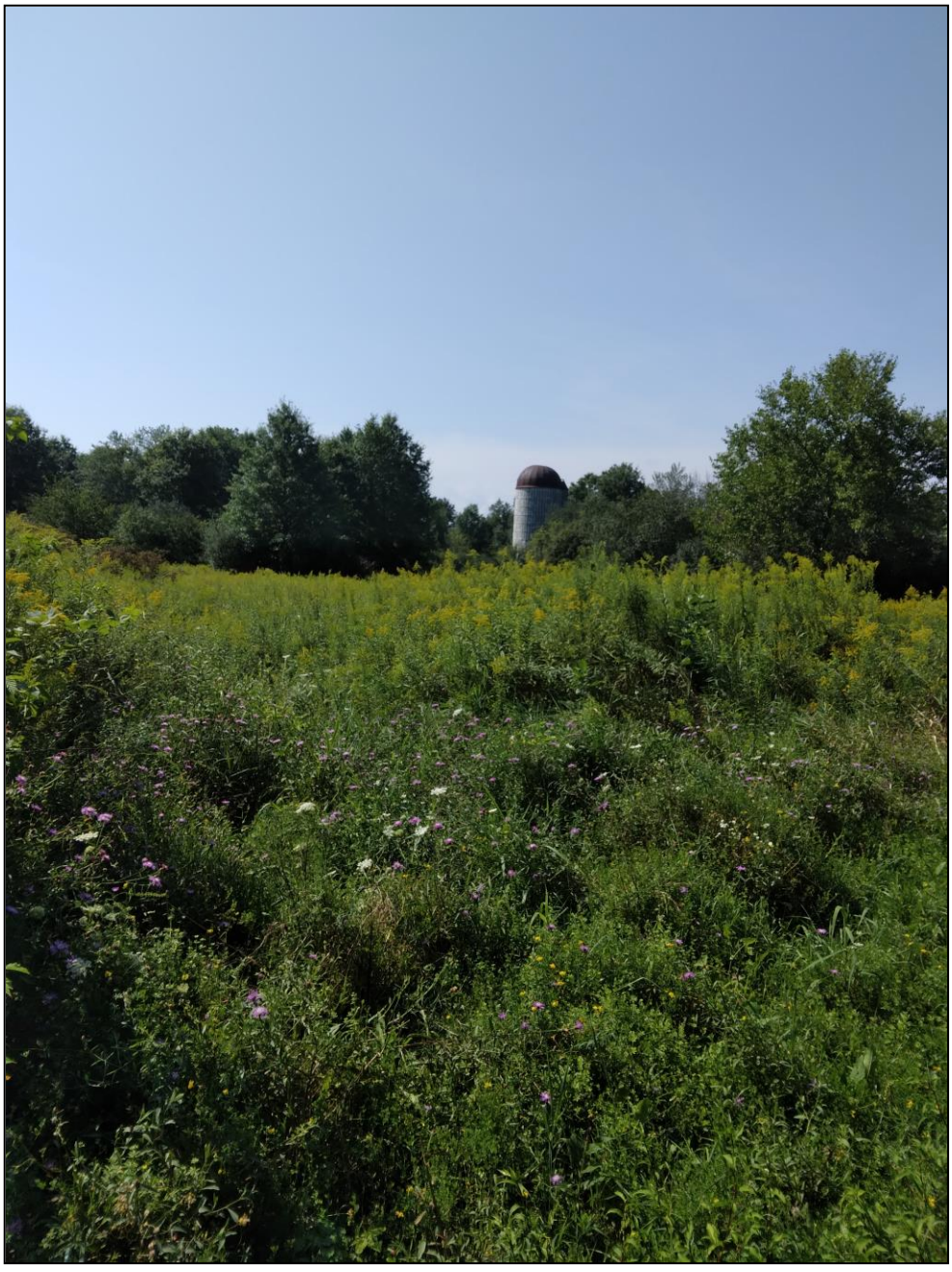
Federal Wetland at front of the site.



Field and Woodline on the site.



Field and farm remains on the site.



Young successional woods on the site.



Attachment A – Data Sheets

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Neeley Town Business Ctr. City/County: Montgomery / Orange Sampling Date: 1/31/21

Applicant/Owner: ROM Group State: NY Sampling Point: 1-8

Investigator(s): Mike Nawrocki Section, Township, Range: —

Landform (hillslope, terrace, etc.): — Local relief (concave, convex, none): — Slope (%): 0-15

Subregion (LRR or MLRA): LRR Lat: 41° 29' 38.41" Long: 74° 13' 39.01" Datum: —

Soil Map Unit Name: Mdensilt loam NWI classification: —

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	**Is the Sampled Area within a Wetland?** Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ✓ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ✓ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ✓ Surface Soil Cracks (B6)
- ✓ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ✓	No ____	Depth (inches): 0-8
Water Table Present?	Yes ____	No ____	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ____	Depth (inches): ____

Wetland Hydrology Present? Yes ✓ No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Front drainage course 0-8 inches water depth

VEGETATION – Use scientific names of plants.

Sampling Point: 1-3

Tree Stratum (Plot size: 10'x10')	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer rubrum	25	✓	FAC
2. Quercus palustris	15		FACW
3. Quercus bicolor	5		FACW
4. Ulmus Americana	15		FACW
5.			
6.			
7.			
	60	= Total Cover	

Sapling/Shrub Stratum (Plot size: 10'x10')			
1. Lindera benzoin	15	✓	FACW
2. Cornus stolonifera	15	✓	FACW
3. Ilex verticillata	10		FACW
4.			
5.			
6.			
7.			
	40	= Total Cover	

Herb Stratum (Plot size: 10'x10')			
1. Symplocarpus foetidus	10		OBL
2. Carex stricta	5		OBL
3. Juncus effusus	15	✓	FACW
4. Lythrum salicaria	25	✓	FACW
5. Scirpus cyperinus	10		FACW
6. Typha latifolia	10		OBL
7.			
8.			
9.			
10.			
11.			
12.			
	75	= Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	25	x 1 =	25
FACW species	125	x 2 =	250
FAC species	25	x 3 =	75
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	175 (A)		350 (B)

Prevalence Index = B/A = 2

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No ___

Remarks: (Include photo numbers here or on a separate sheet.)

Justin Wagner

From: Gordon, Andrew B <andrew_gordon@fws.gov>
Sent: Wednesday, May 13, 2026 12:53 PM
To: Justin Ferrazzano; Orzel, Brian A CIV USARMY CENAN (USA); Crist, Rebecca S (DEC); Motty Grunfeld; isaac@rdmgp.com; Pesach Landau; Sullivan, Tim R; Yoel Jacob; Booth-Binczik, Susan D (DEC); Fraatz, Michael R (DEC); Cardon, Megan E (DEC)
Cc: Stefanie Faivre; Justin Wagner; Claudette Conigliaro; Allison Robinson; Bao Duong; Stephanie Parsons; Jay and Patti Beaumont; Sue Hadden; Bonnie Franson; Jesse Cokeley; Richard Hoyt
Subject: Re: [EXTERNAL] RE: Neelytown Business Park - Bat Corridor Exhibit

This Message originated outside your organization.

Hello Justin,

USFWS has reviewed the proposed corridor design, and we have no additional suggestions for modification. We appreciate the opportunity to review and will be keeping an eye out for incoming coordination from Brian regarding the complete list of listed species that have the potential to occur in the project area.

Regards,
Andrew

From: Justin Ferrazzano <justin.ferrazzano@collierseng.com>
Sent: Wednesday, April 8, 2026 8:24 AM
To: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>; Crist, Rebecca S (DEC) <rebecca.crist@dec.ny.gov>; Motty Grunfeld <motty@rdmgp.com>; isaac@rdmgp.com <isaac@rdmgp.com>; Pesach Landau <plandau@rdmgp.com>; Sullivan, Tim R <tim_r_sullivan@fws.gov>; Yoel Jacob <yoel@rdmgp.com>; Gordon, Andrew B <andrew_gordon@fws.gov>; Booth-Binczik, Susan D (DEC) <Susan.Booth-Binczik@dec.ny.gov>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>; Cardon, Megan E (DEC) <Megan.Cardon@dec.ny.gov>
Cc: Stefanie Faivre <stefanie.faivre@collierseng.com>; Justin Wagner <justin.wagner@collierseng.com>; Claudette Conigliaro <claudette.conigliaro@collierseng.com>; Allison Robinson <allison.robinson@collierseng.com>; Bao Duong <bao.duong@collierseng.com>; Stephanie Parsons <Stephanie.Parsons@collierseng.com>; Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Sue Hadden <shadden@townofmontgomery.com>; Bonnie Franson <bfranson@nelsonpope.com>; Jesse Cokeley <jesse.cokeley@collierseng.com>; Richard Hoyt <rwhoyt1800@gmail.com>
Subject: [EXTERNAL] RE: Neelytown Business Park - Bat Corridor Exhibit

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Hi everyone,

Just touching base, I realize many might be celebrating holidays but we were hoping to hear back from each agency with a conceptual approval on the below.
I've reattached the plan so it's fresh in everyone's inbox.

Please let me know once you have reviewed, thank you!

Justin Ferrazzano
Department Manager | Principal Associate | Civil/Site
justin.ferrazzano@collierseng.com
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From: Justin Ferrazzano
Sent: Thursday, March 26, 2026 5:29 AM
To: 'Orzel, Brian A CIV USARMY CENAN (USA)' <Brian.A.Orzel@usace.army.mil>; Crist, Rebecca S (DEC) <rebecca.crist@dec.ny.gov>; Motty Grunfeld <motty@rdmgp.com>; isaac@rdmgp.com; Pesach Landau <plandau@rdmgp.com>; 'tim_r_sullivan@fws.gov' <tim_r_sullivan@fws.gov>; Yoel Jacob <yoel@rdmgp.com>; 'andrew_gordon@fws.gov' <andrew_gordon@fws.gov>; Booth-Binczik, Susan D (DEC) <Susan.Booth-Binczik@dec.ny.gov>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>; Cardon, Megan E (DEC) <Megan.Cardon@dec.ny.gov>
Cc: Stefanie Faivre <stefanie.faivre@collierseng.com>; Justin Wagner <justin.wagner@collierseng.com>; Claudette Conigliaro <claudette.conigliaro@collierseng.com>; Allison Robinson <allison.robinson@collierseng.com>; Bao Duong <bao.duong@collierseng.com>; Stephanie Parsons <Stephanie.Parsons@collierseng.com>; Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Sue Hadden <shadden@townofmontgomery.com>; Bonnie Franson <bfranson@nelsonpope.com>; Jesse Cokeley <jesse.cokeley@collierseng.com>; Richard Hoyt <rwhoyt1800@gmail.com>
Subject: Neelytown Business Park - Bat Corridor Exhibit

All,

Attached for everyone's review is a draft of our Bat Corridor Exhibit, which will become part of our Site Plan set and FEIS.

The purpose of this plan is that the DEC called to our attention that our design cut off the availability for bats to move across the site from east to west and the connectivity to the adjacent wooded area across Beaver Dam Road. This would result in an incident taking permit which everyone would prefer to avoid.

In response, we have reconfigured our design to push our stormwater basins southwest towards the intersection of Neelytown Road and Beaver Dam Road which would allow for a 50' wide existing forested corridor (green hatch) to remain traversing the project and maintain connectivity to the bat's potential migration path across Beaver Dam Road. We know that 50' is an appropriate width because it is consistent with the corridor we are maintaining a connection to, which picks up opposite Beaver Dam Road and meanders around other warehouses/industrial buildings. We do need to propose two temporary gaps in the system to allow utilities to cross the corridor, but as you can see in cross section A-A we would raise the grade at these locations and plant atop them so there would still be a tree canopy available for the bats to utilize. We already know that the bats are able to cross larger gaps than 50' or they would be

unable to cross the roadways to enter and exit the site. I would like to again reiterate that these gaps would be temporary and planted, and within a few years the tree canopy would be a consistent height throughout. Finally, as you can see in cross section B-B the design already boasts a 15' tall sound/visual barrier wall along the rear of the loading area which will be nearly (-13 feet) at the top of the tree canopy once constructed and will block light/sound from negatively influencing the bats.

What we are requesting at this time is conceptual approval from the DEC, ACOE, and F&W. It would not be final or binding but it would allow us to continue to finalize the design, complete our FEIS, and prepare full applications to all agencies. Please review and let us know if you have any comments or if you feel we are conceptually approved to proceed. If you have any questions about the design we'd be more than happy to provide responses.

Thank you,

Justin Ferrazzano
Department Manager | Principal Associate | Civil/Site
justin.ferrazzano@collierseng.com
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From: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Sent: Thursday, March 19, 2026 1:14 PM
To: Justin Ferrazzano <justin.ferrazzano@collierseng.com>; Crist, Rebecca S (DEC) <rebecca.crist@dec.ny.gov>; Motty Grunfeld <motty@rdmgp.com>; isaac@rdmgp.com; Pesach Landau <plandau@rdmgp.com>; Yoel Jacob <yoel@rdmgp.com>; Booth-Binczik, Susan D (DEC) <Susan.Booth-Binczik@dec.ny.gov>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>; Cardon, Megan E (DEC) <Megan.Cardon@dec.ny.gov>
Cc: Stefanie Faivre <stefanie.faivre@collierseng.com>; Justin Wagner <justin.wagner@collierseng.com>; Claudette Conigliaro <claudette.conigliaro@collierseng.com>; Allison Robinson <allison.robinson@collierseng.com>; Stephanie Parsons <Stephanie.Parsons@collierseng.com>; Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Sue Hadden <shadden@townofmontgomery.com>; Bonnie Franson <bfranson@nelsonpope.com>
Subject: RE: RDM/Colliers/DEC Meeting Summary - 3/2/2026

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Justin,

I didn't know that you had anything for me to review. I'll try to look at it before too much longer.

However, if it is a question about endangered species and what sort of corridor you wish to establish, you should really talk to the folks at USFWS in Cortland, NY.

I can give you their contact information, if you don't have it already.

Brian

Brian A. Orzel
Senior Regulatory Project Manager, Civil Engineer
NY District US Army Corps of Engineers
Regulatory Division
26 Federal Plaza, Room 16-406
New York, New York 10278-0090

Effective immediately, the preferred electronic application submittal method for the New York District is the Regulatory Request System (RRS). All new submittals should be made through the RRS at https://rrs.usace.army.mil. If you choose to submit via alternative submission methods, your projects will likely take longer to be assigned due to manual entry. Please DO NOT submit to both RRS and the permit inbox email.

From: Justin Ferrazzano <justin.ferrazzano@collierseng.com>
Sent: Thursday, March 19, 2026 12:20 PM
To: Crist, Rebecca S (DEC) <rebecca.crist@dec.ny.gov>; Motty Grunfeld <motty@rdmgp.com>; isaac@rdmgp.com; Pesach Landau <plandau@rdmgp.com>; Yoel Jacob <yoel@rdmgp.com>; Booth-Binczik, Susan D (DEC) <Susan.Booth-Binczik@dec.ny.gov>; Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>; Cardon, Megan E (DEC) <Megan.Cardon@dec.ny.gov>
Cc: Stefanie Faivre <stefanie.faivre@collierseng.com>; Justin Wagner <justin.wagner@collierseng.com>; Claudette Conigliaro <claudette.conigliaro@collierseng.com>; Allison Robinson <allison.robinson@collierseng.com>; Stephanie Parsons <Stephanie.Parsons@collierseng.com>; Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Sue Hadden <shadden@townofmontgomery.com>; Bonnie Franson <bfranson@nelsonpope.com>
Subject: [Non-DoD Source] RE: RDM/Colliers/DEC Meeting Summary - 3/2/2026

Thank you Rebecca. We are preparing our exhibit and will make sure conceptually everyone is OK with the design before we submit any application packages.

@Orzel, Brian A CIV USARMY CENAN (USA) – did you have a chance to review my previous email and identify if the ACOE has any regulations or standards we need to adhere to as we prepare our bat corridor exhibit? To summarize again, we are working to ensure a minimum 50' wide forested corridor is available to traverse our site to maintain the opportunity for the bats to move across and ultimately avoid an incidental taking permit. Please let us know.

Thank you,

Justin Ferrazzano
Department Manager | Principal Associate | Civil/Site
justin.ferrazzano@collierseng.com
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From: Crist, Rebecca S (DEC) <rebecca.crist@dec.ny.gov>
Sent: Thursday, March 12, 2026 4:52 PM
To: Justin Ferrazzano <justin.ferrazzano@collierseng.com>; Motty Grunfeld <motty@rdmgp.com>; isaac@rdmgp.com; Pesach Landau <plandau@rdmgp.com>; Yoel Jacob <yoel@rdmgp.com>; Booth-Binczik, Susan D (DEC) <Susan.Booth-Binczik@dec.ny.gov>; Orzel, Brian A CIV USARMY CENAN (USA) <brian.a.orzel@usace.army.mil>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>; Cardon, Megan E (DEC) <Megan.Cardon@dec.ny.gov>
Cc: Stefanie Faivre <stefanie.faivre@collierseng.com>; Justin Wagner <justin.wagner@collierseng.com>; Claudette Conigliaro <claudette.conigliaro@collierseng.com>; Allison Robinson <allison.robinson@collierseng.com>; Stephanie Parsons <Stephanie.Parsons@collierseng.com>; Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Sue Hadden <shadden@townofmontgomery.com>; Bonnie Franson <bfranson@nelsonpope.com>
Subject: RE: RDM/Colliers/DEC Meeting Summary - 3/2/2026

This Message originated outside your organization.

I would suggest making a jurisdictional submission on the bats before resubmitting any application, as well as confirming the extent of federal wetlands. If the need for an Incidental Taking Permit can not be avoided, the project will not qualify for the DEC's Blanket Water Quality Certification for Nationwide Permit #39. If the extent of federal wetlands affected will exceed 0.25 acre, that would also preclude coverage under the Blanket Water Quality Certification.

If an individual Water Quality Certification application is needed, then the application must be submitted concurrently to both DEC and the Corps.

Rebecca

From: Justin Ferrazzano <justin.ferrazzano@collierseng.com>
Sent: Thursday, March 12, 2026 4:13 PM
To: Motty Grunfeld <motty@rdmgp.com>; isaac@rdmgp.com; Pesach Landau <plandau@rdmgp.com>; Yoel Jacob <yoel@rdmgp.com>; Crist, Rebecca S (DEC) <rebecca.crist@dec.ny.gov>; Booth-Binczik, Susan D (DEC) <Susan.Booth-Binczik@dec.ny.gov>; Orzel, Brian A CIV USARMY CENAN (USA) <brian.a.orzel@usace.army.mil>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>; Cardon, Megan E (DEC) <Megan.Cardon@dec.ny.gov>
Cc: Stefanie Faivre <stefanie.faivre@collierseng.com>; Justin Wagner <justin.wagner@collierseng.com>; Claudette Conigliaro <claudette.conigliaro@collierseng.com>; Allison Robinson <allison.robinson@collierseng.com>; Stephanie Parsons <Stephanie.Parsons@collierseng.com>; Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Sue Hadden <shadden@townofmontgomery.com>; Bonnie Franson <bfranson@nelsonpope.com>
Subject: RDM/Colliers/DEC Meeting Summary - 3/2/2026

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Hi everyone,

Thank you everyone for taking the time to meet with us last Monday.
I just wanted to summarize some of the items we discussed as we move forward, as well as connect everyone (RDM, DEC, ACOE, and Town of Montgomery) on this email so everyone understands our approach.

The first item we discussed was maintaining a corridor for allowing the bats the continued opportunity to traverse the lot from Neelytown Road to around the approximate area of the existing dwellings along Beaver Dam Road.

- We confirmed and agreed that the connection point we want to maintain is immediately adjacent to the existing dwellings on Beaver Dam Road:



- We discussed parameters for how to provide this and we ultimately agreed that as long as the corridor was a) approximately 50 feet wide, b) was composed mostly of existing mature/tall trees (some replacement would be acceptable), c) provided minimal light levels, and d) didn't include any gaps/breaks in the corridor any larger than the roadway/right of way they already cross, then the proposal can potentially be accepted.
- @Booth-Binczik, Susan D (DEC) was going to double check to see if there were any other regulations we may not be aware of.
- We shared a rough idea which would involve maintaining our design but sliding around our stormwater basins to maintain an existing tree corridor across the site which was well received.
- The general sentiment was that if we can provide the proper criteria and ensure the bat corridor connection across the lot, we should be able to accomplish the goal of a determination of no taking as per the Departments preference of avoiding impact.

The second item we discussed was the wetlands and their associated buffers.

- We discussed the history of the project and all of the major adjustments that have been made to date to scale back impact. DEC requested we explain all of that in detail when we make our formal submission, as well as the economic/social need for the project.
- We also discussed that the 2:1 mitigation we have proposed is what the DEC would expect to see and request.
- Finally we determined that @Cardon, Megan E (DEC) would send out the official JD letter

Lastly we discussed the need to make a full submission to ACOE as well as Fish & Wildlife. We wanted to make a few quick notes about the history on that item:

- In September of 2024 we submitted our PCN package to ACOE (email attached). It included the application, survey, mitigation plans, wetland delineation report, data sheets, natural resource survey, fish and wildlife correspondence, and a forest analysis exhibit for all 8 lots and the entire development of the property. Two months later we received our PCN attached.
- We also submitted already to Fish & Wildlife in July of 2025 (letter attached) where they determined "may affect but not likely to adversely effect" the species.

- Both of these will be resubmitted by way of our forthcoming joint permit application.
- @Orzel, Brian A CIV USARMY CENAN (USA) – As we prepare an exhibit showing our proposal to maintain the bat corridor, can you let us know if there are any ACOE rules or standards that need to be met, so we can ensure all parties are satisfied with our design? Or would you be in agreement with or defer to the DEC requests above?

Our next step is to prepare a Joint Application permit for an Article 24 submission and PCN resubmission. Before we submit that we would first like to prepare an exhibit for the DEC's review as the Town would like a conceptual approval to allow us to continue proceeding through the EIS.
I will have that circulated this week for review.

Thank you,

Justin Ferrazzano
Department Manager | Principal Associate | Civil/Site
justin.ferrazzano@collierseng.com
Direct: 201 775 1281 | Cell: 973 204 2633 | Main: 877 627 3772
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Justin Wagner

From: Orzel, Brian A CIV USARMY CENAN (USA) <Brian.A.Orzel@usace.army.mil>
Sent: Thursday, November 21, 2024 3:51 PM
To: Justin Ferrazzano
Cc: Justin Wagner; ecolsol@aol.com
Subject: RE: PCN - NWP #39 Neelytown Park - Town of Montgomery
Attachments: NWP Regulations FR 13JAN21.pdf; NWP Regional Conditions PN 08MAR21.pdf

This Message originated outside your organization.

Justin,

We received the pre-construction notification for NWP 39 for the above referenced project on September 22, 2024.

Due to my excessive workload, I was unable to provide a written determination within 45 days of its submission.

In accordance with the current nationwide general permit regulations (Federal Register dated January 13, 2021, pages 2744 to 2877), if the Corps of Engineers district does not respond to a pre-construction notification within 45 days of receipt, then the applicant may proceed with the project as proposed.

That means that you must perform the work as proposed in your pre-construction notification. Any substantive changes to the project would require you to submit a new notification to this office.

If you have any questions, let me know.

Brian

Brian A. Orzel
Senior Regulatory Project Manager, Civil Engineer
NY District US Army Corps of Engineers
Regulatory Branch
26 Federal Plaza, Room 16-406
New York, New York 10278-0090

Please note in order to ensure our continuity of operations and improve the timeliness of permit application reviews, the New York District, U.S. Army Corps of Engineers is requiring that all new permit applications be submitted to the New York District electronically at CENAN-R-Permit-App@usace.army.mil. Until further notice, the New York District will no longer process any paper permit applications.

From: Justin Ferrazzano
Sent: Wednesday, November 6, 2024 1:59 AM
To: Orzel, Brian A CIV USARMY CENAN (USA)
Cc: Justin Wagner ; ecolsol@aol.com
Subject: [Non-DoD Source] PCN - NWP #39 Neelytown Park - Town of Montgomery

Good morning Brian,

I am reaching out on behalf of our client regarding the referenced Project located in the Town of Montgomery, Orange County, New York. Michael Nowicki submitted our PCN for authorization under the 2021 Nationwide Permit 39 via email on September 22,2024 – as this was a Sunday we are considering Monday, September 23rd as "Day 1". We were notified that you were assigned as the reviewer for this project. We have not received an application number or any correspondence from your office since our submission.

As stated in General Condition 32(a) of the NWP Program, the USACOE must determine if our PCN is complete within 30 calendar days of receipt. As stated in General Condition 32(a)(2), if 45 calendar days have passed since the Corps' receipt of the complete PCN and written approval has not been received, the proposed activity may begin. Because we did not hear from the USACOE within 30 days that our application was not complete, we assume it is considered a complete application. Because we submitted a complete PCN 45 days ago, and we have documented the project's "no effect" to federally listed threatened or endangered species and the project's "no effect" to cultural resources, it is our understanding that our proposed work can proceed without written authorization.

Please feel free to give me a call if you would like to discuss.

Thank you,

Justin Ferrazzano
Senior Project Manager | Associate | Civil/Site
justin.ferrazzano@collierseng.com
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Natural Resources Survey/Assessment
for Draft Environmental Impact Statement

RDM Site
Neelytown Road
Town of Montgomery, New York

April 17, 2023
Revised August 28, 2024

Prepared by:

Michael Nowicki
Ecological Solutions, LLC
121 Leon Stocker Drive
Stratton, VT 05360
(203) 910-4716

1.0 INTRODUCTION

Ecological Solutions, LLC completed a natural resources survey on seven parcels (Tax Lots 36-1-33; 36-1-11.221; 36-1-11.23; 36-1-11.1; 36-1-10.1; 36-1-11.212; and 33-1-91) containing approximately 111.47 ± acres (Site) located on Neelytown Road in the Town of Montgomery, Orange County New York (*Figure* 1). The Applicant, RDM Group ("RDM"), is proposing to develop two warehouses containing approximately 850,000 square feet ("SF") and 278,270 SF of gross floor area, respectively, and other related site improvements, including accessory parking for employee vehicles and trucks, stormwater control measures, utility lines, dark-sky compliant lighting, signage and landscaping served by municipal sewer and water services (*Figure 2*).

Wetland impacts for the proposed project require a US Army Corps of Engineers (USACE) Nationwide Permit #39 for Commercial Development. The project has been designed to minimize disturbance to the wetlands to the maximum extent practicable. The NYSDEC wetland (MB-2) is located east of and across Neelytown Road from the site and although the regulated 100 foot Adjacent Area does cross Neelytown Road into the site there is no proposed impact that requires an Article 24 permit. To minimize impacts to the wetlands the road crossing will utilize a bottomless culvert that will span the wetland and maintain the wetland bed and provide connectivity for the movement of wildlife. Federal wetland impacts exceed 0.10 acres (0.23 acres) for site wetland/waters impacts and will require mitigation in a ratio of at least 1:1 with proposed impacts.

The data contained in this report was gathered on March 23, April 5, May 12, 20, June 4, 21, August 27, 2021, April 28, 2022, May 15, and June 3, 2024. The fieldwork occurred generally in blocks from 5:30 am to 8:30 am, 10:00 am to 2:00 pm or from 2:30 pm to 5:30 pm and totaled approximately 110 man hours. Weather conditions varied during the field visits from cool with rain to extremely hot, humid days. Large portions of the site were reviewed during each of the field visits so that the entire site was extensively evaluated. The purpose of the inventory was to document existing vegetation and habitat cover types, plant species, and wildlife species on the site.

Additional wildlife species may be located on the site at some time during their life cycle but are most likely transient. There is no species that is supported wholly by the habitats on this site. Most of the habitat on the site will be disturbed for the proposed project. Preserving as much of the wetlands as possible will provide the best travel corridors to link to habitats offsite.

2.0 METHODS

2.1 Agency Correspondence/Inquiry

As part of the environmental review for the subject site, Ecological Solutions, LLC, reviewed the Environmental Assessment Form Mapper regarding the status of rare, threatened, or endangered species on the site. The mapper indicates that Indiana bats (*Myotis sodalis*) are potentially located on or in the vicinity of the site. The US Fish and Wildlife Service (USFWS) web site for threatened and endangered species indicates that there are three additional species that may be located on or in the vicinity of the site Northern long-eared bat (*Myotis septentrionalis*), bog turtle (*Glyptemys muhlenbergii*), and small whorled pogonia (*Isotria medeoloides*). The monarch butterfly (*Danaus plexippus*) is listed as a candidate species and therefore is not protected. Although not listed for the site the bald eagle (*Haliaateus leucocephalus*) is a New York State threatened species and is also reviewed in this report as well as the State listed endangered Northern cricket frog (*Acris crepitans*).

In addition, the wetlands on the site, were thoroughly investigated to determine if marbled salamander (*Ambystoma opacum*), Jefferson salamander (*Ambystoma jeffersonianum*), and blue spotted salamander (*Ambystoma laterale*) all NYSDEC designated "species of special concern" utilized the wetlands for breeding habitat. Other species of special concern including spotted turtle (*Clemmys guttata*), wood turtle (*Clemmys insculpta*), and Eastern box turtle (*Terrapene carolina carolina*) were also searched for during the surveys.

2.2 Ecological Community and Habitat Field Inventory

The vegetation inventory included identification of ecological communities or habitat cover types. Cover type surveys were conducted by first reviewing aerial photographs of the site and adjacent properties and subsequently by investigating the habitats on the site to identify and classify each. Within each cover type, visual searches for herbaceous and woody plant species or parts thereof, including leaves, bark, twigs, seeds, flowers, fruits, or other identifiable plant structures were conducted to identify and document vegetation on the site. Trees, shrubs, and fall flowering plants were identified to species levels where possible.

The Plot Transect method was employed for the vegetation inventory. The methods used to search for species on the site are outlined in *Biodiversity Assessment Manual for the Hudson River Estuary Corridor*.

2.2.1 Rare Plants

Specific surveys for rare plants were conducted during June 2021 and 2024 in the proposed development areas. There were no federally listed or State listed threatened, endangered, or rare species identified in the development areas.

2.3 Wildlife Field Inventory

Extensive seasonally limited field surveys were conducted for wildlife species including mammals, birds, and herpetiles (reptiles and amphibians). Special surveys were also conducted to identify and locate seasonally active species of special concern such as the marbled salamander, Jefferson salamander, and blue spotted salamander, spotted, wood turtle, and Eastern box turtle all NYSDEC designated "species of special concern".

Multiple methods were used in these surveys, as multiple methodologies increase the potential accuracy of surveys. Methods used are outlined below.

A. **Mammals**. The following survey methods that are outlined in detail in *Biodiversity Assessment Manual for the Hudson River Estuary Corridor* were utilized during the field survey:

1. Sign search, in which the observer records any recognizable signs (tracks, droppings, hair, bones, etc.) of mammal species.

2. Opportunistic mammal sightings, in which the observer identifies mammals encountered in the field at random.

Mammals were identified based on visual encounters, vocalizations, tracks, fur, bones, rubs, scrapes, droppings, and other recognizable signs in habitats throughout the site. Sampling routes were established throughout the site and wildlife was recorded as encountered.

B. **Birds.** Field methods used to survey for avian species were based on methods outlined in *Biodiversity Assessment Manual for the Hudson River Estuary Corridor* and included:

1. Walking transects where the observer records all species encountered (seen/heard) along a trail.

2. Opportunistic bird sighting, where the observer records birds encountered randomly.

3. Sign search, where the observer records signs (feathers, nests, droppings, tracks, etc.) of birds encountered in the field.

Birds were detected and identified by visual encounter with individuals, vocalizations, tracks, feathers, bones, droppings, castings, nests, drillings, or other recognizable signs.

In addition, breeding bird surveys were completed on May 12, 20, and June 4, 21, 2021 and 2024 and typically began at 5:30 am and ended at 8:30 am or occurred in early evening at around 5:30pm. May and June are the months when most birds in New York breed, although a small number of species breed anytime from January through August. June can be especially productive since many adults with food for

young and recently fledged young can be seen at that time. The NYS Breeding Bird Atlas (NYSBBA) was consulted to determine avian species that could potentially occupy or use the site. Block 5559D of the NYSBBA is attached to the end of this report

C. **Herptiles (Reptiles and Amphibians)**. Field methods used to survey for herptile species were based on methods outlined in *Biodiversity Assessment Manual for the Hudson River Estuary Corridor* and included:

1. Log rolling (overturning logs, large stones, and other debris to reveal herptiles underneath).

2. Aural surveys were conducted for vocal herptiles. Herptiles were detected and identified by visual encounter, vocalizations, spermatophores, egg masses, and remains.

3. Just about the time most other amphibians are looking for places to hibernate, marbled salamanders are heading to breeding areas. The only fall breeding salamander, they seek out small areas (micro habitats) with temperatures around 60°F. The female will lay an average of 100 eggs in a nest constructed in a shallow depression under leaf litter or in a log. The female remains with the eggs until fall rains fill the nest site. Eggs will hatch within two weeks. In mild winters, larvae can feed and grow and transform in late spring or early summer. If the nest does not flood, eggs will go dormant until the following spring. The salamander larvae that hatch in fall metamorphose into terrestrial adults in late spring or June or July. The habitat they select varies with the season. During the spring and summer, the adults spend their time in sandy upland deciduous forests. They seek shelter under logs or in underground tunnels of other animals. In autumn, they congregate in groups near lowland forested habitat to breed.

   Both Jefferson and blue spotted salamanders are early spring breeders and are often the first amphibians found breeding in vernal pools.

Additional surveys were conducted during May and June 2024 to identify and locate seasonally active species of special concern such as the marbled salamander, Jefferson salamander, and blue spotted salamander, spotted, eastern box, and wood turtle all NYSDEC designated “species of special concern”. Habitats were walked to try to find these species on the site. The walks were at random through and around the site but no chance encounters occurred. This does not mean that any of these species could not be here or travel to this site however they were not encountered during any of the survey days from the start of the review of this site.

3.0 WETLAND IDENTIFICATION

3.1 Wetland Delineation

A Federal wetland delineation was completed on the site between January and June, 2021 and April 2022 in accordance with the Routine Delineation Method outlined in the *US Army Corps of Engineers* (USACE) *Wetlands Delineation Manual, Technical Report Y-87-1*[1] and supplement. There is 14 acres of federal wetland located on the site connected by a small 5-8 foot wide watercourse that appears to have been man made. No other jurisdictional wetlands are located on the site. The section of the site near the Fedex facility was reviewed and no federal jurisdictional wetlands were observed. Previously it was determined by the USACE that the wetland on the Fedex property in the vicinity of the NWI mapped wetland was isolated/non jurisdictional. Finally the status of all wetlands on the site will be determined during the Nationwide permit process.

Michael Fraatz, Biologist with the NYSDEC was contacted to determine the extent of NYSDEC regulated wetlands on the site in 2021. Mr. Fraatz confirmed previously that the wetland across Neelytown Road from the project is MB-2 and that the 100 foot Adjacent Area extends across Neelytown Road into the site. Mr. Fraatz previously confirmed that there are currently no NYSDEC regulated wetlands on the site.

3.2 Wetland Functional Evaluation

An assessment of wetland functions and values was conducted on the wetland that was identified and delineated on the referenced site. Using a widely accepted method for wetland functions and values assessment developed by the New England District, U.S. Army Corps of Engineers (USACE), 13 distinct wetland functions and values were assessed for the delineated wetlands on the site. This method yielded an objective, descriptive quality index of each wetland rather than a subjective quantified rating of each wetland. This assessment had two major objectives:

1. Objectively identify the functions and values provided by the wetland identified on the site, and
2. Provide baseline data with which the Applicant could work in planning land uses, and against which the Applicant could assess potential impacts of proposed development of the site.

The descriptive quality index of the wetland, based on this methodology, is summarized in this report.

Wetland functions are chemical, physical, and biological processes that wetlands naturally perform, such as absorption of nutrients or floodwaters, or provision of habitat for fish and wildlife. Wetland values are the benefits that society derives from wetland functions, such as flood abatement, or water quality maintenance.

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[1] *(U.S. Army Corps of Engineers Environmental Laboratory, 1987) (1987 Federal Manual)*

The functions and values assessment was based on the method outlined in *The Highway Methodology Workbook Supplement: Wetland Functions and Values, A Descriptive Approach*, by the *U.S. Army Corps of Engineers New England District*. This method was selected over an arbitrary numeric quantifying assessment scheme because it provides an objective, descriptive approach to functions and values assessment based on professional observation and judgment rather than a simple numeric value rating system. Quantified functions and values assessments do not always provide for descriptive information about wetlands and therefore may overlook important aspects of wetland functions and values.

The Highway Method provides for assessment of each wetland for thirteen defined functions and values. Of these, the first eight are considered wetland functions, and the last five are considered to be wetland values. These are:

1. **Groundwater Recharge/Discharge –** the potential for a wetland to serve as a recharge area for an aquifer or as a surface discharge point for groundwater.

2. **Floodflow Attenuation–** A wetland's ability to store and attenuate floodwaters during prolonged precipitation events, thereby reducing or preventing flood damage.

3. **Fish and Shellfish Habitat –** The ability of permanent or temporary water bodies to provide suitable habitat for fish or shellfish.

4. **Sediment/Toxicant/Pathogen Retention –** The effectiveness of the wetland in trapping sediments, toxicants or pathogens, thereby protecting water quality.

5. **Nutrient Removal/Retention/Transformation –** The effectiveness of the wetland at absorbing, retaining, and transforming or binding excess nutrients, thereby protecting water quality.

6. **Production Export –** The wetland's ability to produce food or usable products for humans or other living organisms.

7. **Sediment/Shoreline Stabilization –** The wetland's ability to prevent erosion and sedimentation by stabilizing soils along stream banks or the shorelines of water bodies.

8. **Wildlife Habitat** – The ability of wetlands to provide food, water, cover, or space for wildlife populations typically associated with wetlands or their adjacent areas, both resident and migratory.

9. **Recreation –** The value placed on a wetland by society for providing consumptive and non-consumptive as well as active or passive recreational opportunities such as canoeing/boating, fishing, hunting, bird/wildlife watching, hiking, etc.

10. **Education/Scientific Value –** The value placed on a wetland by society for providing subjects for scientific study or research or providing a teaching resource for schools.

11. **Uniqueness/Heritage –** The value placed on a wetland by society for having unique characteristics such as archaeological or historical value, unusual aesthetic qualities, or unique plants, animals, or geologic features, etc.

12. **Visual Quality/Aesthetics –** The value placed on a wetland by society for having visual and/or other aesthetic qualities.

13. **Threatened or Endangered Species Habitat –** The value placed on a wetland by society for effectively harboring or providing habitat for threatened or endangered species.

Findings of the assessment are outlined below.

Red Maple Hardwood Swamp – Functions and values provided by the forested wetlands on the site include groundwater recharge, floodflow attenuation, sediment trapping, nutrient removal, production export, wildlife habitat, and visual quality. Of these, the most significant functions of the based on extent of rationale in identifying functions and values, are floodflow attenuation, sediment trapping, and wildlife habitat.

3.3 Anticipated Impacts to Wetlands, NYSDEC Wetland Adjacent Area, and Waterbodies

The proposed development of the site will require a Federal Section 404 Nationwide Permit for development activities associated with the placement of wetland fill totaling 0.23 acres.

The regulated wetlands on the site will continue to provide the same functional benefits after completion of the proposed development of the site including: maintenance of flood, erosion and storm control; control of pollution and sedimentation; and provision of area for wildlife habitat. A proposed box culvert for the crossing will allow the hydrology of the wetland to remain intact. The wetland mitigation area will contribute to any lost wetland function resulting from impacts.

Short-term physical impacts to regulated wetlands on the site will be minimized by the use of erosion controls throughout the site especially in critical areas adjacent to regulated wetlands. No NYSDEC regulated watercourse will be impacted as a result of the proposed development.

3.4 Wetland Mitigation

Avoidance

Disturbances to USACE regulated wetlands are proposed and total 0.23 acres for access into the site. A Section 404 Nationwide Permit #39 for Commercial Developments will be obtained from the USACE for all wetland fill impacts.

Mitigation

Wetland mitigation is required by the USACE for the proposed crossing. A wetland mitigation plan will be submitted to the USACE for approval during the permit process. As mitigation for the jurisdictional wetland impacts (0.23 acres) associated with the crossing, approximately 1:2 or 0.50 acres of compensatory wetland establishment will be provided on the site in a location to be determined in consultation with the USACE. A wetland habitat will be created to offset impacts with the same function as the impacted area.

Typical native wetland mitigation plantings (shrubs) include:

Cornus stolonifera - Red Osier Dogwood

Viburnum dentatum - Arrowood

Cletrha alnifolia - Sweet Pepperbush

Ilex verticillata - Winterberry

Lindera benzoin - Spicebush

Vaccinium corymbosum - Highbush Blueberry

Stormwater Measures

A Stormwater Pollution Prevention Plan (SWPPP) prepared by Colliers Engineering & Design details the steps necessary to control stormwater generated on the site as a result of increased impervious surfaces. According to the report, the site has been designed to facilitate stormwater movement and purification especially for salt and sand use on site roads. Land areas that are not collected by the stormwater management system will sheet flow off the site through natural patterns and surface conditions. The creation of detention basins will function to maintain post-development peak stormwater discharges to at and below their pre-development levels.

The proposed development is designed to integrate the existing runoff patterns and natural features with little disturbance. The natural features on-site will provide environmentally preferred stormwater management mitigation by improving runoff quality through the use of open-channel/wetland filtration, absorption, and evaporation. The stormwater analysis illustrates that the proposed system will function properly, provide water quality enhancements, and require minimal maintenance to insure continued performance. During construction appropriate soil erosion and sediment control measures will reduce any potential impacts to these regulated resources.

Additional mitigation offered by the site owner to replace any lost functions of the isolated and non-jurisdictional wetland include Stormwater Quality Management Basins or Detention Ponds that will be provided on the site for nutrient removal and water quality improvement.

4.0 FINDINGS

4.1 Habitat

There is several distinct dominant cover types identified on the site. Approximate physical impacts to each habitat type are shown and listed in *Table 1* as identified in the project Environmental Assessment Form.

TABLE 1
HABITAT COVER TYPE IMPACTS

NO.		ACRES IDENTIFIED (APPROXIMATE)	PROPOSED IMPACTS
1	Mesophytic Forest	46.05	38.13
2	Successional Old Field/Developed Area	51.46	12.60
3	Red Maple Hardwood Swamp	14.00	0.23

4.1-1 Terrestrial System

The terrestrial system consists of upland habitats. These habitats have well-drained soils that are dry to mesic (never hydric), and vegetative cover that is never predominantly hydrophytic, even if the soil surface is occasionally or seasonally flooded or saturated. In other words, this is a broadly defined system that includes everything except aquatic, wetland, and subterranean communities.

OPEN UPLANDS

This subsystem includes upland communities with less than 25% canopy cover of trees; the dominant species in these communities are shrubs, herbs, or cryptogammic plants (mosses, lichens, etc.). Three distinctive physiognomic types are included in this subsystem. Grasslands include communities that are dominated by grasses and sedges; they may include scattered shrubs (never more than 50% cover of shrubs), and scattered trees (usually less than one tree per acre, or 3 trees per hectare). Meadows include communities with forbs, grasses, sedges, and shrubs codominant; they may include scattered trees. Shrublands include communities that are dominated by shrubs (more than 50% cover of shrubs); they may include scattered trees.

Successional Old Field

The old-field or meadow areas on the site are dominated by forbs and grasses. Characteristic herbs include goldenrods (*Solidago altissima, S. nemoralis, S. rugosa, S. juncea, S. canadensis,* and *Euthamia graminifolia*), bluegrasses (*Poa pratensis, P. compressa*), timothy (*Phleum pratense*), quackgrass (*Agropyron repens*), smooth brome (*Bromus inermis*), sweet vernal grass (*Anthoxanthum odoratum*), orchard grass (*Dactylis glomerata*), common chickweed (*Cerastium arvense*), common evening primrose (*Oenothera biennis*), oldfield cinquefoil (*Potentilla simplex*), calico aster (*Aster lateriflorus*), New England aster (*Aster novae-angliae*), wild strawberry (*Fragaria virginiana*), Queen-Anne's lace (*Daucus carota*), ragweed (*Ambrosia artemisiifolia*), hawkweeds (*Hieracium* spp.), dandelion (*Taraxacum officinale*), and ox-tongue (*Picris hieracioides*). Shrubs are present, but collectively they have less than 50% cover in the community. Characteristic shrubs include gray dogwood (*Cornus foemina* ssp. *racemosa*), silky dogwood (*Cornus amomum*), arrowwood (*Viburnum recognitum*), raspberries (*Rubus* spp.), sumac (*Rhus typhina, R. glabra*), and eastern red cedar (*Juniperus virginiana*). This is a relatively short-lived community that will succeed to a shrubland, woodland, or forest community if not maintained.

FORESTED UPLANDS

This subsystem includes upland communities with more than 60% canopy cover of trees; these communities occur on substrates with less than 50% rock outcrop or shallow soil over bedrock.

Mesophytic Forest Community

This mesophytic hardwood forest is a young successional forest that occurs on areas of well-drained portions of the site generally on the upper slopes. The soils are loams or silty loams. The dominant trees include one or more of the following oaks: white oak (*Quercus alba*) and black oak (*Quercus velutina*). Mixed with the oaks, at lower densities, are quaking aspen, (*Populous tremuloides*), black cherry (*Prunus serotina*), pignut hickory (*Carya glabra*), shagbark hickory (*Carya ovata*), white ash (*Fraxinus americana*), red maple (*Acer rubrum*), and Eastern hop hornbeam (*Ostrya virginiana*). The trees are generally in same age class within sections of the site with a large section of containing trees in the 4-8 inch dbh range. The subcanopy stratum contains small trees and tall shrubs including flowering dogwood (*Cornus florida*), witch hazel (*Hamamelis virginiana*), shadbush (*Amelanchier arborea*), and choke cherry (*Prunus virginiana*). Common low shrubs include red raspberry (*Rubus idaeus*), and gray dogwood (*Cornus racemosa*). The shrub layer and groundlayer flora are more diverse. Characteristic groundlayer herbs are Pennsylvania sedge (*Carex pensylvanica*), tick-trefoil (*Desmodium glutinosum, D. paniculatum*), white goldenrod (*Solidago bicolor*), and hepatica (*Hepatica americana*).

4.1-2 PALUSTRINE SYSTEM

The palustrine system consists of non-tidal, perennial wetlands characterized by emergent vegetation. The system includes wetlands permanently saturated by seepage, permanently flooded wetlands, and wetlands that are seasonally or intermittently flooded (these may be seasonally dry) with vegetative cover that is predominantly hydrophytic with hydric soils. Wetland communities on the site are distinguished by their plant composition (hydrophytes), substrate (hydric soils), and hydrologic regime (frequency of flooding).

OPEN MINERAL SOIL WETLANDS

This subsystem includes wetlands with less than 50% canopy cover of trees. In this classification, a tree is defined as a woody plant usually having one principal stem or trunk, a definite crown shape, and characteristically reaching a mature height of at least 16 ft (5 m). The dominant vegetation may include shrubs or herbs. Substrates range from mineral soils or bedrock to well-decomposed organic soils (muck). Fluctuating water levels allow enough aeration of the substrate to allow plant litter to decompose, so there is little or no accumulation of peat.

Red Maple Hardwood Swamp

In general on the site this ecological community is a type of hardwood swamp that occurs in poorly drained depressions usually on inorganic soils in New York State. Red maple (*Acer rubrum)* is dominant and the co dominants consist of American elm *(Ulmus Americana),* swamp white oak, (*Quercus bicolor)* and pin oak *(Quercus palustris)*. The shrub layer consists mainly of arrowood *(Viburnum recognitum)*, silky dogwood *(Cornus amoemum)* and smooth alder *(Alnus serrulata).* The herbaceous layer contains skunk cabbage (*Symplocarpus foetidus)*, tussock sedge (*Carex stricta)*, sensitive fern (*Onoclea sensibilis)*, and sphagnum moss (*Sphagnum spp.).* This ecological community occurs in the protected wetlands. This ecological community will remain almost completely undisturbed by the proposed development. The forested landscape on the site is identified as (Rich Mesophytic Forest) or middle age climax forest. Mixed age second growth trees ranged in size from 6 to 12 inches diameter at breast height (dbh), with larger specimen trees in the 20 - 24 inches dbh range scattered throughout the wooded area on the site.

4.2 Wildlife

4.2.1 Breeding Birds

The following is a list of breeding birds identified on the site from 2021 through 2024. Appendix 1 is a list of breeding birds Most of the species were found in multiple habitats although some were observed in specific habitats. The list of observed species includes: wild turkey (*Meleagris gallopavo*), turkey vulture (*Cathartes aura*), broad-winged hawk (*Buteo platypterus*), red-tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaida macroura*), ruby throated hummingbird (*Archilochus colubris*), yellow-bellied sapsucker (*Sphyrapicus varius*), Northern flicker (*Colaptes auratus*), Eastern wood-pewee (*Contopus virens*), Eastern phoebe (*Sayornis phoebe*), red-eyed vireo (*Vireo olivaceus*), blue jay (*Cyanocitta cristata*), American crow (*Corvus brachyrhynchos*), barn swallow (*Hirundo rustica*), black-capped chickadee (*Poecile atricapillus*), house wren (*Troglodytes aedon*), Eastern bluebird (*Sialia sialis*), American robin (*Turdus migratorius*), gray catbird (*Dumetella carolinensis*), Northern mockingbird (*Mimus polyglottos*), European starling (*Sturnus vulgaris*), yellow warbler (*Dendroica petechia*), common yellowthroat (*Geothlypis trichas*), field sparrow (*Spizella pusilla*), song sparrow (*Melospiza melodia*), Northern cardinal (*Cardinalis cardinalis*), red-winged blackbird (*Agelaius phoeniceus*), indigo bunting (*Passerina cyanea*), common grackle (*Quiscalus quiscula*), and American goldfinch (*Carduelis tristis*).

4.2.2 Mammals

The following is a list of breeding birds identified on the site in from 2021 through 2024. Most of the species were found in multiple habitats although some were observed in specific habitats. The list of observed species includes: star-nosed mole, deer mouse, Gray Squirrel, Eastern chipmunk, woodchuck, Eastern cottontail, raccoon, striped skunk, red fox, and white-tailed deer.

4.2.3 Herptiles (Reptiles and Amphibians)

The following is a list of herpetiles identified on the site in 2021 and verified in 2024. Most of the species were found in multiple habitats although some were observed in specific habitats. The list of observed species includes: red-backed salamander, spring peeper, wood frog, gray tree frog, and green frog. All of the species identified were observed in and around about 20-30 feet of the wetlands on the site. No species of special concern (wood turtle, spotted turtle, Eastern box turtle) were identified on the site.

There is potential habitat on the site for both spotted turtle (ponded wetland area) and Eastern box turtle (uplands and wetlands) but neither of these species was observed during the site visits. Potential habitat will remain on the site for the spotted turtle which relies on shallow water bodies, including unpolluted bogs, pond edges, ditches, marshes, fens, vernal pools, red maple swamps, and slow-moving streams. Water bodies with a soft, murky bottom and abundant aquatic vegetation are preferred. Spotted turtles will seek out other wetlands if their habitat becomes unsuitable. This species was not observed on the site.

Eastern box turtles are predominantly terrestrial and live in a variety of vegetative areas, including shrubby grasslands, marshy meadows, open woodlands and field forest edges. They are often found near streams or ponds, or areas that have experienced heavy rainfall. Much of the upland habitat will be impacted with a section preserved at the southern section of the site near the wetland. This species was not observed on the site.

5.0 POTENTIAL THREATENED/ENDANGERED SPECIES

5.1 Indiana bat

The Indiana bat typically hibernates in caves/mines in the winter and roosts under bark or in tree crevices in the spring, summer, and fall. Suitable potential summer roosting habitat is characterized by trees (dead, dying, or alive) or snags with exfoliating or defoliating bark, or containing cracks or crevices that could potentially be used by Indiana bats as a roost. The minimum diameter of roost trees observed to date is 2.5 inches for males and 4.3 inches for females. However, maternity colonies generally use trees greater than or equal to 9 inches dbh. Overall, roost tree structure appears to be more important to Indiana bats than a particular tree species or habitat type. Females appear to be more habitat specific than males presumably because of the warmer temperature requirements associated with gestation and rearing of young. As a result, they are generally found at lower elevations than males may be found. Roosts are warmed by direct exposure to solar radiation, thus trees exposed to extended periods of direct sunlight are preferred over those in shaded areas. However, shaded roosts may be preferred in very hot conditions. As larger trees afford a greater thermal mass for heat retention, they appear to be preferred over smaller trees.

Streams associated with floodplain forests, and impounded water bodies (ponds, wetlands, reservoirs, etc.) where abundant supplies of flying insects are likely found provide preferred foraging habitat for Indiana bats, some of which may fly up to 2-5 miles from upland roosts on a regular basis. Indiana bats also forage within the canopy of upland forests, over clearings with early successional vegetation (*e.g.,* old fields), along the borders of croplands, along wooded fencerows, and over farm ponds in pastures. While Indiana bats appear to forage in a wide variety of habitats, they seem to tend to stay fairly close to tree cover.

5.1.1 Effects from Tree Clearing

The impacts of tree clearing on Indiana bats suggest that clearing activities could have an adverse impact on active roost trees. Such impacts will be avoided by conducting all clearing between October 1 and March 31 when Indiana bats will be in hibernation off site. While this minimization and avoidance measure avoids the direct effect on the bats of immediate mortality, it will have the indirect effect of decreasing the amount of potential foraging and roosting habitat within the summer range of the bats that may use the project site. Based on review of aerial mapping there is approximately 4,600.5 acres of forested habitat on and within a 2.5 mile radius of the site (*Figure 3*). There is 46.05 acres of available forested habitat within the site. Proposed clearing for the project will remove 38.13 acres of forested habitat, which represents 83% of forested habitat on the site, but only 0.889% of potentially available forested habitat within 2.5 miles of the site.

This impact will minimally affect the bats when they return to the site in the spring by requiring them to search for new foraging and potential roosting areas at a time of year when they have many energetic demands on them, including recovering from hibernation, and gestating young. Expenditure of additional energy in searching for new foraging and roosting habitat could result in decreased reproductive success, since energy that could be dedicated to gestation will be used in searching for foraging and roosting

habitat. It is reasonable to estimate that a reproductive female or females could be affected by decreased reproductive success. This effect could be expected for the first season following site work, but once they have identified new foraging and roosting sites, it is likely that reproductive success and foraging and roosting behavior patterns will stabilize (Hicks 2009).

The applicant is proposing to plant a minimum of 30 shagbark hickory (*Carya ovata*) trees, in open areas around the facility and along the proposed access road which, when mature, may be used as roost trees by Indiana bats.

The potential for tree removal is considered likely to adversely affect Indiana bats on the site since it may cause a change in behavior of the bats as they search for new foraging and roosting habitat upon arrival from overwintering. The removal of trees on the site will only occur when the Indiana bat is not on the site from October 1 through March 31.

5.1.2 Effects from Noise

Noise generated by construction equipment during the following activities could disturb roosting bats during the day however all outdoor construction work is anticipated to occur when the Indiana bat is in hibernation.

No construction operations are anticipated on the site at night. Gardner, et al. (1991) suggested that noise and exhaust fumes from machinery could disturb roosting colonies of bats, but such disturbance would have to be very severe to cause roost abandonment. While noise during tree clearing may be more severe, this activity is scheduled to take place when the bats will not be on the site, so it will avoid exposure. Since noise levels are not likely to significantly exceed ambient noise levels of a busy commercial area during the summer months, the effects of noise from the ongoing operation of this project are not likely to adversely effect Indiana bats, because such effects are insignificant, discountable, and cannot be detected or measured.

5.1.3 Effects from Dust

Airborne dust from earth moving activities is a short-term temporary effect, occurring only during activities in the daytime, and abating at night when relative humidity increases, causing dust to settle. Suspended dust could interfere with roosting bats if it causes respiratory distress or coats their fur, causing them to relocate to roosts farther offsite. Contractors will be required to implement dust control best management practices (e.g.: watering disturbed soil areas) during the day, which will minimize this effect. As such, dust levels are not anticipated to reach a level of harm or harassment (take), and any effect on Indiana bats could not be meaningfully measured and therefore, dust is not likely to adversely effect Indiana bats.

5.1.4 Effects from Runoff on Water Quality

Stormwater runoff from disturbed soil during construction, and from operation of the facility could contaminate surface waters on the site, rendering it unfit for bats to drink, or interfering with breeding of

aquatic insects on which bats may feed. These effects will be avoided by the implementation of soil conservation best management practices during construction to avoid siltation of surface waters. Prevention of soil erosion and sedimentation through soil conservation best management practices, and avoidance of surface water contamination from stormwater runoff through stormwater treatment will render this effect insignificant, discountable, extremely unlikely to occur, and undetectable. Therefore, effects from runoff on water quality are not likely to adversely affect Indiana bats.

5.1.5 Effects from Lighting

Lighting is not anticipated during construction, but site lights will be installed for operation of the facility once it is constructed. While lighting may cause bats to forage elsewhere, it is not likely to alter their roosting behavior beyond the impact of tree clearing so this effect would be insignificant and discountable. Lighting may affect Indiana bats, but is not likely to adversely affect them. The proposed facility will have site lights with tops that direct light downwards so as not to interfere with bat foraging.

5.1.6 Effects from Increased Human Activity

Construction activity and operation of facility will increase short-term general human activity on the site during construction, and increase the proximity of human activity and presence to potential foraging and roosting habitat for Indiana bats. Based on the proximity of known roost trees in this area of Montgomery/Hamptonburg construction of the proposed building and an increase in human activity it is assumed that proximity to human activity does not adversely affect Indiana bats. Since this effect is insignificant and discountable, and cannot be meaningfully measured, it is not likely to adversely affect Indiana bats.

Conclusion - Activities during construction will include clearing trees, grading and earth-moving, building construction, addition of electric lights, increasing impervious surface area and altering site drainage. These actions may result in direct and indirect effects on Indiana bats by altering the quality and quantity of their summer habitat. Such alterations include generating noise, generating dust, decreasing water quality, and creating visual disturbances. All of the proposed tree clearing will take place between October 1 and March 31 the time that this species is in hibernation so no individuals of the species will be directly harmed by the site construction. The proposed conservation measures to be employed so that there is no adverse impact to this species include:

- Preserving the regulated wetlands on the site which can potentially be used by bats as foraging and travel corridors;

- Site lighting will use approved light fixtures that have tops that direct light down to minimize light pollution and which are designed to not interfere with potential bat foraging activities;

- Implementing soil conservation and dust control best management practices, such as watering dry disturbed soil areas to keep dust down, and using staked, recessed silt fence and anti-tracking pads to prevent erosion and sedimentation to surface waters;

- Prior to clearing, the limits of proposed clearing will be clearly demarcated on the site with orange construction fencing (or similar) to prevent inadvertent over clearing of the site, and;

- Stormwater pond/s if required will not be maintained with any chemicals that might adversely affect bats or insect populations on which they may feed.

5.2 Northern long-eared bat

Winter Habitat: Same as the Indiana bat northern long-eared bats spend winter hibernating in caves and mines, called hibernacula. They typically use large caves or mines with large passages and entrances; constant temperatures; and high humidity with no air currents. Specific areas where they hibernate have very high humidity, so much so that droplets of water are often seen on their fur. Within hibernacula, surveyors find them in small crevices or cracks, often with only the nose and ears visible.

Summer Habitat: During summer, northern long-eared bats roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. Males and non-reproductive females may also roost in cooler places, like caves and mines. This bat seems opportunistic in selecting roosts, using tree species based on suitability to retain bark or provide cavities or crevices. It has also been found, rarely, roosting in structures like barns and sheds.

Feeding Habits: Northern long-eared bats emerge at dusk to fly through the understory of forested hillsides and ridges feeding on moths, flies, leafhoppers, caddisflies, and beetles, which they catch while in flight using echolocation. This bat also feeds by gleaning motionless insects from vegetation and water surfaces.

Conclusion - The northern long eared bat requires/occupies practically the same habitat niche as the Indiana bat. Impacts to habitat and mitigation would be consistent with the recommendations for the Indiana bat.

5.3 Bog turtle

According to the U.S. Fish and Wildlife Service, in the 2001 Bog Turtle (*Clemmys muhlenbergii*), Northern Population Recovery Plan. Hadley, Massachusetts. 103 pp. last revised on April 13, 2006 bog turtle habitat is recognized by three criteria:

1. **Suitable hydrology**. Bog turtle wetlands are typically spring-fed with shallow surface water or saturated soils present year-round, although in summer the wet area(s) may be restricted to near spring head(s). Typically these wetlands are interspersed with dry and wet pockets. There is often subsurface flow. In addition, shallow rivulets (less than 4 inches deep) or pseudo-rivulets are often present.

2. **Suitable soils**. Usually a bottom substrate of permanently saturated organic or mineral soils. These are often soft, mucky-like soils (this does not refer to a technical soil type); you will usually sink to your ankles (3-5 inches) or deeper in muck, although in degraded wetlands or summers of dry years this may be limited

to areas near spring heads or drainage ditches. In some portions of the species' range, the soft substrate consists of scattered pockets of peat instead of muck (*Figure 4*).

3. **Suitable vegetation**. Dominant vegetation of low grasses and sedges (in emergent wetlands), often with a scrub-shrub wetland component. Common emergent vegetation includes, but is not limited to: tussock sedge (*Carex stricta*), soft rush (*Juncus effusus*), rice cut grass (*Leersia oryzoides*), sensitive fern (*Onoclea sensibilis*), tearthumbs (*Polygonum spp.*), jewelweeds (*Impatiens spp*.), arrowheads (*Saggitaria spp.*), skunk cabbage (*Symplocarpus foetidus*), panic grasses (*Panicum spp*.), other sedges (*Carex spp.*), spike rushes (*Eleocharis spp.*), grass-of-Parnassus (*Parnassia glauca*), shrubby cinquefoil (*Dasiphora fruticosa*), sweet-flag (*Acorus calamus*), and in disturbed sites, reed canary grass (*Phalaris arundinacea*) or purple loosestrife (*Lythrum salicaria*). Common scrub-shrub species include alder (*Alnus spp.*), red maple (*Acer rubrum*), willow (*Salix spp*.), tamarack (*Larix laricina*), and in disturbed sites, multiflora rose (*Rosa multiflora*). Some forested wetland habitats are suitable given hydrology, soils and/or historic land use. These forested wetlands include red maple, tamarack, and cedar swamps.

Conclusion - The wetland is a forested wetland that is dry at the surface and has an intermittent small man made swale draining down the site boundary to Neelytown Road and along this road. This surface flow has inconsistent hydrology and no groundwater seeps. Soils here are also dry except for the immediate tributary area and no groundwater hydrology of rivulets or mucky soils was observed. There is no potential bog turtle habitat on or in the vicinity of the site.

5.4 Small whorled pogonia

The small whorled pogonia is a member of the orchid family. It usually has a single grayish-green stem that grows about 10 inches tall when in flower and about 14 inches when bearing fruit. The plant is named for the whorl of five or six leaves near the top of the stem and beneath the flower. The leaves are grayish-green, somewhat oblong and 1 to 3.5 inches long. The single or paired greenish-yellow flowers are about 0.5 to 1 inch long and appear in May or June. The fruit, an upright ellipsoid capsule, appears later in the year. This orchid grows in older hardwood stands of beech, birch, maple, oak, and hickory that have an open understory. Sometimes it grows in stands of softwoods such as hemlock. It prefers acidic soils with a thick layer of dead leaves, often on slopes near small streams.

Conclusion - There is no potential habitat for this species since there is no older growth forest on the site but rather young woods with a thick dense understory.

5.5 Bald eagle

Bald eagles generally nest near coastlines, rivers, large lakes or streams that support an adequate food supply. They often nest in mature or old-growth trees; snags (dead trees); cliffs; rock promontories; rarely on the ground; and with increasing frequency on man-made structures such as power poles and communication towers. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh more than 1,000 pounds. Nest sites typically include at least one perch with a clear view of the water where the eagles usually forage. Shoreline trees or snags located in reservoirs provide the visibility and accessibility needed to locate aquatic prey. Eagle nests are constructed

with large sticks, and may be lined with moss, grass, plant stalks, lichens, seaweed, or sod. Nests are usually about 4-6 feet in diameter and 3 feet deep, although larger nests exist.

Conclusion - There was no eagle activity or nests observed on the site and based on aerial mapping the nearest potential appropriate nesting area is the Wallkill River more than 1 mile from the site. The NYSDEC is concerned when impacts occur within 0.5 miles of a project. No adverse impacts to the bald eagle are likely from the proposed project. The NYSDEC will review the project for potential impacts to listed species during the SEQR review.

5.6 Monarch butterfly

Monarchs, like all other butterflies and moths, go through egg, larval (caterpillar), chrysalis (pupa), and adult stages. Monarch caterpillars ingest milkweed that contains a toxic compound. The presence of this toxin is used by the monarch butterfly as a defense against predators.

In late August, masses of monarch butterflies begin an epic migration stretching thousands of miles from areas across the United States and as far north as Canada (east of the Rocky Mountains) to overwinter in mountaintops of Central Mexico.

Conclusion – There is 51.46 acres of successional field habitat which is potential habitat for the monarch butterfly and all of this habitat will be impacted as part of the proposed development. Open field habitat areas are abundant in this area and this species will not be in jeopardy as a result of the proposed project but rather will utilize offsite habitats. There is no substantial mitigation proposed since this species is not protected by the USFWS or the NYSDEC.

5.7 Northern cricket frog

Within its range, the Northern Cricket Frog inhabits sunny, shallow ponds with abundant vegetation in the water or on the shores. Slow moving, algae-filled watercourses with sunny banks are the preferred habitat. Deep water is generally avoided. Males are typically found calling from floating mats of vegetation and organic debris. The NYSDEC has no record of this species occupying habitat on Neelytown Road.

Conclusion – Two visual and auditory surveys were completed in May and June 2024 and determined that this species was not utilizing the site.

6.0 ANTICIPATED IMPACTS

The proposed development and its appurtenant features will necessarily require clearing of upland forest and successional field habitat. Earth moving (excavation, filling, and grading), operation of heavy machinery, construction, alteration of existing drainage patterns, addition of impervious surfaces, changes in traffic patterns, and increased human activity will occur on the subject site. Anticipated impacts from these activities are outlined below.

6.1 Impacts to Vegetation and Cover Types

1. **Mesophytic Forest Loss.** The proposed activities will require the removal of approximately 38.13 acres or 83 percent of this cover type from the site.

2. **Successional Old Field Loss.** The proposed activities will require the removal of about 25 percent of this cover type from the site.

3. **Red Maple Hardwood Swamp.** Development activities have been planned to generally avoid impacts to wetlands except for one crossing into the site. Approximately 0.23 acres of impact is associated with the proposed project and a Federal Nationwide permit is required for the crossing.

4. **Forest Fragmentation.** About 7.92 acres of the forest area will remain. Loss of forest on this site alters site biodiversity because only 17 percent of this habitat will remain intact. Potential fragmentation of the forest habitat within 2.5 miles of the site although not significant amounts to 0.88 percent of the total 4,600.5 acres of forest in this radius.

5. **Habitat Fragmentation.** Habitat fragmentation differs from forest fragmentation in that forest fragmentation is the practice of opening up closed forest canopy, allowing edge-oriented species to penetrate into areas of the forest that they probably would not reach before. While this adversely impacts forest interior species, it potentially benefits edge species.

   Habitat fragmentation is the separation and isolation of habitats and wildlife populations by placing impenetrable barriers between habitats that prevent mixing formerly connected or adjacent wildlife populations creating “habitat islands”.

   The proposed project leaves most of the wetland intact except for minor impacts due to road crossings and other features. Most upland habitat will be removed from the site however within a 2.5 mile radius habitat fragmentation from development of the site is less important for wildlife due to available habitats in the vicinity of the site.

6.2 Impacts to Wildlife

A. All Species. All wildlife species require food, water, and cover. Trees and woody plants provide two of these directly. Many wildlife species, particularly birds, shift their food habits seasonally. Many winter seedeaters switch to insects in summer. Some wildlife species are resident (they are present in the same general area all year). Many others are migratory. The main migratory periods in our area are: spring (April 15 through June 1); fall (August 15 through October 1). Migratory species are present only when passing through, or during part of the year. Some species are here only in the summer and leave for warmer climates during the winter. Others breed north of us and are present only during winter. A few species exhibit altitudinal migrations. That is, they spend part of the year at high elevations (summer, usually) and part of the year at low elevations (winter, usually). Direct impacts to wildlife biodiversity from the proposed development will primarily be displacement and some direct loss especially to species that spend a large percentage of their life cycle underground. Most species found on the site are typically found in suburban settings especially in Montgomery and may have already adapted to proximal human habitation. These species will remain on available lands in the vicinity of the site. The site development will include fencing (surrounding stormwater basins, atop any retaining walls in excess of 30" in height, etc.) that will impede wildlife movements through the site.

B. General Species Migration Patterns. The impact of habitat modification is most relevant for forest species, which includes most of the key species (forest interior birds, large mammals, amphibians and most reptiles. Of these species classes the less mobile amphibians and reptiles are more vulnerable to migratory barriers. Impacts to a site on a local level will not significantly affect large mammal, or migratory bird species movements since these species are highly mobile and not typically confined to small corridors within a site. Regulated wetlands on the site are left virtually intact and are considered the most likely migratory corridors for wildlife species on the site, especially the more sensitive species of amphibians and reptiles. The prime migratory corridors and wildlife destinations for breeding found in the regulated wetlands will remain. The wetland crossing is designed to allow adequate clearance and space for amphibian and reptilian movement through this portion of the regulated wetland complex. Birds and mammals require no extraordinary measures to secure passage through this area.

C. Threatened/Endangered Species. Please see Section 5.0. No other threatened or endangered species from the USFWS list or identified by the NYSDEC have the potential to be on the site.

D. **Species of Special Concern.** There were no marbled, blue spotted, or Jefferson salamanders or evidence of breeding by these species on the site. Also no spotted, eastern box, or wood turtle were observed on the site.

7.0 MITIGATION MEASURES

As noted above, impacts relating to the wetland crossing was avoided as much as practicable. In addition, mitigation measures for the potential impacts are outlined below.

7.1 Mitigation For Impacts to Vegetation and Cover Types

The Applicant will minimize impacts by establishing undisturbed, naturally vegetated zones demarcated in the field by orange construction fencing and by clearing only necessary areas within the Limit of Disturbance area.

The upland forest areas impacted by the developments will not be fully replaced but will be enhanced by revegetating corridors with native plant material (shagbark hickory). Native plantings may provide wildlife with some habitat and food source. Connecting corridors do not have to be entirely unbroken, as long as breaks in the natural vegetation are not excessive.

The wetlands on the site provide year-round habitat for most of the species located there. The site will continue to be "connected" to adjacent properties so that a potential wildlife migratory route remains.

7.2 Mitigation for Wildlife Impacts

Wildlife displacement from the site will occur since most of the habitat will be impacted except for the 14 acres of site wetlands. In as much as possible earth moving and tree clearing activities should occur between October 1 and March 31 to avoid any direct impacts to Indiana bats potentially utilizing the site. In addition, the USFWS in conjunction with the NYSDEC suggest that no dyes or chemicals be placed in stormwater detention facilities that could result in wildlife impacts. Fencing (surrounding stormwater basins, atop any retaining walls in excess of 30" in height, etc.) may impede wildlife movements. As mitigation a post and rail style fence should allow wildlife to traverse freely above, below, and through the site fencing.

8.0 ALTERNATIVE SITE DESIGN MEASURES

A. Alternative Sites

This alternative was not addressed because no alternative sites have been identified for ecological review.

B. Alternative Site Layout

The "alternative site layout" would retain three buildings with the same or similar square footage, driveways and access points, and trailer storage, would result in the same or substantially similar disturbance to jurisdictional wetlands as the Proposed Action and would involve the same impacts to plants and animals as described above.

C. No Action Alternative

The "no action" alternative means the site does not get developed with a warehouse, despite the site being in the I-1 General Industry zoning district. Leaving the site undeveloped means the wetlands, wetland adjacent areas, and the remainder of the site would remain in its current condition.

D. Amended Zoning Alternative

This alternative was not addressed because no alternative was provided for ecological review.

E. Neelytown Road Access Alternative

This alternative would eliminate any driveways to Beaver Dam Road and provide access to the Project Site exclusively from Neelytown Road. It also consolidates all the Neelytown Road driveways to one central drive. This site layout would result in approximately 0.57 acres of disturbance to federal jurisdictional wetlands on site.

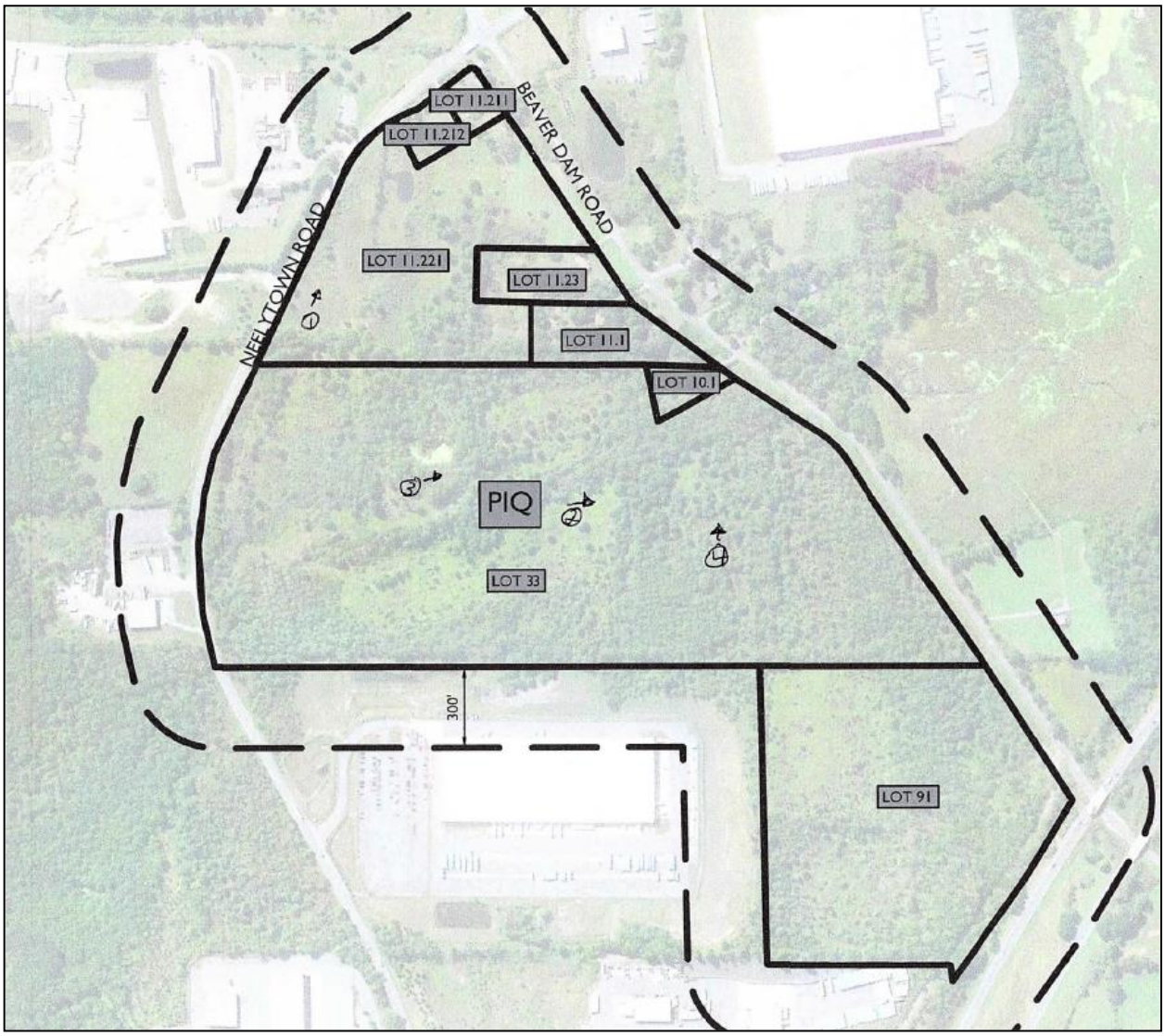
F. Preferred Alternative/Proposed Action

The Proposed Action will result in approximately 0.23 acres of disturbance to federal jurisdictional wetlands onsite. Construction within the wetlands is limited to an access road crossing accomplished by proposed arch span culverts crossing the regulated wetland. The design of the crossing limits impacts to the wetlands to the maximum extent practicable.

Based on the foregoing, form an ecological perspective the Proposed Action is preferable to the Neelytown Access Road alternative, which would result in more than twice the amount of disturbance (approximately 0.57 acres) to federal jurisdictional wetlands on the site.

9.0 PHOTOGRAPHS

Photo Location Map



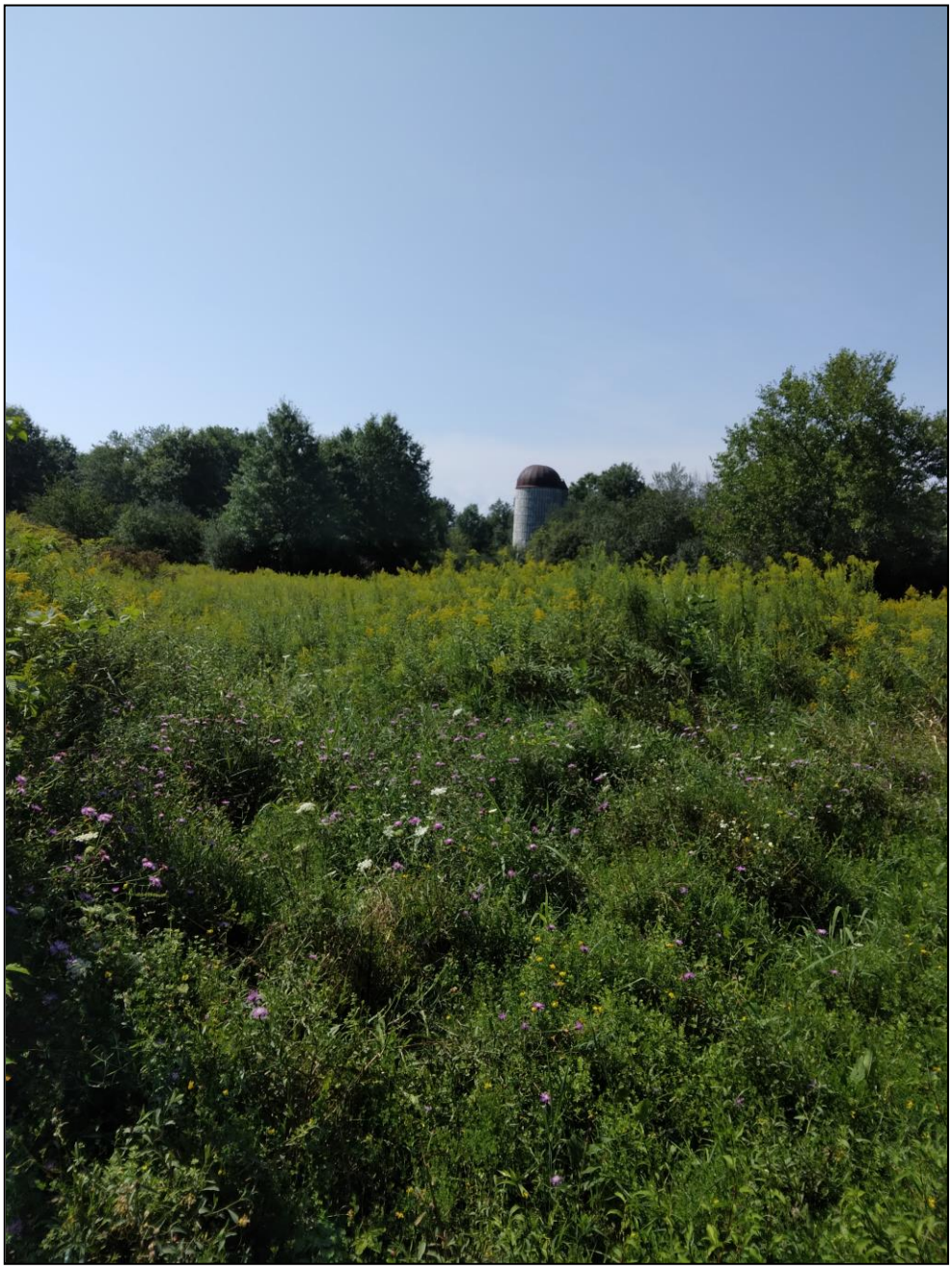
1. Federal wetland at front of the site from existing access into site.



2. Field and Woodline on the site - approximate center of site.



3. Field and farm remains on the site - approximate center of site.



4. Young successional woods on the site - approximate area is proposed Building 1.



9.0 REFERENCES

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Figure 1 Location Map

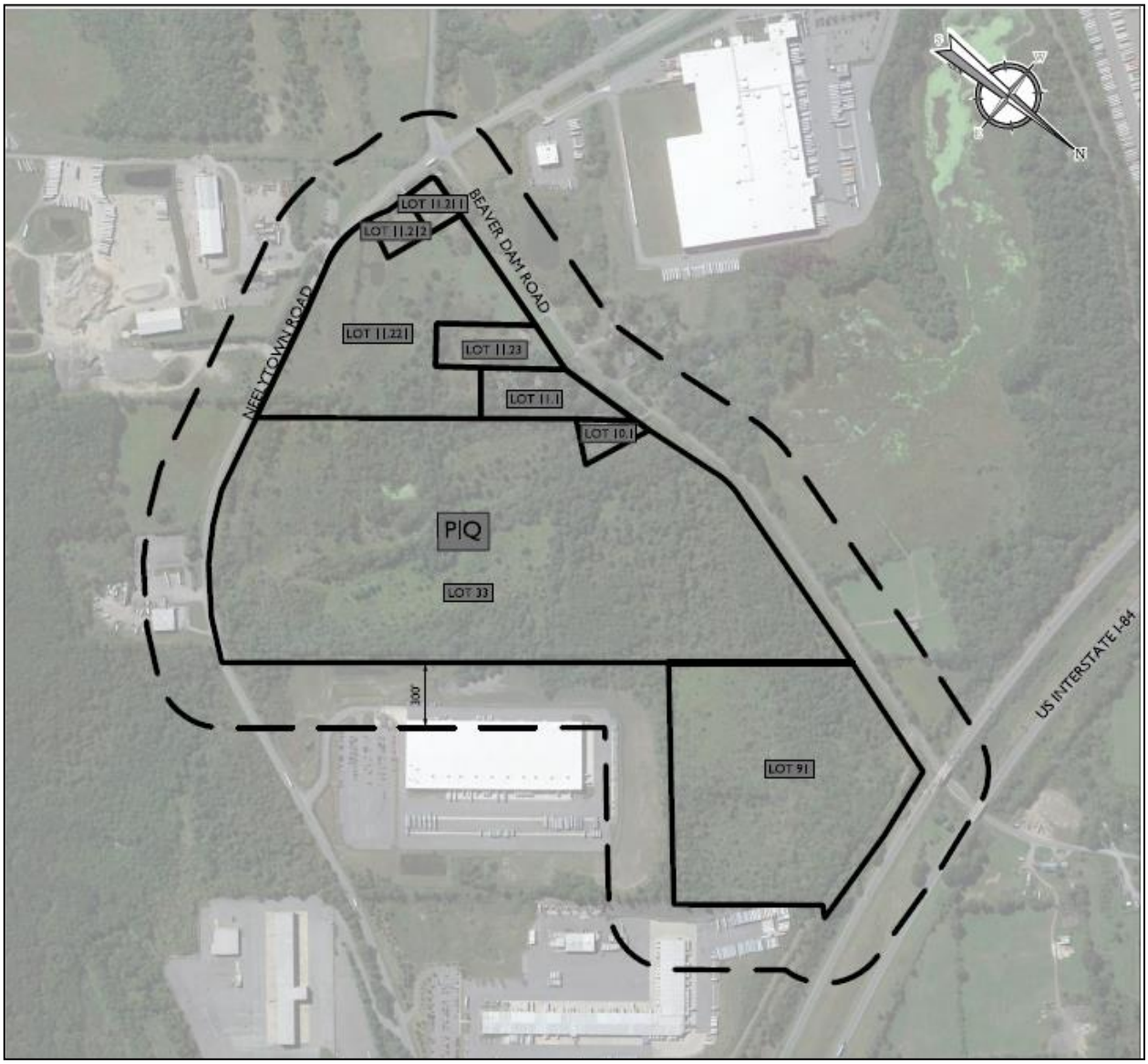


Figure 2 Proposed Development Plan

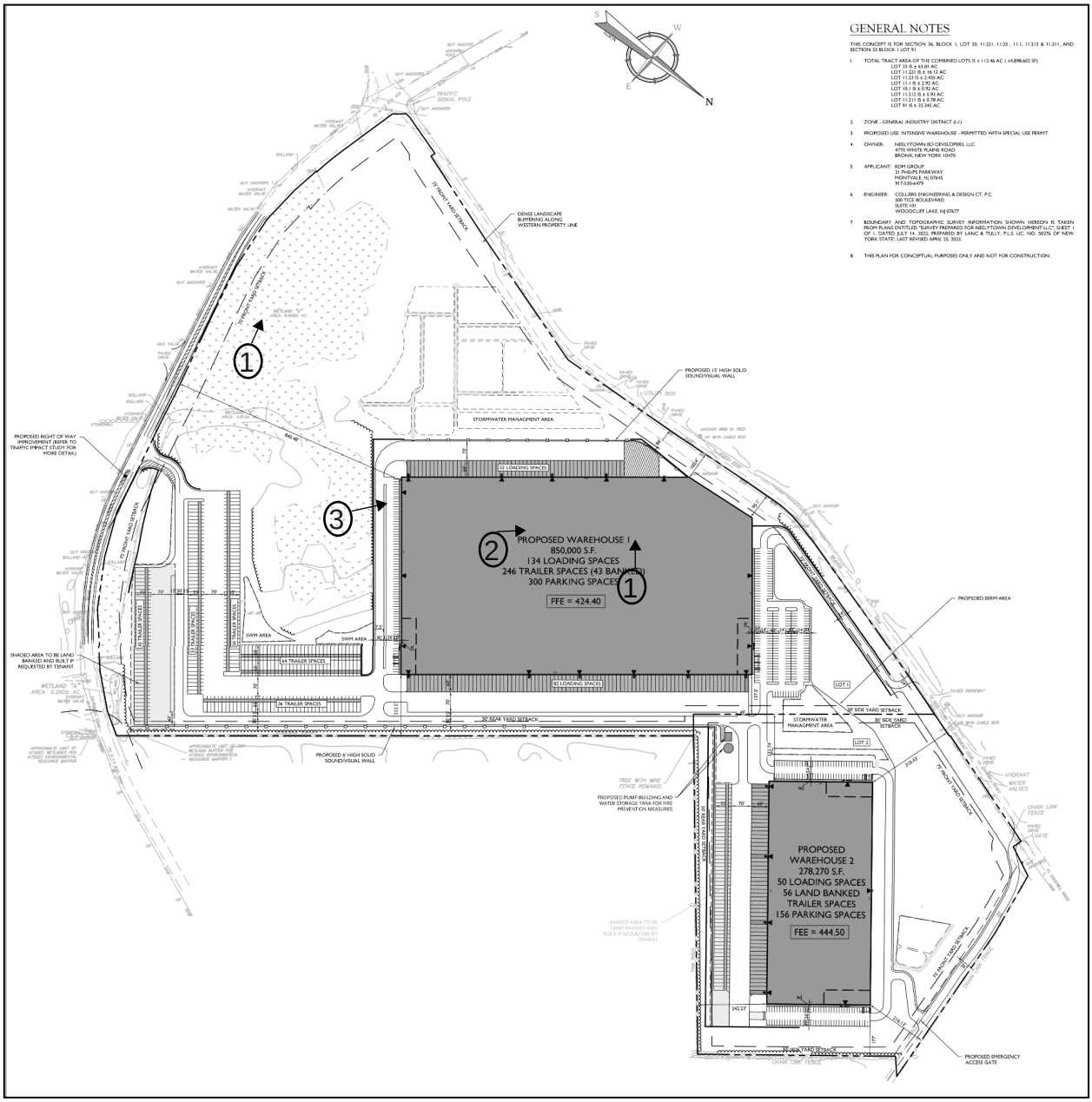


Figure 3 Forest Cover Analysis Map

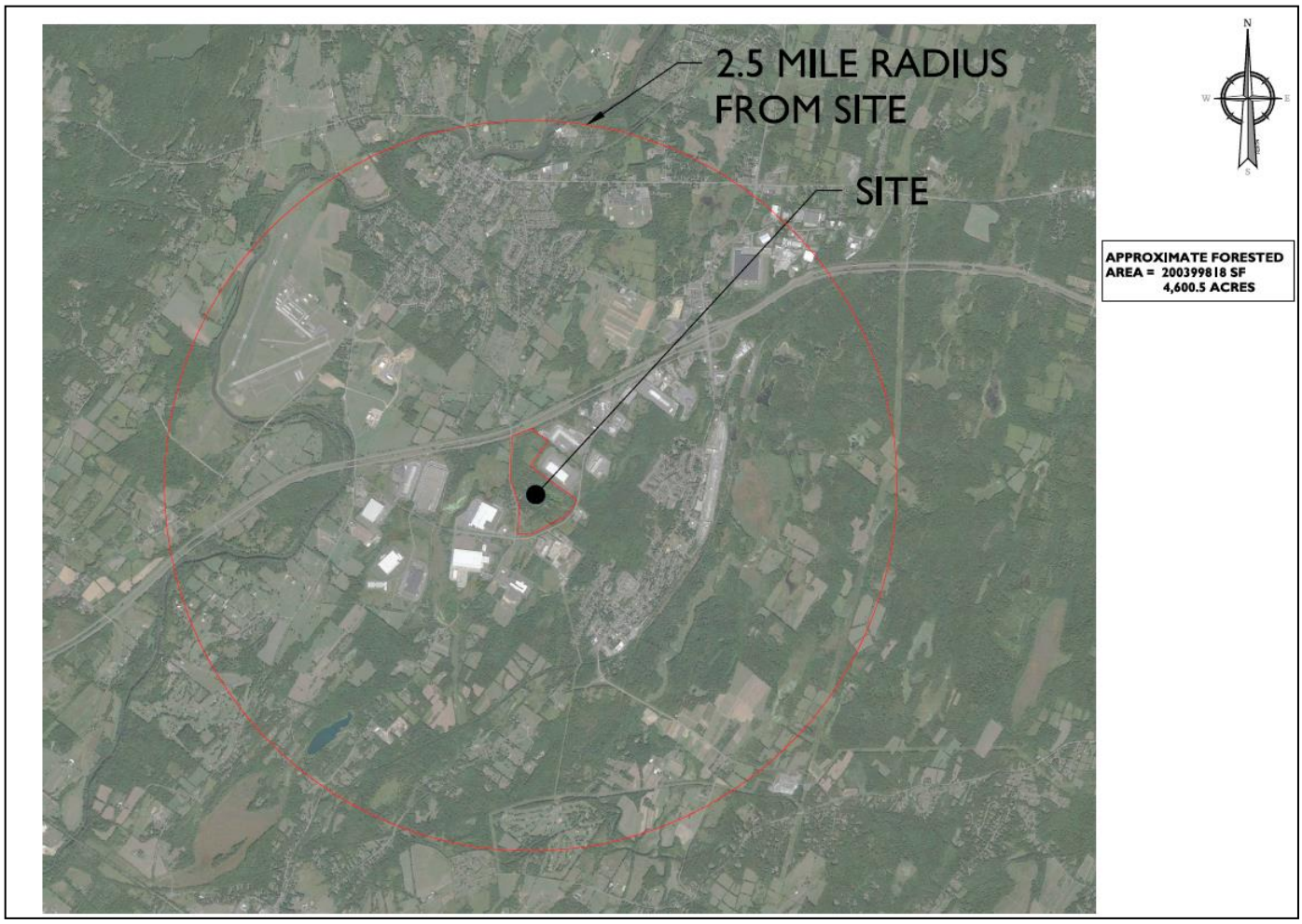
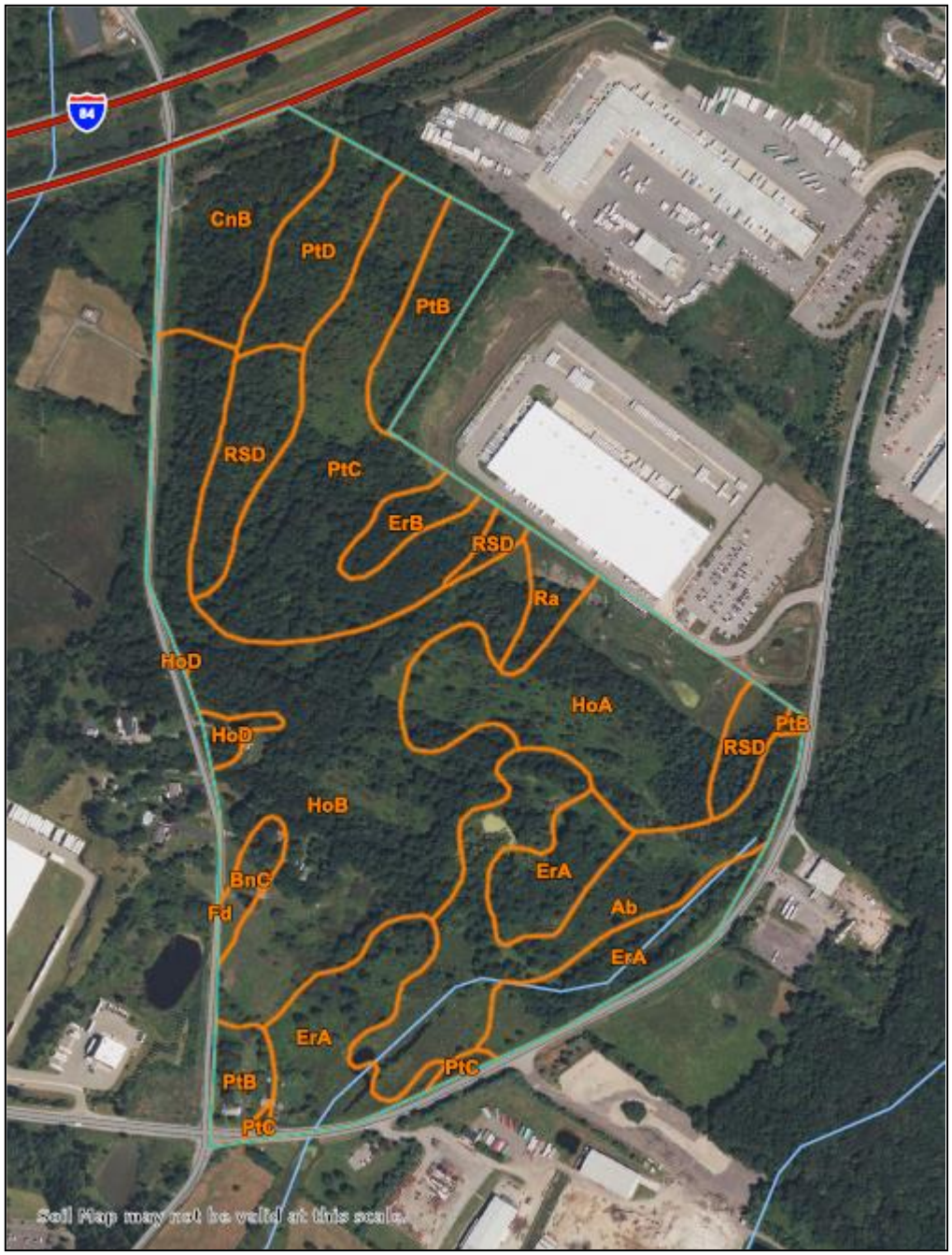


Figure 4 Soil Map



Appendix 1 - New York State Breeding Bird Atlas

Species Recorded in This Block:
Swans, Geese, & Ducks *(Anatidae)*
Canada Goose (Branta canadensis)
Mute Swan (Cygnus olor)
Wood Duck (Aix sponsa)
Mallard (Anas platyrhynchos)
Partridges, Grouse, & Turkeys *(Phasianidae)*
NONE
New World Quail *(Odontophoridae)*
NONE
Loons *(Gaviidae)*
NONE
Grebes *(Podicipedidae)*
NONE
Pelicans *(Pelicanidae)*
NONE
Cormorants *(Phalacrocoracidae)*
NONE
Bitterns, Herons, & Allies *(Ardeidae)*
Great Blue Heron (Ardea herodias)
Green Heron (Butorides virescens)
Ibises & Spoonbills *(Threskiornithidae)*
NONE
Vultures *(Cathartidae)*
Turkey Vulture (Cathartes aura)
Kites, Eagles, Hawks, & Allies *(Accipitridae)*
Northern Harrier (Circus cyaneus)
Broad-winged Hawk (Buteo platypterus)
Red-tailed Hawk (Buteo jamaicensis)
Caracaras & Falcons *(Falconidae)*
American Kestrel (Falco sparverius)
Rails, Gallinules, & Coots *(Rallidae)*
NONE
Cranes *(Gruidae)*
NONE
Plovers & Lapwings *(Charidriidae)*
Killdeer (Charadrius vociferus)
Oystercatchers *(Haematopodidae)*
NONE
Sandpipers, Phalaropes, & Allies *(Scolopacidae)*
Spotted Sandpiper (Actitis macularius)
American Woodcock (Scolopax minor)

Species Recorded in This Block:
Skuas, Gulls, Terns, & Skimmers *(Laridae)*
NONE
Pigeons & Doves *(Columbidae)*
Rock Pigeon (Columba livia)
Mourning Dove (Zenaida macroura)
Parrots *(Psittacidae)*
NONE
Cuckoos, Roadrunners, & Anis *(Cuculidae)*
NONE
Barn Owls *(Tytonidae)*
NONE
Typical Owls*(Strigidae)*
Barred Owl (Strix varia)
Goatsuckers *(Caprimulgidae)*
NONE
Swifts *(Apodidae)*
NONE
Hummingbirds *(Trochilidae)*
NONE
Kingfishers *(Alcedinidae)*
Belted Kingfisher (Megaceryle alcyon)
Woodpeckers & Allies *(Picidae)*
Red-headed Woodpecker (Melanerpes erythrocephalus)
Red-bellied Woodpecker (Melanerpes carolinus)
Downy Woodpecker (Picoides pubescens)
Hairy Woodpecker (Picoides villosus)
Northern Flicker (Colaptes auratus)
Pileated Woodpecker (Dryocopus pileatus)
Tyrant Flycatchers *(Tyrannidae)*
Eastern Wood-Pewee (Contopus virens)
Eastern Phoebe (Sayornis phoebe)
Great Crested Flycatcher (Myiarchus crinitus)
Eastern Kingbird (Tyrannus tyrannus)
Shrikes *(Laniidae)*
NONE
Vireos *(Vireonidae)*
Warbling Vireo (Vireo gilvus)
Jays, Magpies, & Crows *(Corvidae)*
Blue Jay (Cyanocitta cristata)
American Crow (Corvus brachyrhynchos)
Larks *(Alaudidae)*
NONE
Swallows *(Hirundinidae)*
Tree Swallow (Tachycineta bicolor)
Barn Swallow (Hirundo rustica)

Species Recorded in This Block:
Chickadees & Titmice (Paridae)
Tufted Titmouse (Baeolophus bicolor)
Nuthatches *(Sittidae)*
White-breasted Nuthatch (Sitta carolinensis)
Creepers *(Certhiidae)*
NONE
Wrens *(Troglodytidae)*
Carolina Wren (Thryothorus ludovicianus)
House Wren (Troglodytes aedon)
Marsh Wren (Cistothorus palustris)
Kinglets *(Regulidae)*
NONE
Old World Warblers & Gnatcatchers *(Sylviidae)*
Blue-gray Gnatcatcher (Polioptila caerulea)
Thrushes *(Turdidae)*
Eastern Bluebird (Sialia sialis)
American Robin (Turdus migratorius)
Mockingbirds, Thrashers, & Allies *(Mimidae)*
Gray Catbird (Dumetella carolinensis)
Northern Mockingbird (Mimus polyglottos)
Brown Thrasher (Toxostoma rufum)
Starlings & Allies *(Sturnidae)*
European Starling (Sturnus vulgaris)
Waxwings *(Bombycillidae)*
Cedar Waxwing (Bombycilla cedrorum)
Wood Warblers *(Parulidae)*
Yellow Warbler (Dendroica petechia)
Common Yellowthroat (Geothlypis trichas)
Tanagers *(Thraupidae)*
NONE
Towhees, Buntings, Sparrows, & Allies *(Emberizidae)*
Chipping Sparrow (Spizella passerina)
Savannah Sparrow (Passerculus sandwichensis)
Song Sparrow (Melospiza melodia)
Grosbeaks & Buntings *(Cardinalidae)*
Northern Cardinal (Cardinalis cardinalis)
Rose-breasted Grosbeak (Pheucticus ludovicianus)
Blackbirds *(Icteridae)*
Bobolink (Dolichonyx oryzivorus)
Red-winged Blackbird (Agelaius phoeniceus)
Eastern Meadowlark (Sturnella magna)
Common Grackle (Quiscalus quiscula)
Brown-headed Cowbird (Molothrus ater)
Orchard Oriole (Icterus spurius)
Baltimore Oriole (Icterus galbula)

Species Recorded in This Block:
Finches *(Fringillidae)*
House Finch (Carpodacus mexicanus)
American Goldfinch (Carduelis tristis)
Old World Sparrows *(Passeridae)*
House Sparrow (Passer domesticus)

NOTES:

1. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
2. REFERENCES:

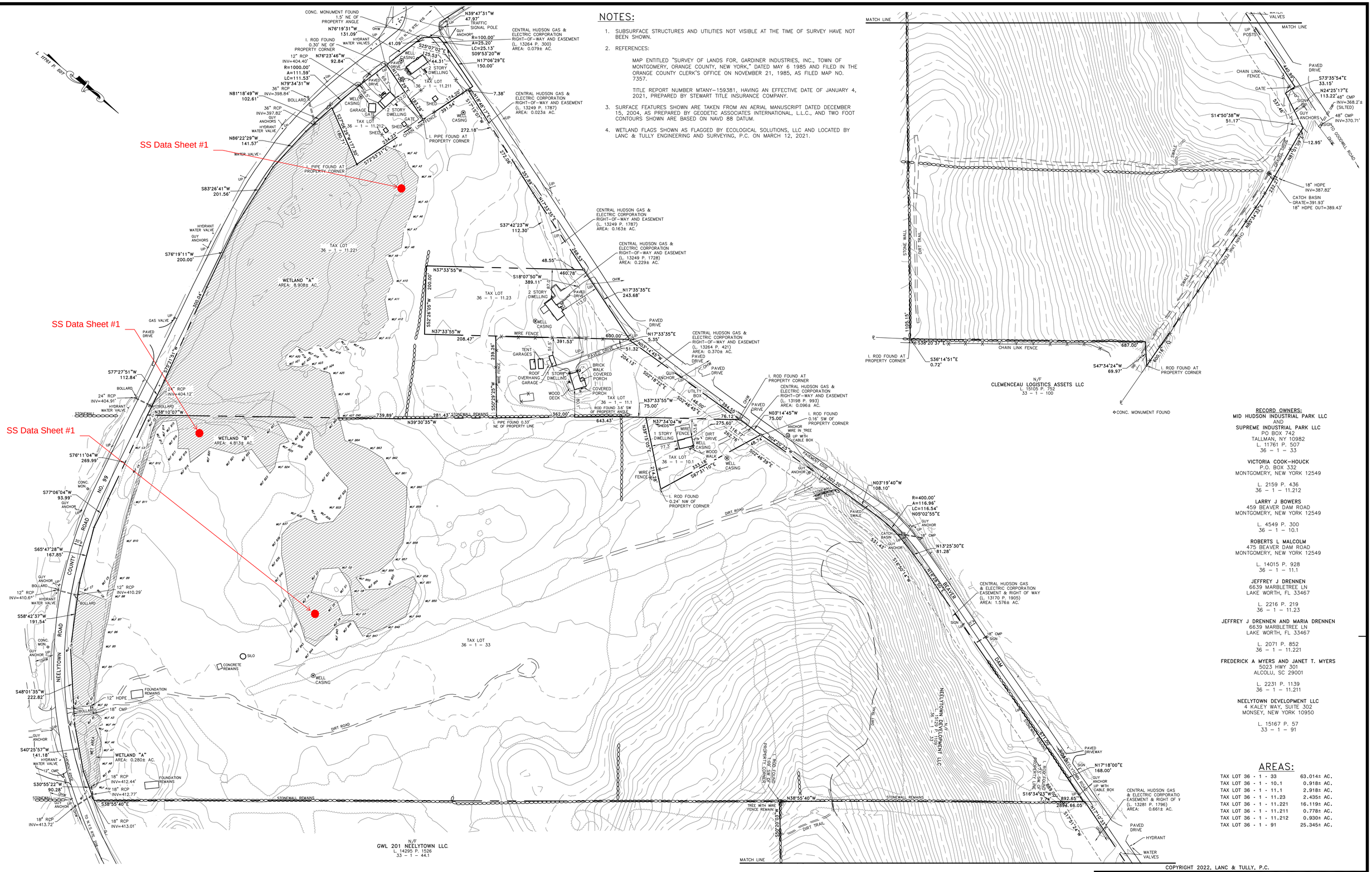
   MAP ENTITLED "SURVEY OF LANDS FOR, GARDINER INDUSTRIES, INC., TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK," DATED MAY 6 1985 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1985, AS FILED MAP NO. 7357.

   TITLE REPORT NUMBER MTANY-159381, HAVING AN EFFECTIVE DATE OF JANUARY 4, 2021, PREPARED BY STEWART TITLE INSURANCE COMPANY.
3. SURFACE FEATURES SHOWN ARE TAKEN FROM AN AERIAL MANUSCRIPT DATED DECEMBER 15, 2004, AS PREPARED BY GEODETIC ASSOCIATES INTERNATIONAL, L.L.C., AND TWO FOOT CONTOURS SHOWN ARE BASED ON NAVD 88 DATUM.
4. WETLAND FLAGS SHOWN AS FLAGGED BY ECOLOGICAL SOLUTIONS, LLC AND LOCATED BY LANC & TULLY ENGINEERING AND SURVEYING, P.C. ON MARCH 12, 2021.

SS Data Sheet #1

SS Data Sheet #1

SS Data Sheet #1



RECORD OWNERS:

MID HUDSON INDUSTRIAL PARK LLC
AND
SUPREME INDUSTRIAL PARK LLC
PO BOX 742
TALLMAN, NY 10982
L. 11761 P. 507
36 - 1 - 33

VICTORIA COOK-HOUCK
P.O. BOX 332
MONTGOMERY, NEW YORK 12549

L. 2159 P. 436
36 - 1 - 11.212

LARRY J BOWERS
459 BEAVER DAM ROAD
MONTGOMERY, NEW YORK 12549

L. 4549 P. 300
36 - 1 - 10.1

ROBERTS L MALCOLM
475 BEAVER DAM ROAD
MONTGOMERY, NEW YORK 12549

L. 14015 P. 928
36 - 1 - 11.1

JEFFREY J DRENNEN
6639 MARBLETREE LN
LAKE WORTH, FL 33467

L. 2216 P. 219
36 - 1 - 11.23

JEFFREY J DRENNEN AND MARIA DRENNEN
6639 MARBLETREE LN
LAKE WORTH, FL 33467

L. 2071 P. 852
36 - 1 - 11.221

FREDERICK A MYERS AND JANET T. MYERS
5023 HWY 301
ALCOLU, SC 29001

L. 2231 P. 1139
36 - 1 - 11.211

NEELYTOWN DEVELOPMENT LLC
4 KALEY WAY, SUITE 302
MONSEY, NEW YORK 10950

L. 15167 P. 57
33 - 1 - 91

AREAS:

TAX LOT 36 - 1 - 33	63.014± AC.
TAX LOT 36 - 1 - 10.1	0.918± AC.
TAX LOT 36 - 1 - 11.1	2.918± AC.
TAX LOT 36 - 1 - 11.23	2.435± AC.
TAX LOT 36 - 1 - 11.221	16.119± AC.
TAX LOT 36 - 1 - 11.211	0.778± AC.
TAX LOT 36 - 1 - 11.212	0.930± AC.
TAX LOT 36 - 1 - 91	25.345± AC.

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I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 13, 2022.

NEELYTOWN BD DEVELOPERS LLC
VALLEY NATIONAL BANK, AND ITS SUCCESSORS AND ASSIGNS/ATIMA
RIVERSIDE ABSTRACT, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BY: _____
RODNEY C. KNOWLTON, L.S.
NEW YORK STATE LICENSE NO. 50276

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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LANC & TULLY
P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

SURVEY PREPARED FOR

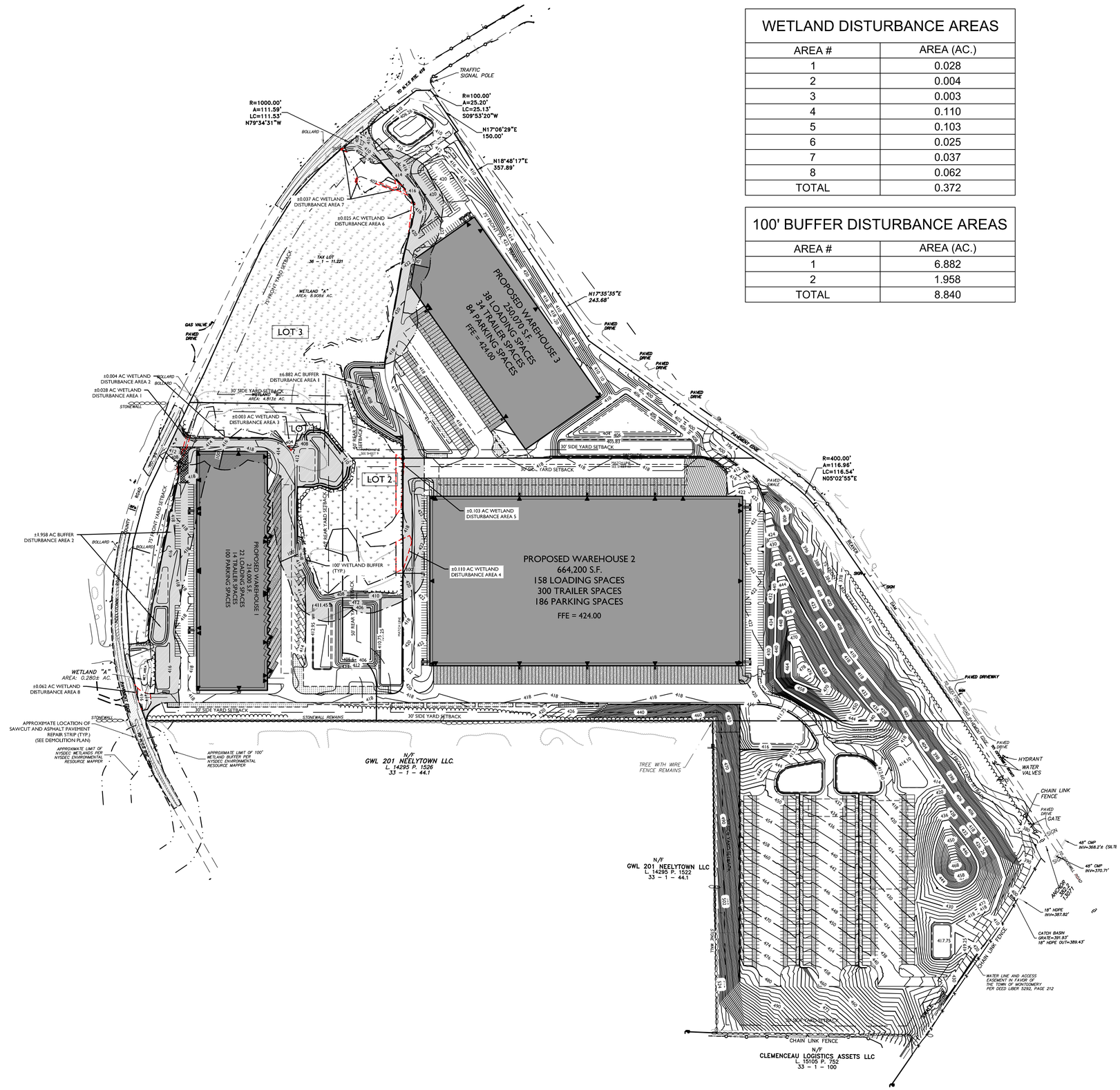
NEELYTOWN DEVELOPMENT LLC

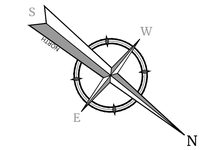
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

Date: JULY 14, 2022
Revision: AUGUST 26, 2022; DECEMBER 23, 2022; APRIL 25, 2023
CAD File: 220100-Combined-SVY.DWG
Layout: SVY
Sheet No.: 1 OF 1
Drawn By: JW
Checked By:
Scale: 1" = 100'
Tax Map No.: AS NOTED
Drawing No.: C3D B - 22 - 0100 - 01

WETLAND DISTURBANCE AREAS	
AREA #	AREA (AC.)
1	0.028
2	0.004
3	0.003
4	0.110
5	0.103
6	0.025
7	0.037
8	0.062
TOTAL	0.372

100' BUFFER DISTURBANCE AREAS	
AREA #	AREA (AC.)
1	6.882
2	1.958
TOTAL	8.840





150 0 150 300

SCALE : 1" = 150'

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J:\2021\21000327A\Engineering\Preliminary\MAPS\C-MAPS-ALT-LAYT.dwg C-EX LAYOUT By: JMcCABE

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REV	DATE	DRAWN BY	DESCRIPTION
1	8/23/23	JMC	REVISED PER UPDATED SITE LAYOUT
2	11/30/23	JMC	REVISED PER REVIEW COMMENTS



Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION
FOR
RDM GROUP LLC

TAX LOTS:
36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.212, 36-1-11.211, 36-1-11.1, 36-1-10.1, 33-1-91

TOWN OF MONTGOMERY
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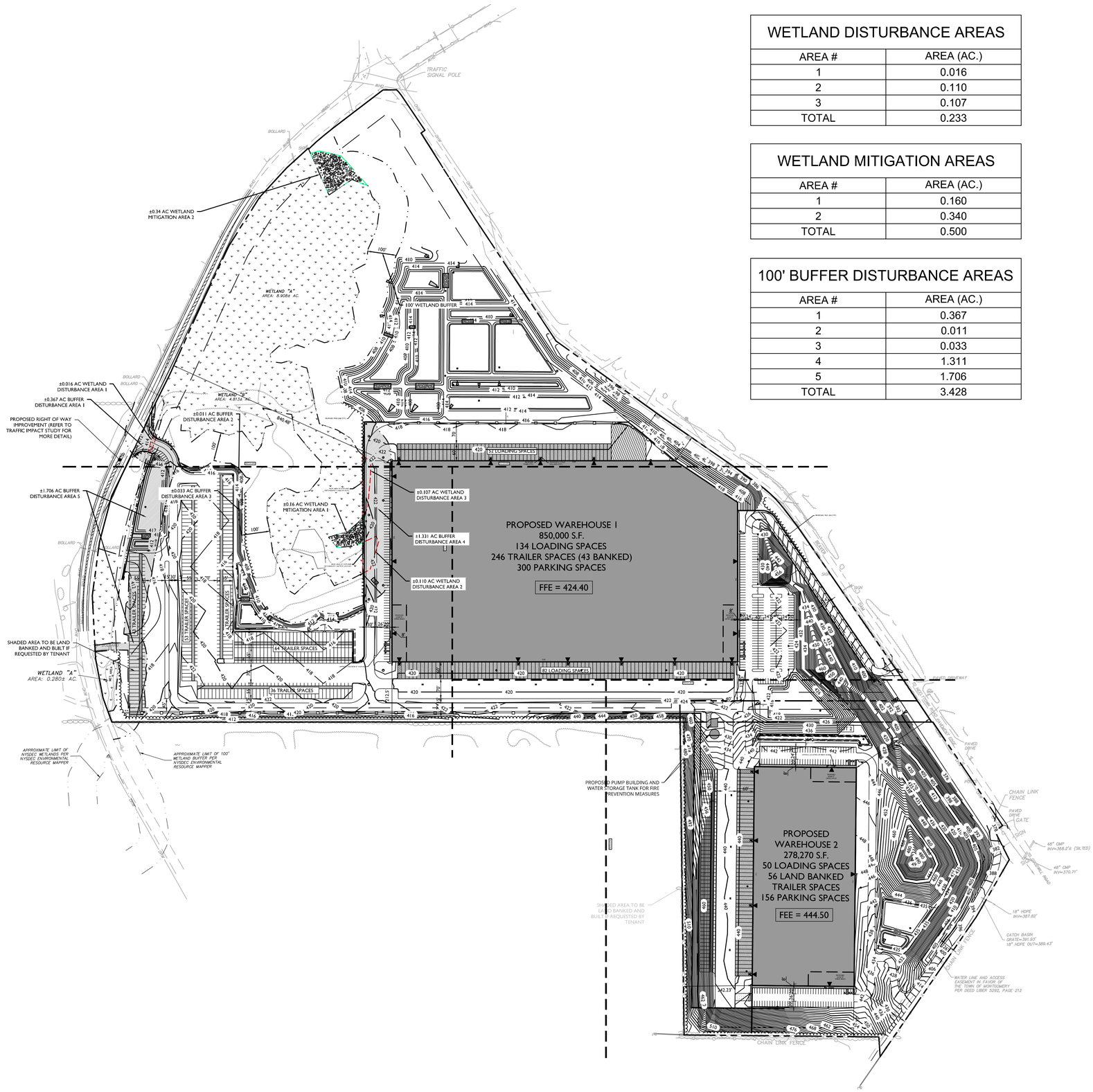
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	5/12/23	JG	JBC

PROJECT NUMBER: 21000327A
DRAWING NAME: C-WETL_MITG-ALT-LYT3

SHEET TITLE:
WETLAND DISTURBANCE EXHIBIT - ALT. LAYOUT #3

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



WETLAND DISTURBANCE AREAS

AREA #	AREA (AC.)
1	0.016
2	0.110
3	0.107
TOTAL	0.233

WETLAND MITIGATION AREAS

AREA #	AREA (AC.)
1	0.160
2	0.340
TOTAL	0.500

100' BUFFER DISTURBANCE AREAS

AREA #	AREA (AC.)
1	0.367
2	0.011
3	0.033
4	1.311
5	1.706
TOTAL	3.428

150 0 150 300

SCALE : 1" = 150'

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REV	DATE	DRAWN BY	DESCRIPTION
1	8/5/24	JAG	REVISED PER UPDATED SITE LAYOUT
2	11/18/24	JGM	REVISED PER NYSDEC COMMENTS

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION
FOR
RDM GROUP LLC

TAX LOTS:
36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.212, 36-1-11.211, 36-1-11.1, 36-1-10.1, 33-1-91

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	5/10/24	JG	JBC

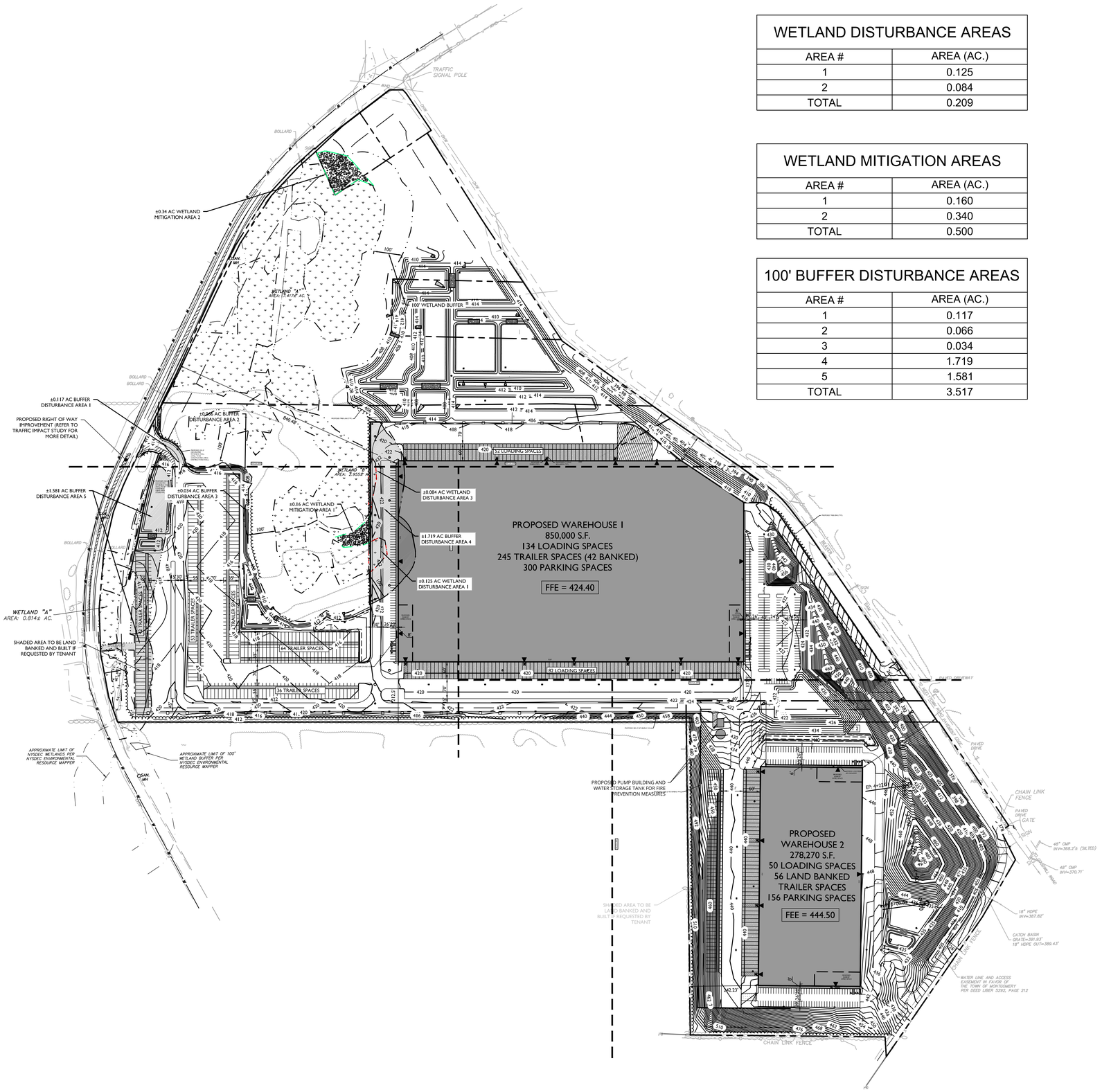
PROJECT NUMBER: 21000327A
DRAWING NAME: C-WETL_MITG

SHEET TITLE:
WETLAND DISTURBANCE EXHIBIT - PROPOSED ACTION

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

3000\21000327A\Engineering\Exhibits\C-WETL_MITG.dwg 5/10/2024 By: JBACKER



WETLAND DISTURBANCE AREAS

AREA #	AREA (AC.)
1	0.125
2	0.084
TOTAL	0.209

WETLAND MITIGATION AREAS

AREA #	AREA (AC.)
1	0.160
2	0.340
TOTAL	0.500

100' BUFFER DISTURBANCE AREAS

AREA #	AREA (AC.)
1	0.117
2	0.066
3	0.034
4	1.719
5	1.581
TOTAL	3.517

NOTE: THE APPLICATION STATES THAT THE PROJECT WILL BE COVERED BY THE NATIONWIDE PERMIT (NWP) 39. WHILE SOME PROJECTS COVERED BY NWP 39 ARE COVERED BY DEC'S BLANKET WATER QUALITY CERTIFICATION, CERTAIN CONDITIONS MUST BE MET. AN INDIVIDUAL WATER QUALITY CERTIFICATION WILL BE REQUIRED IF THE FOLLOWING BLANKET CONDITIONS ARE NOT MET.

A. THE TOTAL DISCHARGE TO WATERS OF THE US MUST BE LESS THAN 0.25 ACRES. THE AREAS SHOWN ON THE PLANS SUBMITTED TOTAL 0.209 ACRES. CONFIRMATION OF THE WETLAND DELINEATION AND AREA OF DISCHARGE WILL BE REQUIRED.
B. IT APPEARS THAT A CULVERT IS PROPOSED ADJACENT TO NEELYTOWN ROAD. THE REQUIREMENTS OF ATTACHMENT 3, CONDITION #2 "INSTALLATION AND REPLACEMENT OF CULVERTS" MUST BE MET. DETAILS OF THE PROPOSED CULVERT, INCLUDING A CROSS-SECTION ARE REQUIRED.
C. THE PROJECT MUST RECEIVE A DETERMINATION OF THAT AN INCIDENTAL TAKING PERMIT IS NOT REQUIRED.

150 0 150 300
SCALE : 1" = 150'

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.

RDM GROUP LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK JESSE BARRETT COKELEY LICENSED PROFESSIONAL ENGINEER NO. 090981

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23 5/10/24	PROJECT NUMBER: 21000327A

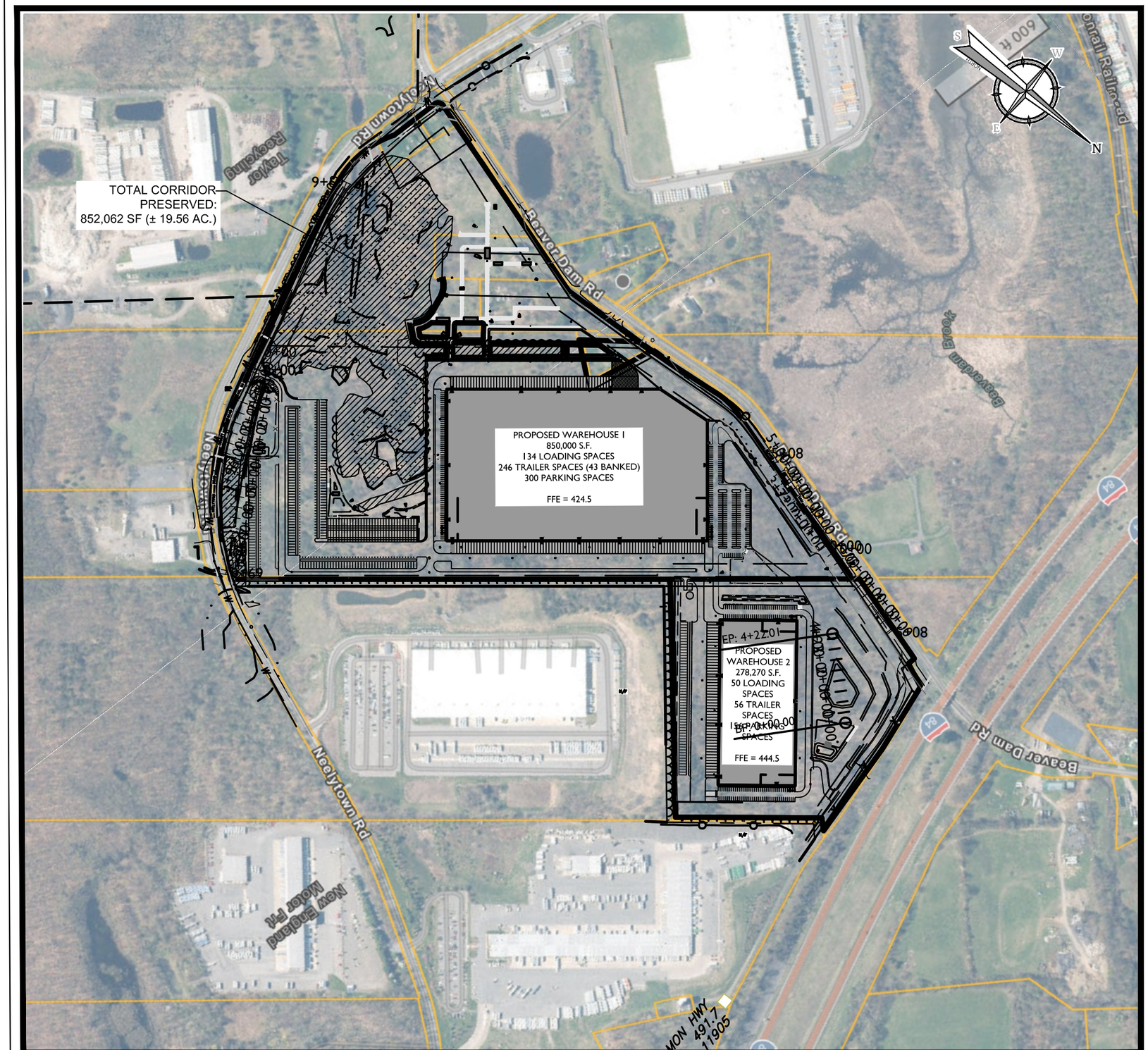
SHEET NAME:

WETLAND DISTURBANCE EXHIBIT - PROPOSED ACTION

DRAWING NUMBER:

1 OF 1

C:\Users\jbarrett\Documents\21000327A-Engineering-Cokeley.rvt By: jbarrett on 2025-12-11 at 1:43:21pm



TOTAL CORRIDOR PRESERVED:
852,062 SF (± 19.56 AC.)

LEGEND

= AREA OF CORRIDOR PRESERVED

500 0 500

SCALE : 1" = 500'

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STATE OF NEW YORK JESSE BARRETT COKELEY No. 090987 LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE EXHIBIT
NEELYTOWN BD DEVELOPERS LLC
36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.212, 36-1-11.211, 36-1-11.1, 36-1-10.1, 33-1-91
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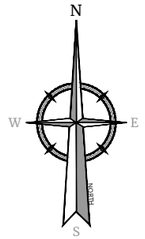
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/30/24	JW	JF

PROJECT NUMBER: 21000327A
DRAWING NAME: C-EXBT-ADJT-USES

SHEET TITLE:
CORRIDOR IDENTIFICATION EXHIBIT

SHEET NUMBER:
1 of 1





DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) PRE-CONSTRUCTION FOREST ANALYSIS. (GOOGLE EARTH AERIAL DATED 2025)	
PERCENT OF LAND WITHIN THE 2.5-MILE RADIUS THAT IS CURRENTLY FORESTED	30.47%

1500 0 1500

SCALE : 1" = 1500'

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TOWN OF MONTGOMERY
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NEW YORK

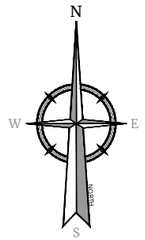
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/27/25	JW	JF

PROJECT NUMBER: 21000327A
DRAWING NAME: C-EXBT-PRE-POST-FOREST

SHEET TITLE: 2.5-MILE RADIUS PRE-CONSTRUCTION FOREST PATCH EXHIBIT 1
FIELD BOOK: XX PAGE:XX

SHEET NUMBER: 1 of 1





DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) POST-CONSTRUCTION FOREST ANALYSIS (GOOGLE EARTH AERIAL DATED 2025)	
PERCENT OF LAND WITHIN THE 2.5-MILE RADIUS THAT WILL BE FORESTED AFTER THE TREE REMOVAL FOR THE PROPOSED PROJECT	30.04%

1500 0 1500

SCALE : 1" = 1500'

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SITE EXHIBIT

NEELYTOWN BD DEVELOPERS LLC

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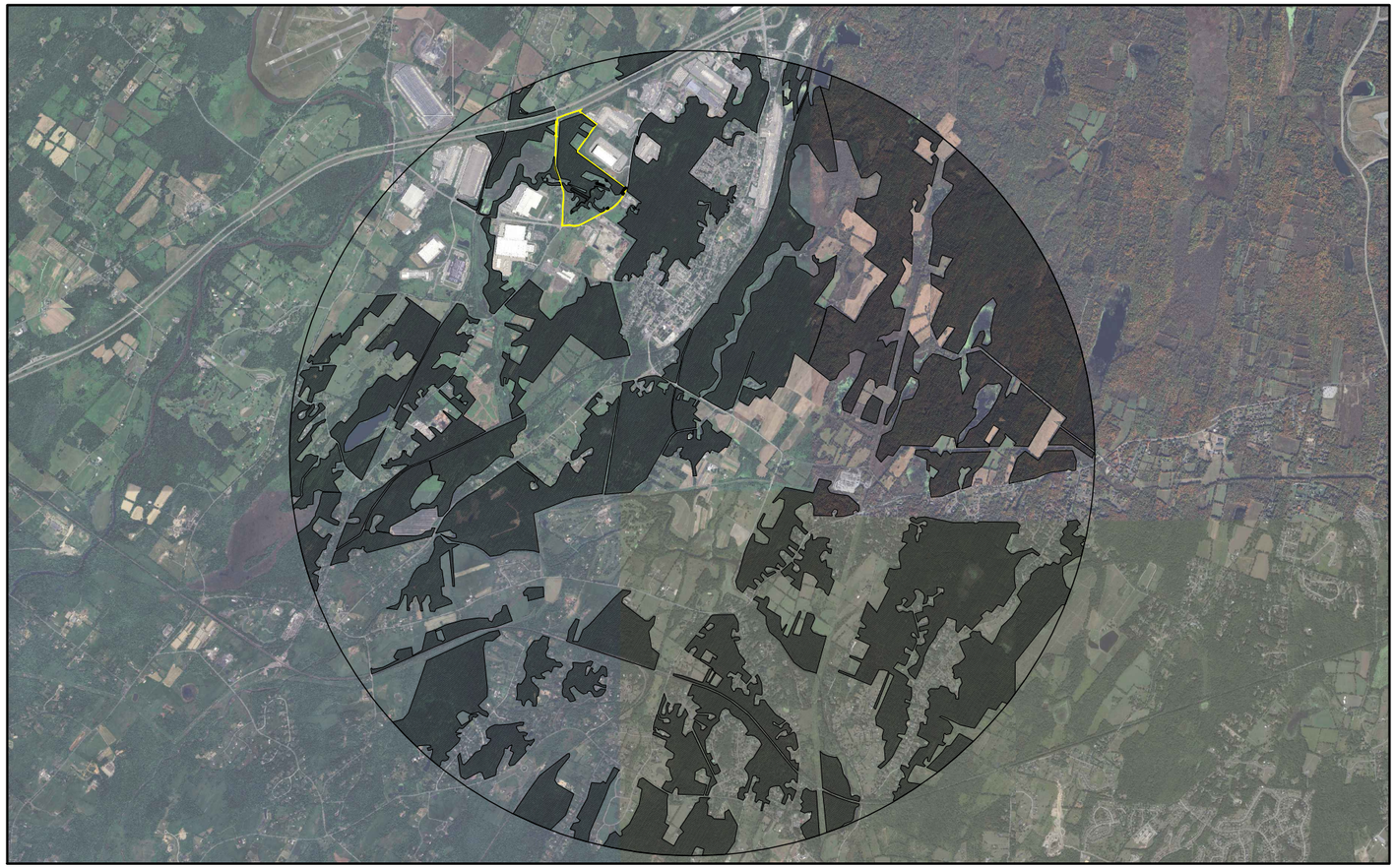
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/27/25	JW	JF

PROJECT NUMBER:	DRAWING NAME:
21000327A	C-EXBT-PRE-POST-FOREST

SHEET TITLE: 2.5-MILE RADIUS POST-CONSTRUCTION FOREST PATCH EXHIBIT 1
FIELD BOOK: XX PAGE:XX

SHEET NUMBER: 1 of 1



DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) PRE-CONSTRUCTION FOREST ANALYSIS (GOOGLE EARTH AERIAL DATED 2025)	
PERCENT OF LAND WITHIN THE 2.5-MILE RADIUS THAT IS CURRENTLY FORESTED	42.24%

1500 0 1500

SCALE : 1" = 1500'

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REV	DATE	DRAWN BY	DESCRIPTION
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SITE EXHIBIT

NEELYTOWN BD DEVELOPERS LLC

36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.212, 36-1-11.211, 36-1-11.1, 36-1-10.1, 33-1-91

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/27/25	JW	JF

PROJECT NUMBER: 21000327A
DRAWING NAME: C-EXBT-PRE-POST-FOREST

SHEET TITLE: 2.5-MILE RADIUS PRE-CONSTRUCTION FOREST PATCH EXHIBIT 2
FIELD BOOK: XX PAGE:XX

SHEET NUMBER: 1 of 1



DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) POST-CONSTRUCTION FOREST ANALYSIS (GOOGLE EARTH AERIAL DATED 2025)	
PERCENT OF LAND WITHIN THE 2.5-MILE RADIUS THAT WILL BE FORESTED AFTER THE TREE REMOVAL FOR THE PROPOSED PROJECT	42.11%

1500 0 1500

SCALE : 1" = 1500'

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
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Doing Business as MASER CONSULTING

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Know what's below. Call before you dig. STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
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STATE OF NEW YORK
JESSE BARRETT COKELEY
No. 090987
LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE EXHIBIT
NEELYTOWN BD DEVELOPERS LLC
36-1-33, 36-1-11.221, 36-1-11.23, 36-1-11.212, 36-1-11.211, 36-1-11.1, 36-1-10.1, 33-1-91
TOWN OF MONTGOMERY
ORANGE COUNTY
NEW YORK

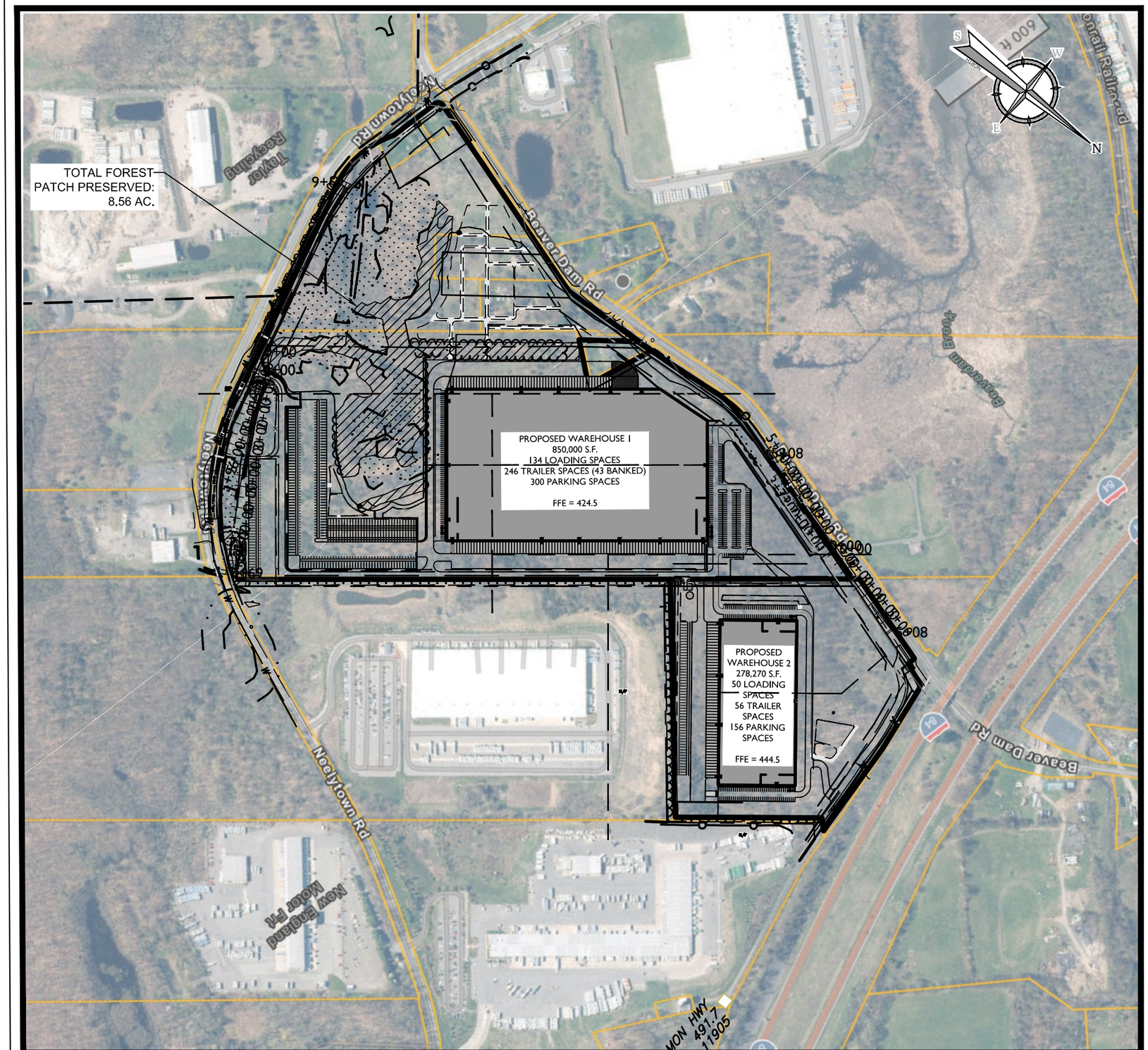
Colliers Engineering & Design
WOODCLIFF LAKE
300 Tice Boulevard
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/27/25	JW	JF

PROJECT NUMBER:	DRAWING NAME:
21000327A	C-EXBT-PRE-POST-FOREST

SHEET TITLE: 2.5-MILE RADIUS POST-CONSTRUCTION FOREST PATCH EXHIBIT 2
FIELD BOOK: XX PAGE: XX

SHEET NUMBER: 1 of 1



INITIAL FOREST PATCH: 46.05 ACRES
TOTAL FOREST PATCH PRESERVED = 8.56 ACRES

LEGEND

= AREA OF FOREST PATCH PRESERVED

500 0 500

SCALE : 1" = 500'

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

2021\21000327A\Engineering\Exhibits\C-EXBT-ADJT-USES.dwg\C-03-Forest Patch Preserved EXHIBIT By: JWAGNER

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N.Y. C.O.A #: 0017609

SITE EXHIBIT
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/30/24	JW	JF

PROJECT NUMBER:	DRAWING NAME:
21000327A	C-EXBT-ADJT-USES

SHEET TITLE:
FOREST PATCH PRESERVED EXHIBIT

SHEET NUMBER:
1 of 1

LUMINAIRE SCHEDULE

(APPLIES TO FULL SITE - SHEETS 25-29)

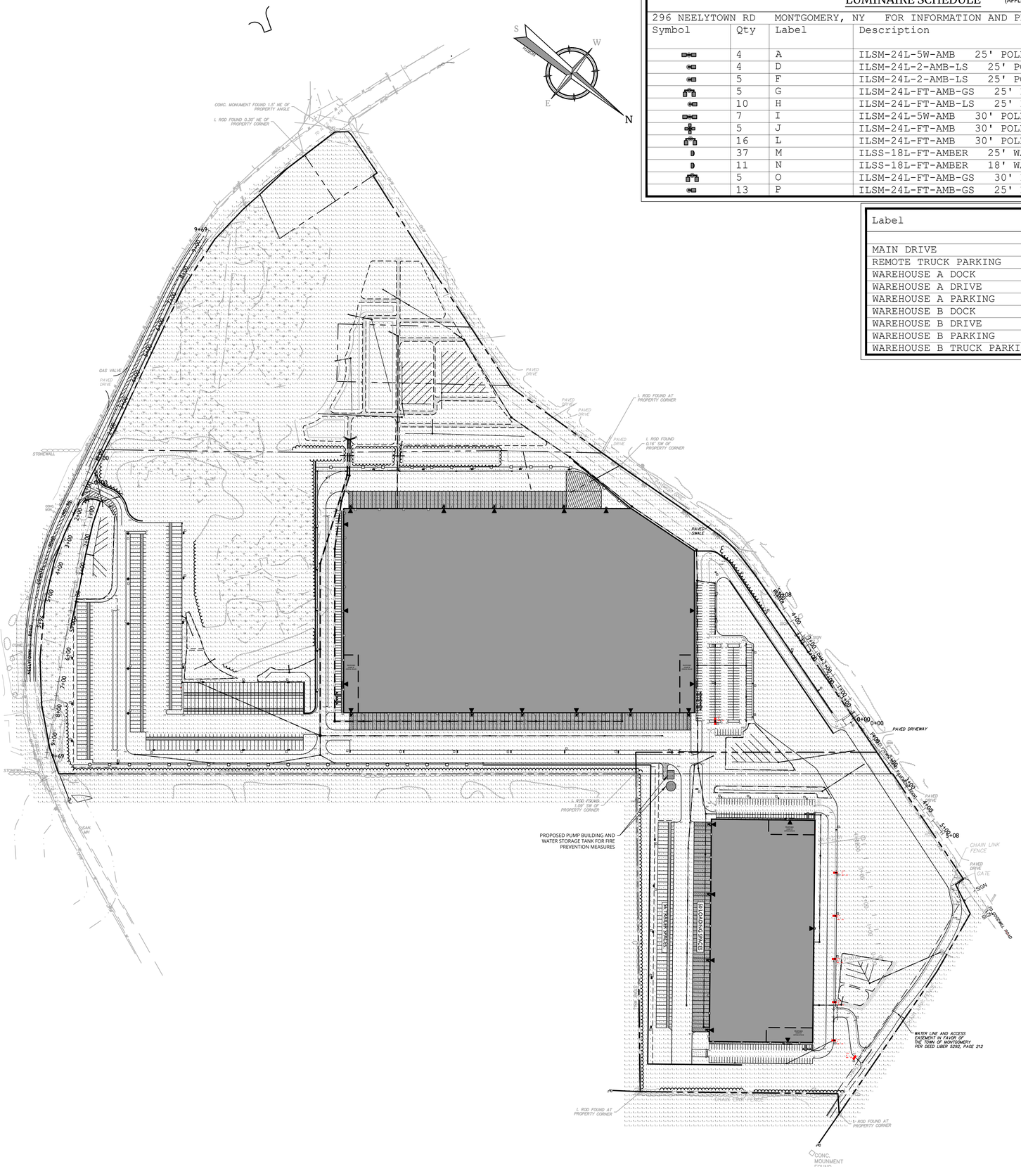
296 NEELYTOWN RD MONTGOMERY, NY FOR INFORMATION AND PRICING CONTACT STEVE VARDEMAN AT SMVARDEMAN@GMAIL.COM

Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	A	ILSM-24L-5W-AMB 25' POLE 3' BASE	0.950	10249	175	1400
	4	D	ILSM-24L-2-AMB-LS 25' POLE 3' BASE	0.950	6321	175	700
	5	F	ILSM-24L-2-AMB-LS 25' POLE 3' BASE	0.950	6321	175	875
	5	G	ILSM-24L-FT-AMB-GS 25' POLE 3' BASE	0.950	24487	175	1600
	10	H	ILSM-24L-FT-AMB-LS 25' POLE 3' BASE	0.950	6836	175	1750
	7	I	ILSM-24L-5W-AMB 30' POLE 5' BASE	0.950	10249	175	2450
	5	J	ILSM-24L-FT-AMB 30' POLE 5' BASE	0.950	10867	175	3500
	16	L	ILSM-24L-FT-AMB 30' POLE 5' BASE	0.950	10867	175	5600
	37	M	ILSS-18L-FT-AMBER 25' WALL MOUNT	0.950	9237	135	4995
	11	N	ILSS-18L-FT-AMBER 18' WALL MOUNT	0.950	9237	175	1485
	5	O	ILSM-24L-FT-AMB-GS 30' POLE 5' BASE	0.950	7854	175	1750
	13	P	ILSM-24L-FT-AMB-GS 25' POLE 3' BASE	0.950	7854	175	2275

CALCULATION SUMMARY

Label

	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
MAIN DRIVE	Fc	0.95	3.6	0.1	9.50	36.00	15	15
REMOTE TRUCK PARKING	Fc	1.06	4.3	0.1	10.60	43.00		
WAREHOUSE A DOCK	Fc	1.23	1.9	0.7	1.76	2.71		
WAREHOUSE A DRIVE	Fc	0.81	2.5	0.1	8.10	25.00		
WAREHOUSE A PARKING	Fc	1.09	2.1	0.3	3.63	7.00		
WAREHOUSE B DOCK	Fc	1.13	1.7	0.6	1.88	2.83		
WAREHOUSE B DRIVE	Fc	0.43	1.3	0.1	4.30	13.00		
WAREHOUSE B PARKING	Fc	0.81	1.6	0.3	2.70	5.33		
WAREHOUSE B TRUCK PARKING	Fc	1.01	1.8	0.6	1.68	3.00		



150 0 150 300

SCALE : 1" = 150'

LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND THE LUMINAIRE SCHEDULE BELOW FOR ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
5. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
6. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
8. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
9. LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
10. LUMINAIRES AND POLE FINISHES TO BE COORDINATED.

TOWN OF MONTGOMERY LIGHTING PLAN NOTES

A. ALL EXTERIOR LUMINAIRES SHALL BE LED SEVERE FULL CUT OFF TYPE UNITS WITH A FLAT LENS ATTACHED TO A POLE OR BUILDING ON A FIXED ARM OR WALL MOUNT WITH THE LENS ORIENTED PARALLEL TO THE GROUND. CERTAIN CIRCUMSTANCES MAY REQUIRE APPROVAL OF OTHER TYPE LIGHTING LUMINAIRES. THE ABOVE IS IN ACCORDANCE WITH ZONING LAW §235-16.5, "SITE PLAN LIGHTING REQUIREMENTS".

THE FOLLOWING INFORMATION PERTAINING TO THE PROPOSED LIGHTING FIXTURES AND PLAN MUST BE PROVIDED:

1. COMPUTER PREPARED PHOTOMETRIC LAYOUT ON A SEPARATE SITE LIGHTING PLAN OF THE PROPOSED LIGHTED AREA, WHICH INDICATES POINT-BY-POINT Ft.-C PLOT OF THE SYSTEM'S PERFORMANCE.
2. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, CANDLEPOWER TABULATIONS, ZONE LUMEN SUMMARY, ISOFOOT CANDLE PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION.
3. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
4. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

B. AFTER THIS PROJECT IS COMPLETED, ADDITIONAL LUMINAIRE SHIELDING MAY BE REQUIRED AT THE DISCRETION OF THE BUILDING DEPARTMENT BASED UPON AN APPLICATION OF THE RELEVANT ZONING LAW PROVISIONS. IN CONNECTION WITH ANY REQUIREMENT FOR ADDITIONAL SHIELDING, PLANS SHALL BE REFERRED TO THE PLANNING BOARD FOR ITS REVIEW.

C. EXTERIOR ARCHITECTURAL LIGHTING MUST BE SHOWN ON THIS PLAN. INTERIOR LIGHTING FIXTURES OR REFLECTING SURFACES WHICH ARE VISIBLE OUTSIDE THE BUILDING ALSO MUST BE SHOWN ON THE PLAN. ALL SUCH SITUATIONS MUST BE REVIEWED BY THE PLANNING BOARD AND MEET TOWN LAW REQUIREMENTS/ZONING LAW §235-16.5 REGARDING SITE PLAN LIGHTING AND LIGHT TRESPASS.

D. ALL LIGHTING FIXTURE SUBSTITUTIONS AND OR CHANGES TO LIGHTING FIXTURES, FIXTURE LOCATION AND TO FIXTURE ORIENTATION MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH THE ABOVE.

E. THE LIGHTING PLAN SHALL BE SHOWN ON A SEPARATE SHEET AS PART OF THE OVERALL PLAN SET. THE LIGHTING PLAN SHALL INCLUDE A POINT-BY-POINT FOOT CANDLE (Ft.-C) PLOT, LUMINAIRE SCHEDULE, CALCULATION SUMMARY AND A DRAWING OF THE LUMINAIRES, POLE AND POLE BASE.

LEGEND

= PROPOSED AREA LIGHT
= PROPOSED AREA LIGHT
= PROPOSED AREA LIGHT
= PROPOSED AREA LIGHT
= PROPOSED WALL MOUNTED LIGHT

PLANNING BOARD'S ACCEPTANCE OF THE LIGHTING DESIGN SHOWN HEREON IS PREMISED ON THE REPRESENTATION OF THE APPLICANT THAT THE LIGHTING WILL NOT CAUSE A GLARE OR OTHER DELETERIOUS EFFECT ON ADJOINING PROPERTIES AND/OR ROADWAY TRAFFIC. SHOULD ANY SUCH CONDITIONS RESULT FROM THE INSTALLATION, IN THE SOLE OPINION OF THE AUTHORIZED REPRESENTATIVES OF THE TOWN, THE APPLICANT AGREES TO MODIFY AND/OR REPLACE FIXTURES TO CAUSE THE CORRECTION OF THE CONDITION, TO THE SATISFACTION OF THE TOWN REPRESENTATIVES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

THIS PLAN WAS PREPARED IN ASSISTANCE WITH STEVE VARDEMAN FROM INNOVATIVE LIGHTING SOLUTIONS. STEVE SHOULD BE CONTACTED AT 817.925.7322 FOR ALL PRICING INQUIRIES

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REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
2	11/8/24	REVISED PER DEIS COMMENTS.
3	3/28/25	REVISED PER FEIS COMMENTS.
4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK JESSE BARRETT COKELEY No. 090987 LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A

SHEET NAME:

OVERALL LIGHTING PLAN

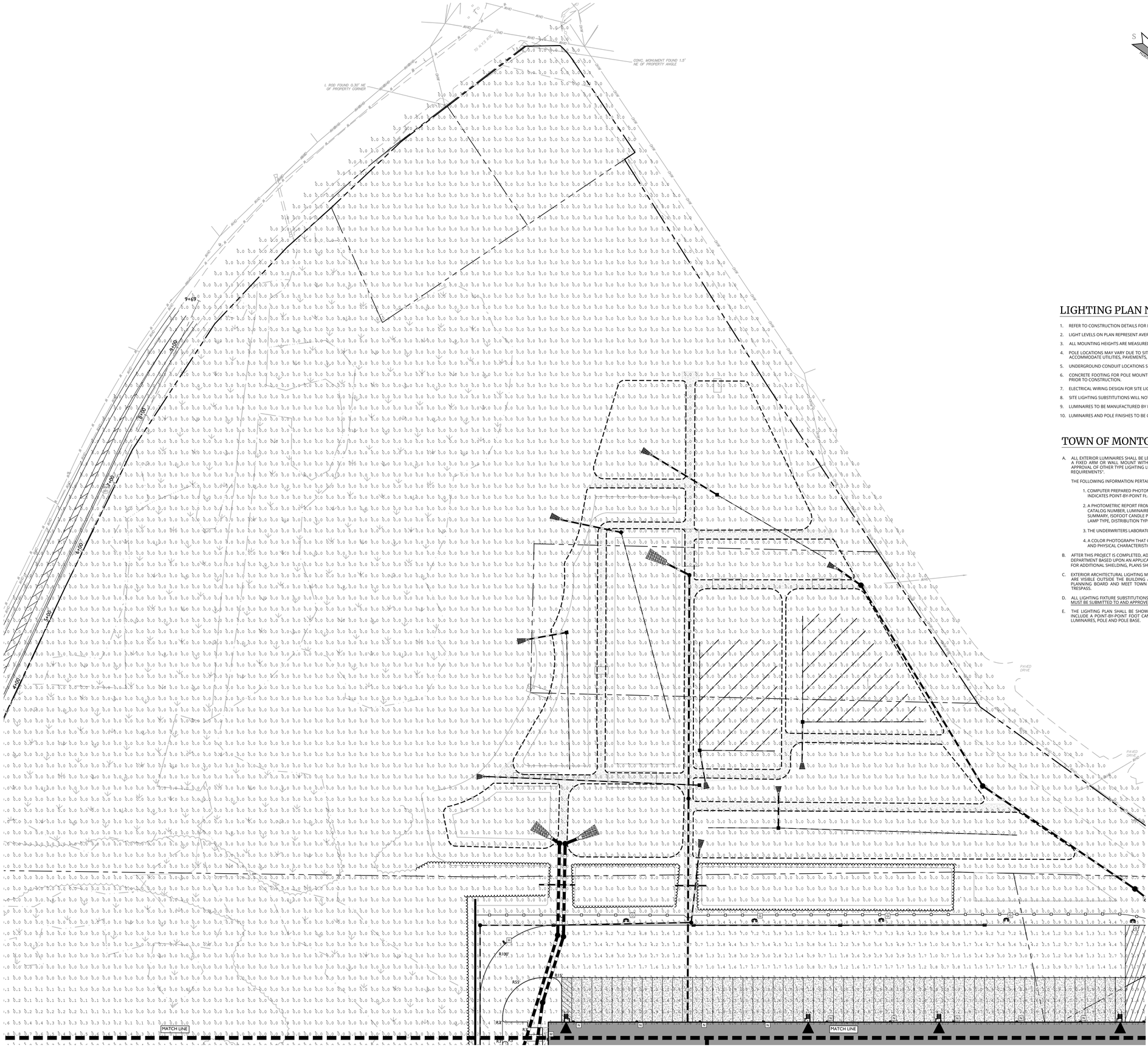
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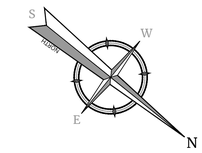
25 OF 50

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\CAD 3D Projects\2021\21000327A\Engineering\Civil Plans\LIGHTING - OVERALL - By JAGADISH on 2026-06-19 - 08:52am





LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND SHEET 25 ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
5. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
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7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
8. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
9. LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
10. LUMINAIRES AND POLE FINISHES TO BE COORDINATED.

TOWN OF MONTGOMERY LIGHTING PLAN NOTES

A. ALL EXTERIOR LUMINAIRES SHALL BE LED SEVERE FULL CUT OFF TYPE UNITS WITH A FLAT LENS ATTACHED TO A POLE OR BUILDING ON A FIXED ARM OR WALL MOUNT WITH THE LENS ORIENTED PARALLEL TO THE GROUND. CERTAIN CIRCUMSTANCES MAY REQUIRE APPROVAL OF OTHER TYPE LIGHTING LUMINAIRES. THE ABOVE IS IN ACCORDANCE WITH ZONING LAW §235-16.5, "SITE PLAN LIGHTING REQUIREMENTS".

THE FOLLOWING INFORMATION PERTAINING TO THE PROPOSED LIGHTING FIXTURES AND PLAN MUST BE PROVIDED:

1. COMPUTER PREPARED PHOTOMETRIC LAYOUT ON A SEPARATE SITE LIGHTING PLAN OF THE PROPOSED LIGHTED AREA, WHICH INDICATES POINT-BY-POINT FC.-C PLOT OF THE SYSTEM'S PERFORMANCE.
2. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, CANDLEPOWER TABULATIONS, ZONE LUMEN SUMMARY; ISOFOOT CANDLE PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION.
3. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
4. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

B. AFTER THIS PROJECT IS COMPLETED, ADDITIONAL LUMINAIRE SHIELDING MAY BE REQUIRED AT THE DISCRETION OF THE BUILDING DEPARTMENT BASED UPON AN APPLICATION OF THE RELEVANT ZONING LAW PROVISIONS. IN CONNECTION WITH ANY REQUIREMENT FOR ADDITIONAL SHIELDING, PLANS SHALL BE REFERRED TO THE PLANNING BOARD FOR ITS REVIEW.

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D. ALL LIGHTING FIXTURE SUBSTITUTIONS AND OR CHANGES TO LIGHTING FIXTURES, FIXTURE LOCATION AND TO FIXTURE ORIENTATION MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH THE ABOVE.

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LEGEND

- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED WALL MOUNTED LIGHT

SEE CONSTRUCTION DETAILS SHEET 41 FOR LIGHTING DETAILS CUT SHEETS

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

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50 0 50 100

SCALE : 1" = 50'

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NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090387 — LICENSED PROFESSIONAL ENGINEER

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Woodcliff Lake, NJ 07677
Phone: 845.352.0411
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SCALE: AS SHOWN	DRAWN BY: JG
DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

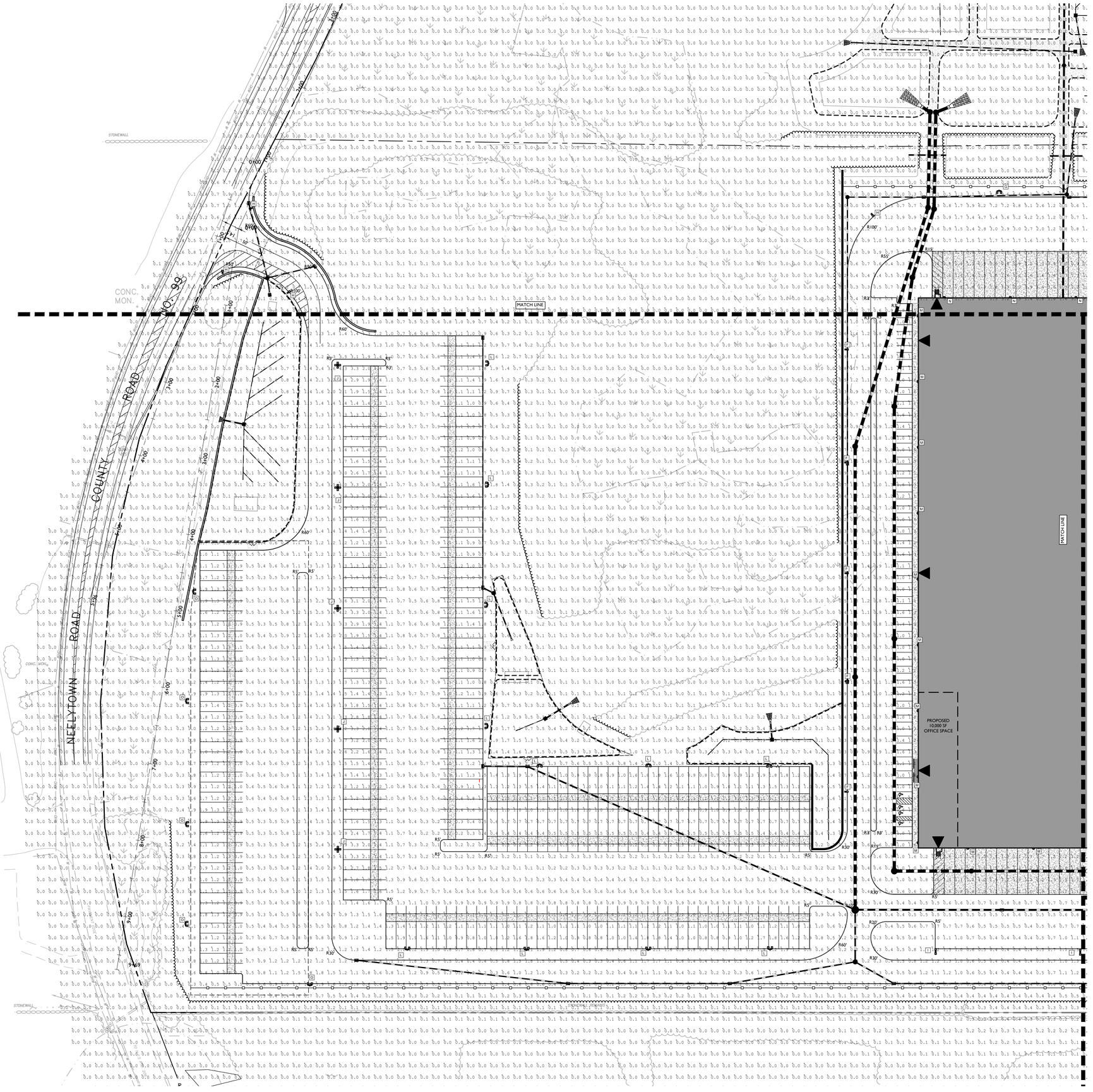
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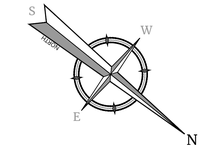
LIGHTING PLAN - SOUTH

DRAWING NUMBER:

26 OF 50

Date: 6/19/2026 11:00:03 AM By: JMcDonald Filename: C:\Projects\21000327A Neelytown\Civil\Site Plans\LIGHTING.dwg





LEGEND

- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED WALL MOUNTED LIGHT

SEE CONSTRUCTION DETAILS SHEET 41 FOR LIGHTING DETAILS CUT SHEETS

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50 0 50 100

SCALE : 1" = 50'

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4	6/27/25	REVISED PER FEIS SUBMISSION.
5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS 33/11.221/11.23/11.212 /11.211/11.11/10.1 & SECTION 33, BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

STATE OF NEW YORK — JESSE BARRETT COKELEY — No. 090387 — LICENSED PROFESSIONAL ENGINEER

Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

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DESIGNED BY: JG	REVIEWED BY: JBC
DATE ISSUED: 5/12/23	PROJECT NUMBER: 21000327A

SHEET NAME:

LIGHTING PLAN - EAST

DRAWING NUMBER:

27 OF 50

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Date: 3/27/2026 | 21000327A | Engineering\Site Plans\LIGHTING\21000327A-LIGHTING_E | By: MichaelB on 2026-03-27 - 08:52pm

LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND SHEET 25 ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
5. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
6. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
8. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
9. LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
10. LUMINAIRES AND POLE FINISHES TO BE COORDINATED.

LEGEND

- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED AREA LIGHT
- = PROPOSED WALL MOUNTED LIGHT

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MATCH LINE

MATCH LINE

MATCH LINE

PROPOSED 10,000 SF OFFICE SPACE

PROPOSED PUMP BUILDING AND WATER STORAGE TANK FOR FIRE PREVENTION MEASURES

BEAVER DAM

SCALE : 1" = 50'

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DESIGNED BY: JG	REVIEWED BY: JBC
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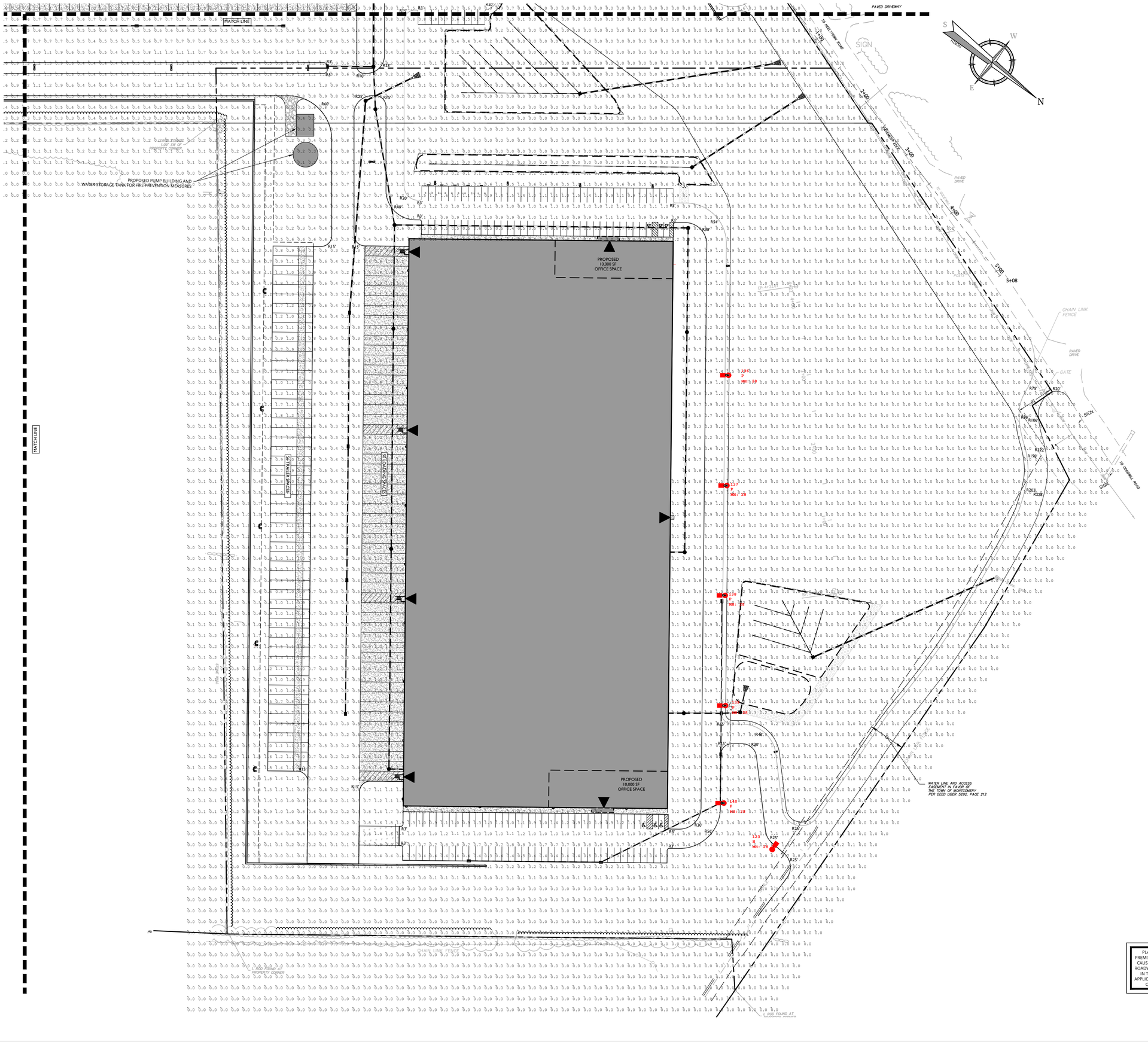
SHEET NAME:

LIGHTING PLAN - WEST

DRAWING NUMBER:

28 OF 50

Civil 3D Projection:US NAD83 NY Long Island (ftUS) Saved: 6/19/2026 11:49 AM By: JWilcox Xrefs: ...\Xrefs\Base.dwg, ...\Xrefs\Topo.dwg



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SHEET NAME:

LIGHTING PLAN - NORTH

DRAWING NUMBER:

29 OF 50

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C:\2021\Projects\2021\21000327A\Engineering\Civil\Plans\C-LGHT.dwg, C-29 LGHTING, N, Jay Woodcliff on 2026-06-17 - 03:15pm

Colliers Engineering & Design

Wetland and Waterbodies Delineation Report

December 11, 2025

Neelytown Business Park

Tax Parcel ID No's: 36-1-10.1, 36-1-11.1, 36-1-11.211, 36-1-11.211, 36-1-33, 36-1-11.23, 36-1-11.221, and 33-1-91
Town of Montgomery, Orange County, New York

Prepared for:

RDM Group *(attn: Motty Grunfeld)*
95 Chestnut Ridge Road, Montvale
NJ 07645 Suite 313

Prepared by:

Jacob Erle

Jacob Erle,
Natural Resources Scientist

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Binghamton, NY 13901
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Project No. 21000327A

Introduction

In accordance with our Scope of Services, Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. (CED) was contracted by RDM Group, LLC (Client) to conduct a Wetland and Waterbodies Delineation of the *Neelytown Business Park Project* (Project). The Project is located within eight (8) Orange County Tax Parcels (Tax Parcel ID No's: 36-1-10.1, 36-1-11.1, 36-1-11.211, 36-1-11.211, 36-1-33, 36-1-11.23, 36-1-11.221, and 33-1-91, Property) in the Town of Montgomery, New York (Figure 1). The Client requested CED to review 113.6-acres of the Property (Study Area, Figure 2).

A Wetland and Waterbodies Delineation (Field Delineation) of the Study Area was performed from November 10, 2025 to November 13, 2025, by CED Weland Scientist Jacob Erle. The intent of the Field Delineation was to identify and delineate wetlands and other surface waters that could be classified as Waters of the United States (WOTUS) under the Federal Clean Water Act, 33 U.S.C. §1251 et. Seq. (CWA) and Section 10 of the Rivers and Harbors Act of 1899, 33 U.S.C. § 403 (RHA), that could potentially be regulated by the United States Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYSDEC) underneath the Freshwater Wetlands Act (Article 24 and Title 23 of Article 71 of the Environmental Conservation Law [ECL]).

Regulatory Authority

United States Army Corps of Engineers

In accordance with Section 404 of the Clean Water Act, the USACE regulates the discharge of dredged or fill material into WOTUS, which include:

- Traditional Navigable Waters (TNW): Rivers, lakes, and other waterbodies that can be used, or could reasonably be used, for interstate or foreign commerce.
- Interstate Waters: Waters that cross state boundaries, whether navigable or not.
- Relatively Permanent Tributaries: Streams and rivers that flow continuously or nearly continuously and connect to TNWs
- Adjacent Wetlands with a Continuous Surface Connection: wetlands that have a continuous surface connection to TNWs or their relatively permanent tributaries; wetlands must directly abut such waters without any natural or artificial barriers (e.g., berms or dikes)
    - It should be noted that new guidance was issued by USACE and the Environmental Protection Agency (EPA) in March 2025 which clarifies that wetlands must have a "*continuous surface connection*" to a jurisdictional water to be considered adjacent. Wetlands separated by uplands, barriers, or hydrologically connected only by discrete features (e.g., culverts, ditches, swales) generally do not satisfy the continuous surface connection requirement. Wetlands must directly abut a WOTUS, such that there is a continuous surface connection and no clear break between them to be considered an adjacent wetland that meets federal jurisdiction.[1]

[1] USACE. 2025. Memorandum to the Field Between the U.S. Department of the Army, U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency Concerning the Proper Implementation of "Continuous Surface Connection" Under the Definition of "Waters of the United States" Under the Clean Water Act. Available from: https://www.epa.gov/system/files/documents/2025-03/2025cscguidance.pdf. Accessed October 13, 2025.

Section 404 permits are required for the discharge of dredged or fill material into WOTUS, including streams, rivers, lakes, and wetlands.

Under Section 10 of the Rivers and Harbor Act of 1899 (33 U.S.C. 401 et seq.), the USACE also regulates the discharge off dredged or fill material, dredging, or the installation of structures in navigable waters of the United States, that would affect the course, location, condition, or capacity of the navigable water.

New York State Department of Environmental Conservation

The Freshwater Wetlands Act of the ECL gives the NYSDEC jurisdiction over state-regulated freshwater wetlands (FWW) and its associated 100-foot adjacent area. If impacts to the State FWW or its regulated 100-foot adjacent area are proposed an Article 24 Freshwater Wetland Permit would be required. Any impacts to the 100-foot adjacent area must be demonstrably avoided and minimized to the maximum extent possible to obtain an Article 24 permit from NYSDEC.

Under Article 15 of the ECL (Protection of Waters), the NYSDEC has regulatory jurisdiction over activities disturbing the bed or banks of protected streams or other watercourses. This protection also extends to small lakes and ponds with a surface area of 10 acres or less if they are located within a stream's course. Protected streams include any NYS stream, or portion, classified as AA, A, B, or C(T) or C(TS).

2025 Amendments to the Freshwater Wetlands Act

Changes to 6 NYCRR Part 664, *Freshwater Wetlands Mapping and Classification to Freshwater Wetlands Jurisdiction and Classification* were adopted on January 1, 2025, which implemented amendments to the Freshwater Wetlands Act. The newly adopted regulations describe the revised freshwater wetland classification system, present criteria for the identification of *Wetlands of Unusual Importance and* describe the procedures NYSDEC takes in making jurisdictional determinations. The following describes a brief description of the proposed changes as of January 1, 2025:

- NYSDEC will no longer base or limit State-jurisdiction to freshwater wetlands off the former NYS Freshwater Wetlands Maps. The NYS Freshwater Wetlands Maps will be referred to as *Previously Mapped Freshwater Wetlands*.
- Jurisdictional determinations and wetland classifications will be based on the following:
    - A wetland must be 12.4 acres in size or greater. After January 1, 2028, the threshold will decrease to 7.4 acres.
    - Small wetlands must possess one (1) of the eleven (11) newly established criteria for *Wetlands of Unusual Importance*.

Wetlands of Unusual Importance

NYSDEC assumes jurisdiction over wetlands **of any size** that are classified as Wetlands of Unusual Importance. In order to be considered a *Wetland of Unusual Importance*, wetlands must possess one of the following eleven (11) characteristics to be State-jurisdictional:

1. Wetlands located within a Watershed with Significant Flooding

2. Situated within or adjacent to an Urban Area, as defined by the *US Census Bureau (2020)*
3. Contains rare or endangered plant species
4. Provides critical habitat for essential behaviors of endangered, threatened, or special concern species, or species of greatest conservation need (SGCN)
5. Classified as a Class I wetland, indicating the highest ecological value
6. Previously mapped and classified as a wetland of unusual local importance
7. Identified as a vernal pool that supports productive amphibian breeding
8. Located within a FEMA-designated floodway
9. Previously mapped by NYSDEC on or before December 31, 2024
10. Holds local or regional ecological significance
11. Plays a significant role in protecting the State's Water Quality

Under *Section 6 NYCRR Part 664.7, Miscellaneous Provisions*, the following two (2) conditions have been identified and may be applied to any Project:

a. Condition (a) will extend the regulated adjacent areas of nutrient poor wetlands and vernal pools that are known to be productive for amphibian breeding. The extension of the adjacent area will be determined by NYSDEC using an individual analysis of environmental conditions, which may not be publicly available.
b. If two or more areas are identified by NYSDEC as freshwater wetlands, they shall be classified and regulated as a single wetland feature if hydrologically connected, either on the surface or sub-surface, and no more than 164 feet (50 meters) apart.

Preliminary Desktop Review

A Preliminary Desktop Review was conducted to review information that may be helpful in identifying aquatic resources during the Field Delineation. The Preliminary Desktop Review included the following resources:

- United States Geological Survey (USGS) Topographic Map
- Aerial Imagery Map
- Natural Resource Conservation Service (NRCS) Web Soil Survey
- Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) Viewer
- United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI)
- NYSDEC Environmental Resource Mapper (ERM)

The NRCS Web Soil Survey for Orange County, New York was reviewed to determine the hydric soil types present within the Study Area (Figure 3 and Attachment B). Table 1 provides a summary of the thirteen (13) soil map units identified within the Study Area.

Table 1: NRCS Soil Map Units within the Study Area

NRCS Soil Map Unit	Map Unit Symbol	Hydric Soil	Hydric Rating	% of Study Area
Alden silt loam	Ab	Yes	95%	11.9%
Bath-Nassau channery silt loams, 8 to 15 percent slopes	BnC	No	0%	0.8%

NRCS Soil Map Unit	Map Unit Symbol	Hydric Soil	Hydric Rating	% of Study Area
Chenango gravelly silt loam, 3 to 8 percent slopes	CnB	No	0%	5.7%
Erie gravelly silt loam, 0 to 3 percent slopes	ErA	Yes	5%	13.3%
Erie gravelly silt loam, 3 to 8 percent slopes	ErB	Yes	5%	1.0%
Hoosic gravelly sandy loam, 0 to 3 percent slopes	HoA	No	0%	9.7%
Hoosic gravelly sandy loam, 3 to 8 percent slopes	HoB	No	0%	25.8%
Hoosic gravelly sandy loam, 15 to 25 percent slopes	HoD	No	0%	0.7%
Pittsfield gravelly loam, 3 to 8 percent slopes	PtB	No	0%	6.0%
Pittsfield gravelly loam, 8 to 15 percent slopes	PtC	No	0%	14.5%
Pittsfield gravelly loam, 15 to 25 percent slopes	PtD	No	0%	5.5%
Raynham silt loam	Ra	Yes	65%	0.6%
Rock outcrop-Nassau complex, hilly	RSD	No	0%	4.5%

The FEMA NFHL Viewer for Orange County, New York was reviewed. The Study Area is located on two (2) Flood Insurance Rate Maps (FIRM Panel # 36071C0301E and 36071C0113E; effective 8/3/2009). The Study Area is located entirely within *Zone X – Area of Minimal Flood Hazard* (Figure 4).

Federal and State Mapped Wetland and Streams

The Study Area is located within the Hudson-Wappinger Watershed (HUC 02020008). Review of the available USFWS NWI data indicates there are two (2) riverine (R5UBH), one (1) freshwater forested/shrub wetland (PSS1E), three (3) palustrine emergent wetlands (PEM1C, PEM1Cx, PEM1Ed), and three (3) freshwater pond (PUBHx) NWI features mapped within the Study Area (Figure 5).

The NYSDEC ERM was utilized to review the NYSDEC *Previously Mapped Freshwater Wetlands* and *Informational Freshwater Wetland Mapping* layers. Please note that the NYSDEC ERM shows the approximate location of NYSDEC Previously Mapped Freshwater Wetlands, not the precise wetland boundaries. The *Informational Freshwater Wetland Mapping* layer assists in identifying the general location and extent of potential freshwater wetland areas of any size within New York State and is intended to be used for informational purposes. The *Informational Freshwater Wetland Mapping* layer is not a regulatory feature.

According to the NYSDEC ERM, there are no *Previously Mapped Freshwater* Wetlands within or within the vicinity of the Study Area. The presence of two (2) *Informational Freshwater Wetlands* lie within the eastern boundary and within the southern segment of the Study Area (Figure 6).

The NYSDEC Water Quality Classification mapping indicates there are no New York State-classified streams mapped within the Study Area (Figure 6).

Methodology

During the Field Delineation, WOTUS, including wetlands, were identified and delineated in accordance with the *NYSDEC Freshwater Wetland Delineation Manual (1995),* the *United States Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual* and accompanying *2012 Regional*

Supplement: Northcentral and Northeast Region (Version 2.0). Any location meeting the three (3) wetland criteria (wetland hydrology, hydrophytic vegetation and hydric soils) was identified and delineated.

Streams, where present, were identified and delineated based on morphological and hydrological characteristics of the channel and were investigated for defined beds and banks. Streams were classified as having either a perennial, intermittent, or ephemeral flow regime. Perennial streams are defined as having a continuous flow year-round, even during normal rainfall events. Intermittent channels are defined as having seasonal flow, where rainfall is a supplemental source of water for stream flow or there is a recognizable hydrologic source with a groundwater component. Ephemeral streams are defined as watercourses that flow only in direct response to precipitation (e.g., rainfall, snow melt, etc.) and are always above the local water table. For streams with a top-of-bank width of less than ten feet (<10'), the centerline of the stream was delineated. If a stream was observed to have a top-of-bank width of ten feet or greater (≥10'), both streambanks were delineated.

Non-jurisdictional features, including erosional swales, rills and/or ditches (e.g., roadside) excavated wholly in and draining the upland communities and observed to collect stormwater runoff from high precipitation or seasonal events were not delineated as streams.

To document site conditions, representative photographs were collected at each wetland and upland reference point, stream segment, drainage feature, and culvert identified and or delineated within the Study Area (Attachment C). A USACE Wetland Determination Data Form was completed for each wetland and upland reference data point, and a Linear WOTUS Field Classification Form was completed for each stream segment, if applicable (Attachment D).

Field Delineation Results

The Field Delineation was conducted from November 10, 2025 to November 13, 2025. The upland habitat observed within the Study Area consisted of residential properties and mowed lawns, open fields, recreational trails, and successional mixed hardwood-softwood forests. Woodlands and Interstate 84 border the Study Area to the north; commercial properties to the east; Neelytown Road to the south; and Beaver Dam Road to the west.

The Field Delineation confirmed the presence of four (4) wetlands, two (2) stream segments, and three (3) drainage features within the Study Area. Attachment C contains representative photographs of these features, upland references, and any other relevant points of interest (e.g., drainage features and culverts).

The *Informational Freshwater Wetland Mapping* located within the southern portion of the Study Area corresponds to CED delineated Wetland W004 (Figure 6). An Informational Freshwater Wetland was mapped in the eastern portion of the Study Area (Figure 6). Soil test pits (STP001-003) were taken in that portion of the Study Area (STP001-003). Based on the absence of hydrophytic vegetation, hydric soils, and/or wetland hydrology indicators, the area was determined to be non-hydric (upland). (Figure 7.2).

Wetlands

Four (4) wetlands were identified and delineated within the Study Area, including one (1) palustrine forested (PFO) wetland, one (1) palustrine unconsolidated bottom (PUB) wetland, one PFO-palustrine emergent (PEM) wetland complex, and one (1) PEM-PFO-PUB-palustrine shrub/scrub (PSS) wetland complex (Figure 7). Information on the delineated wetlands can be found in Table 2 below.

Table 2: Wetlands Identified within the Study Area

Wetland I.D.[1]	Cover Type[2]	Latitude[3]	Longitude[3]	Size[4] (acres)	Hydrology Indicator(s)	Dominant Species	Hydric Soil Indicator(s)
W001	PFO	41.494817	-74.22403	0.02	A2, A3, D2, D4, D5	*Ulmus americana, Cornus amomum, Onoclea sensibilis*	F6, F8
W002	PUB	41.494373	-74.224329	0.17	C9, D1, D2, D5	*Quercus rubra, Ulmus americana, Rhamnus cathartica, Lonicera morrowii, Phalaris arundinacea, Carex stricta, Lythrum salicaria*	Other
W003	PFO	41.493867	-74.224703	0.28	A2, A3, B10, D2, D4, D5	*Acer rubrum, Lonicera morrowii, Phalaris arundinacea, Toxicodendron radicans*	F6
	PEM	41.493509	-74.225246	0.34	A1, A2, A3, B10, D2, D4	*Acer rubrum, Juniperus virginiana, Lonicera morrowii, Rosa multiflora, Carex stricta, Lythrum salicaria*	F6
W004	PEM	41.494683	-74.227403	4.44	B10, D2, D4	*Carya glabra, Cornus amomum, Phalaris arundinacea, Cephalanthus occidentalis, Phragmites australis, Quercus palustris, Acer rubrum, Rhamnus cathartica, Lonicera morrowii*	F2, F6
	PSS	41.493098	-74.2284	4.16	A1, A2, A3, B10, B16, C9, D1, D2, D4	*Ulmus americana, Juniperus virginiana, Cornus amomum, Rhamnus cathartica, Phalaris arundinacea, Epilobium coloratum, Solidago altissima, Solidago rugosa, Euthamia graminifolia, Quercus palustris, Carex stricta, Lythrum salicaria, Viburnum dentatum, Symphyotrichum lateriflorum, Acer rubrum, Onoclea sensibilis, Phragmites australis*	F3, F6, Other
	PFO	41.494073	-74.228057	1.76	D2, D4	*Quercus palustris, Acer rubrum, Cornus florida, Onoclea sensibilis, Carex stricta*	F6
	PUB	41.494481	-74.227867	0.72	A1, A2, A3, C1, C9, D2	*Acer rubrum, Cephalanthus occidentalis, Rosa multiflora, Carex stricta, Lythrum salicaria, Phragmites australis, Carex vesicaria, Scirpus cyperinus*	A4, Other

Notes:
1. CED map designation.
2. PFO = Palustrine Forested, PUB = Palustrine Unconsolidated Bottom, PEM = Palustrine Emergent, PSS = Palustrine Shrub/Scrub.
3. Center of wetland in North American Datum, 1983.
4. Total acreage of wetland located within the Study Area.

Streams

Two (2) streams were identified and delineated within the Study Area (Figure 7). Stream 1 (S001) is an intermittent stream that flows east to west within the southern part of the Study Area. S001 receives flow from W002 via Culvert 3 (CLV003), flows through W003, diffuses into W004 (PUB),

channelizes again via Culvert 6 (CLV006) at the southwestern end of W004, and leaves the Study Area via Culvert 5 (CLV005). Stream 2 (S002 is an ephemeral stream that flows north to south near the south-central part of the Study Area. S002 receives flow from Culvert 4 (CLV004) and meets with S001. Information on the delineated streams can be found in Table 3 below.

Table 3: Streams Identified within the Study Area

Stream I.D.[1]	Stream Name	State Classification	Flow Regime	Width (feet)[2]	OHWM Width (feet)	OHWM depth (Inches)	Stream Length (feet)[3]	Substrate Types	Latitude[4]	Longitude[4]
S001	UNT to Beaverdam Brook	N/A	Intermittent	12	9	3	1,475	Cobble, leaf litter, woody debris, stones, hydric vegetation	41.493012	-74.22619
S002	UNT to Beaverdam Brook	N/A	Ephemeral	7	4	3	41	Leaf litter, woody debris	41.492522	-74.227066

Notes:
1. CED map designation.
2. Width in feet from top of stream bank.
3. Total stream length (in feet) within the Study Area.
4. Center of stream centerline in North American Datum, 1983.

Drainage Features

Three (3) drainage features were identified and delineated within the Study Area, including one (1) roadside ditch and two (2) swales (Figure 7). Representative photographs of each drainage feature have been included in Attachment C.

The roadside ditch (Ditch-01) was identified and delineated within the northern part of the Study Area. Ditch-01 appeared to receive water flow from the surrounding upland communities and may have been constructed for a specific design purpose (i.e., draining runoff water from the adjacent roadside edges or private properties). Lacking an OHWM, this feature does not carry a relatively permanent flow of water, nor does it have a significant nexus to TNWs.

The two (2) drainage features that were identified as swales are narrow, shallow, vegetated channels that convey water from the surrounding upland communities, especially during and following storm events. Lacking an OHWM or any wetland characteristics, the swales neither carry a relatively permanent flow of water nor possess a significant nexus to TNWs. These features are typically not subject to federal jurisdiction under the CWA.

Potential Off-site Wetlands

During the Field Delineation, a visual evaluation of potential wetlands was conducted within 100 feet of the Study Area. Please note that CED staff did not trespass on adjacent lands. Potential off-site wetlands were identified and evaluated by reviewing publicly available wetland data and aerial imagery, as well as assessing current field conditions and potential wetland indicators visible from the Property during the Field Delineation. One (1) other potential off-site wetland was visually observed to the east of the Study Area (Figure 7.2).

Conclusions & Recommendations

The Field Delineation was conducted from November 10, 2025 to November 13, 2025. Potential state and federally jurisdictional features were identified within the Study Area, including four (4) wetlands and two (2) stream segments. If the wetland features are deemed State-jurisdictional through the NYSDEC Jurisdictional Determination (JD) process, the wetlands will be subject to a 100-foot adjacent area that will be regulated by NYSDEC.

NYSDEC Freshwater Wetland Jurisdictional Determination

A Freshwater Wetland Jurisdictional Determination (JD) is a formal assessment conducted by NYSDEC to determine if an area meets the criteria for classification as a regulated freshwater wetland under the Freshwater Wetlands Act. This determination helps define boundaries and characteristics of wetlands that are protected under New York State regulations.

The wetland features delineated within the Study Area may meet at least one (1) of the 11 criteria for designation as a *Wetland of Unusual Importance*. If the wetland feature is considered to be State-jurisdictional, a 100-foot adjacent area will need to be applied.

CED Wetland Scientist Jacob Erle conducted a Freshwater Wetland Boundary Validation JD site visit with NYSDEC Region 3 Biologist Megan Cardon on November 20, 2025 to verify the boundaries of the delineated wetland features. NYSDEC validated the boundaries of the wetland and stream features within the Study Area. The signed validation map from the NYSDEC has not yet been obtained but will be provided upon receipt.

If impacts to NYSDEC-regulated freshwater wetlands or a regulated 100-foot adjacent area are proposed, an Article 24 Freshwater Wetland Permit would be required. Any impacts to the 100-foot adjacent area must be demonstrably avoided and minimized to the maximum extent possible to obtain an Article 24 permit from NYSDEC.

Attachments

Attachment A: Figures

- Figure 1. Study Area Location Map
- Figure 2. Aerial Imagery Map
- Figure 3. NRCS Web Soil Survey Map
- Figure 4. FEMA Flood Hazard Area Map
- Figure 5. National Wetlands Inventory Map
- Figure 6. NYSDEC Freshwater Wetland & Stream Map
- Figures 7.1-7.2. Delineated Resources Map

Attachment B: NRCS Hydric Soils Report
Attachment C: Representative Photographs
Attachment D: USACE Determination and Linear WOTUS Data Forms

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Attachment A | Figures

RDM Group, LLC
Neelytown Business Park

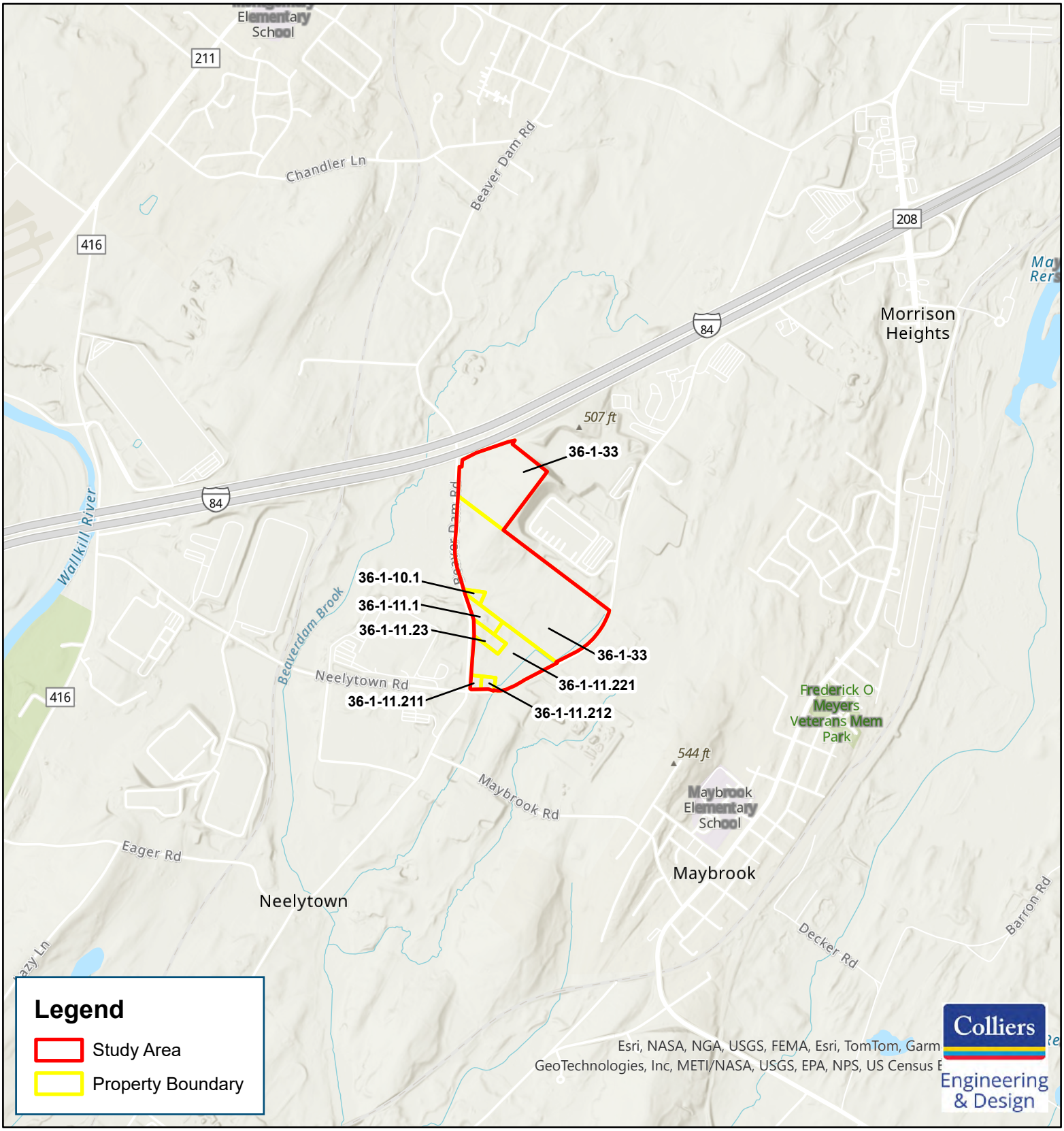
STUDY AREA LOCATION MAP

Fig. 1

2,000 Feet

N

Town of Montgomery, Orange County, New York



RDM Group, LLC
Neelytown Business Park

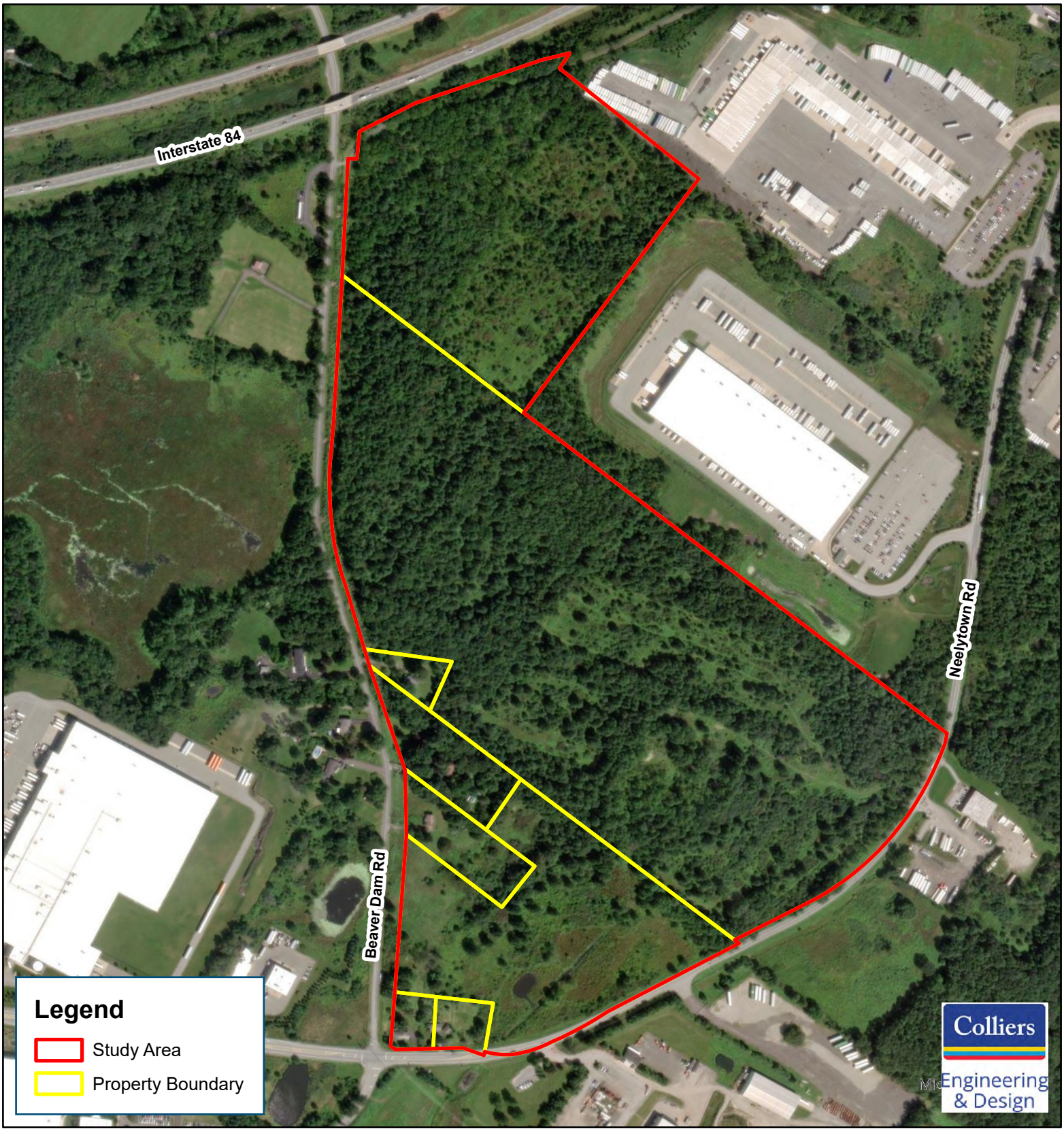
AERIAL IMAGERY MAP

Fig. 2

500 Feet

N

Town of Montgomery, Orange County, New York



RDM Group, LLC
Neelytown Business Park

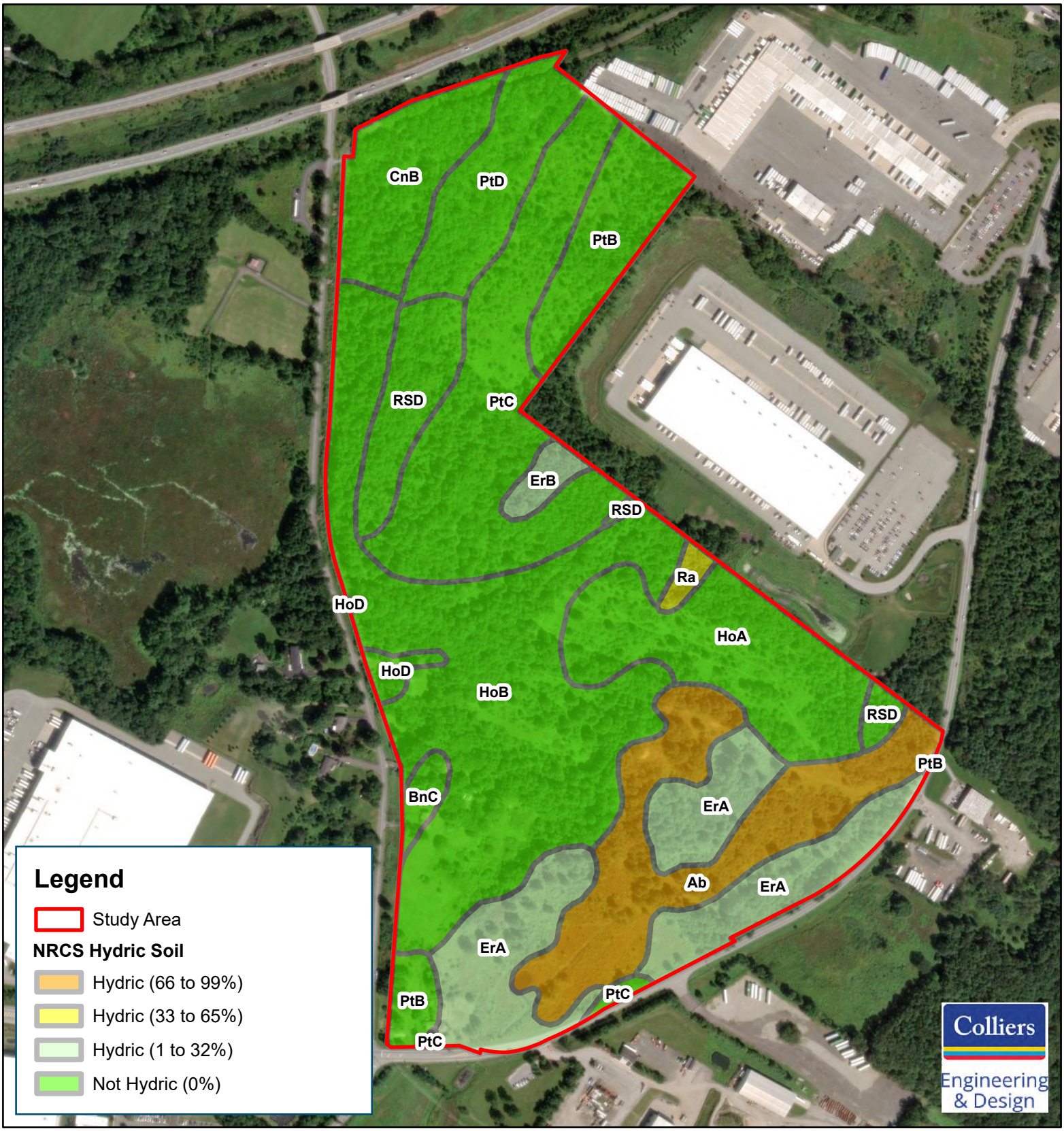
NRCS WEB SOIL SURVEY MAP

Fig. 3

500 Feet

N

Town of Montgomery, Orange County, New York



RDM Group, LLC
Neelytown Business Park

FEMA FLOOD HAZARD AREA MAP

Fig. 4

500 Feet

N

Town of Montgomery, Orange County, New York



RDM Group, LLC
Neelytown Business Park

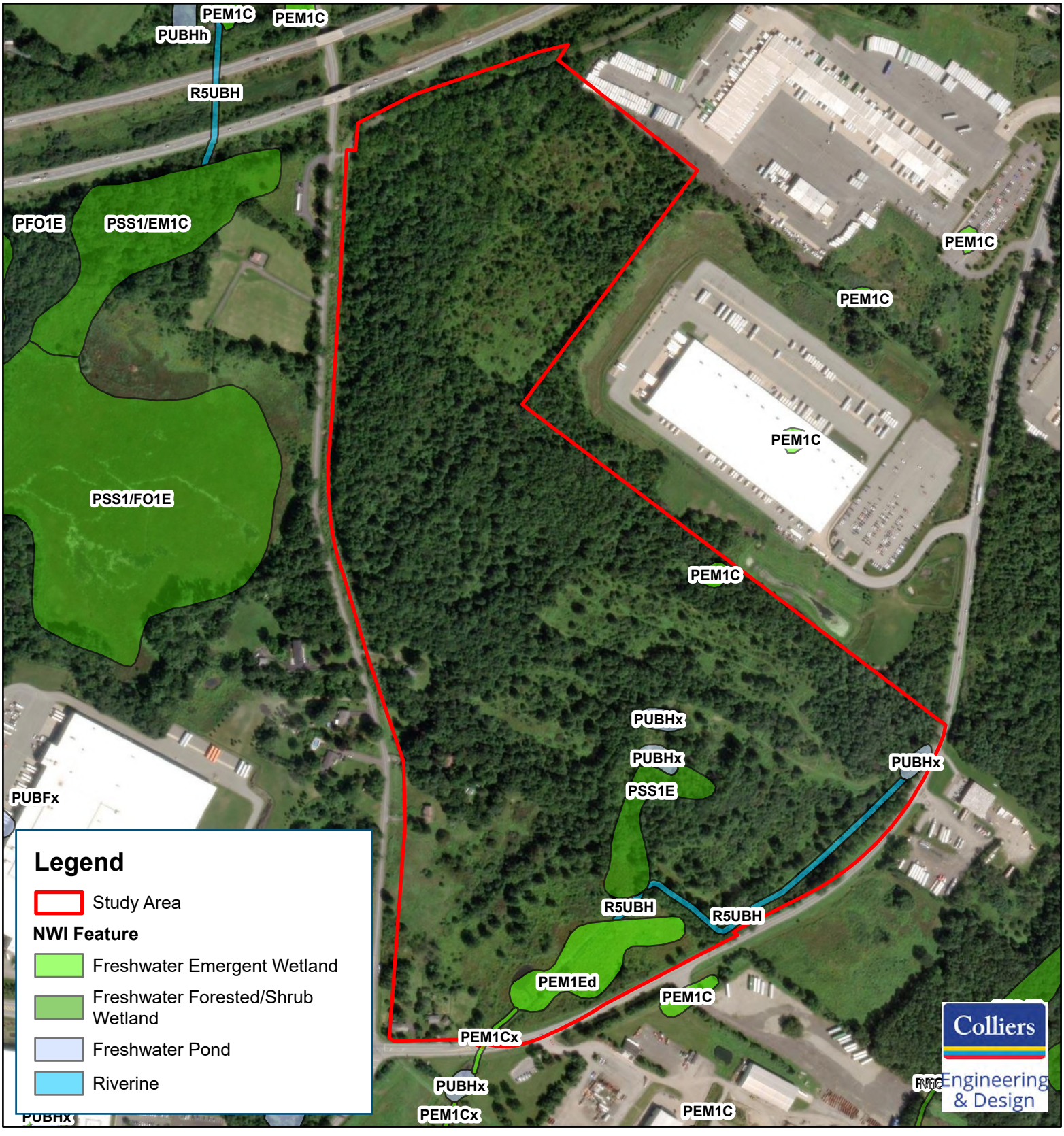
NATIONAL WETLANDS INVENTORY MAP

Fig. 5

500 Feet

N

Town of Montgomery, Orange County, New York



RDM Group, LLC
Neelytown Business Park

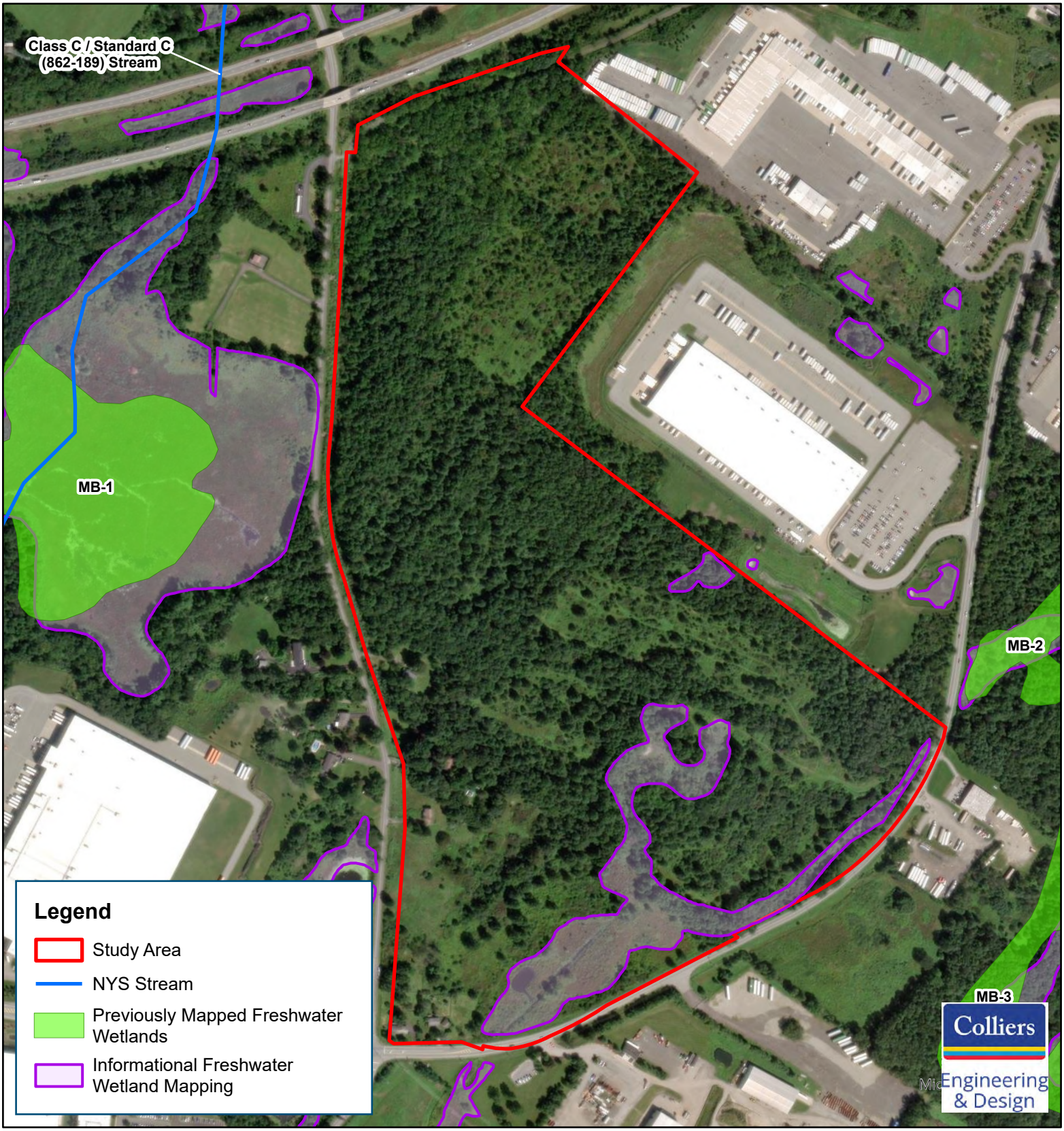
NYSDEC FRESHWATER WETLAND & STREAM MAP

Fig. 6

500 Feet

N

Town of Montgomery, Orange County, New York



RDM Group, LLC
Neelytown Business Park

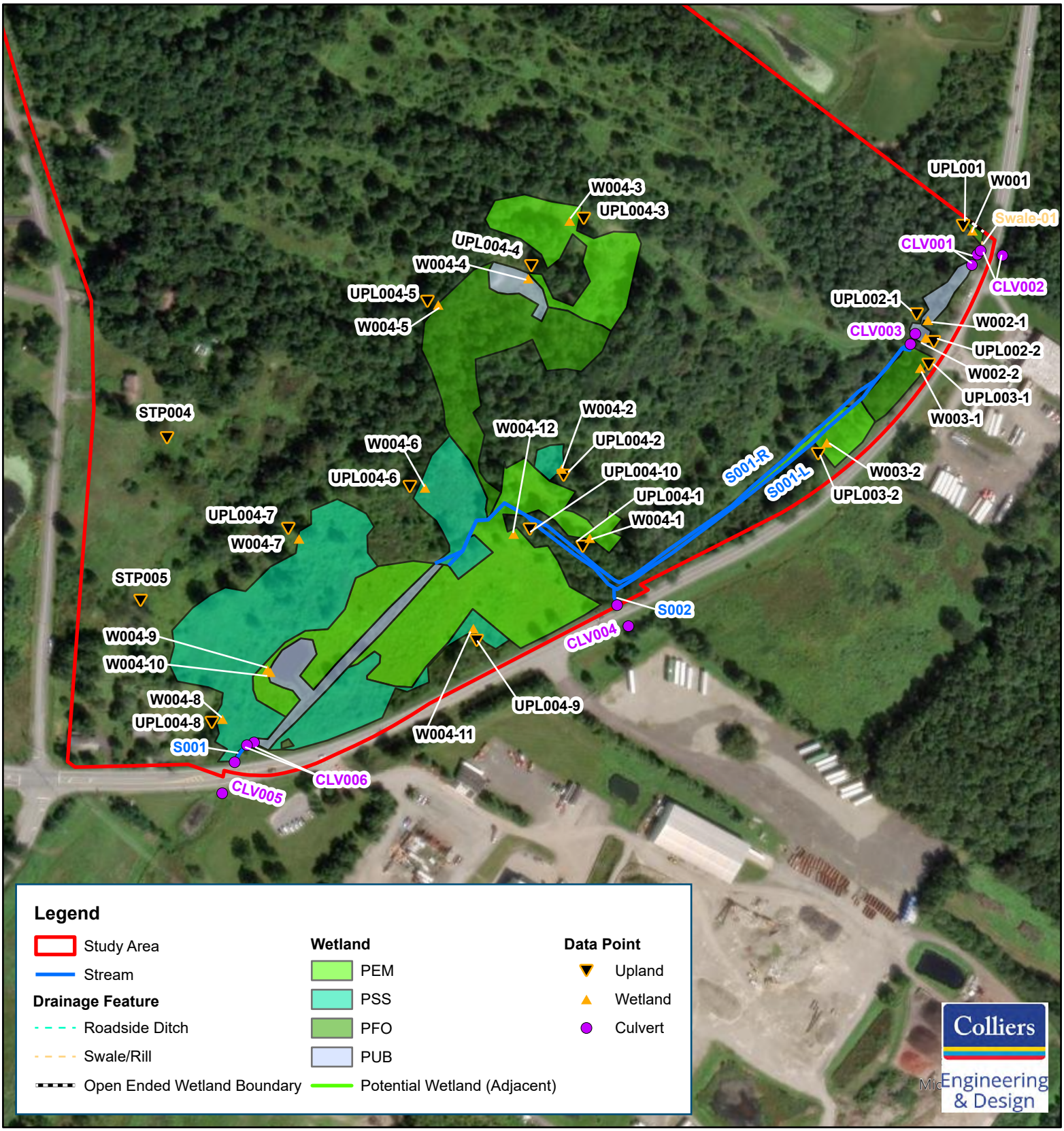
DELINEATED RESOURCES MAP

Fig. 7.1

300 Feet

N

Town of Montgomery, Orange County, New York



RDM Group, LLC
Neelytown Business Park

DELINEATED RESOURCES MAP

Fig. 7.2

300 Feet

N

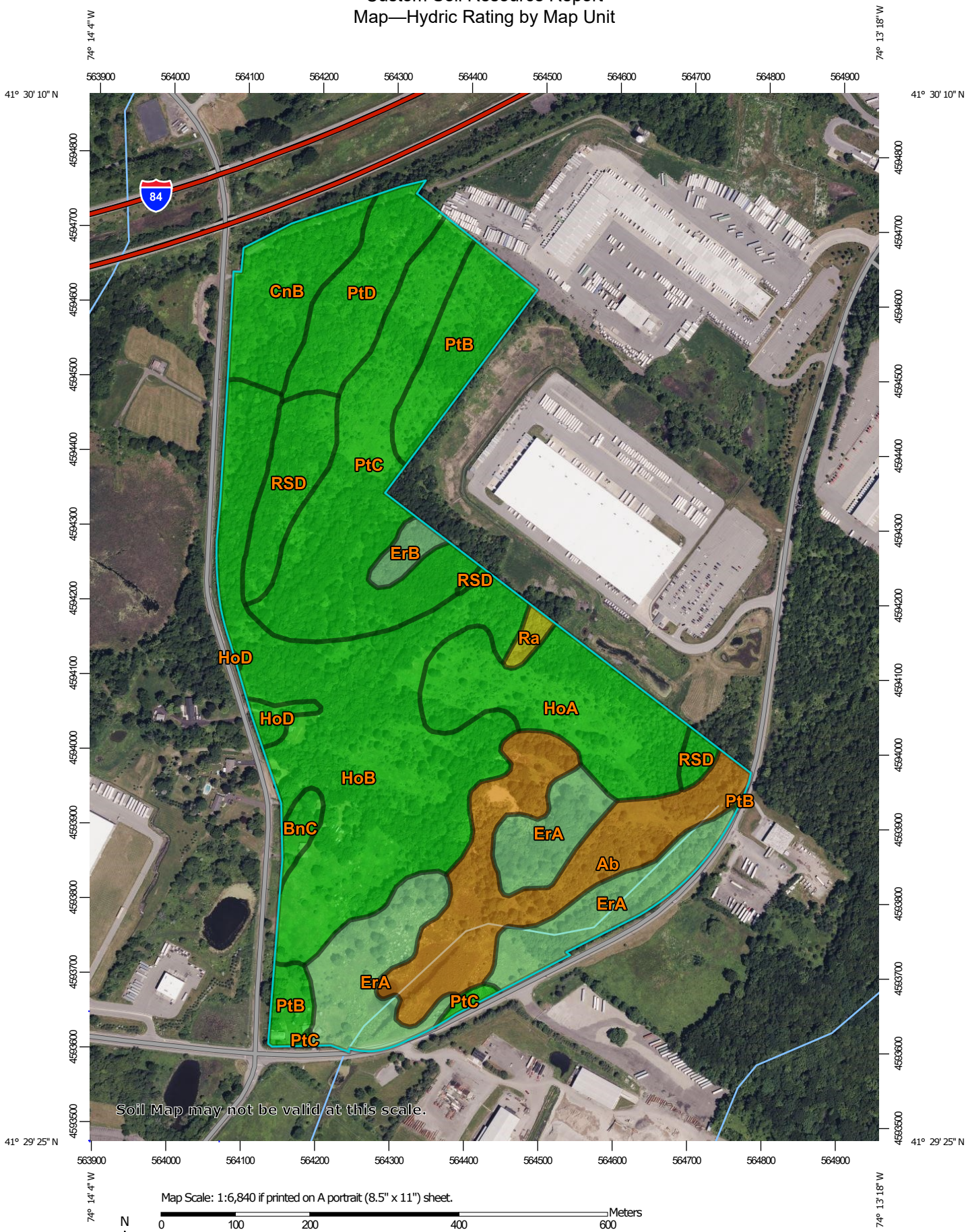
Town of Montgomery, Orange County, New York



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Attachment B | NRCS Hydric Soils Report

Custom Soil Resource Report
Map—Hydric Rating by Map Unit



Map Scale: 1:6,840 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, New York
Survey Area Data: Version 26, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 31, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ab	Alden silt loam	95	13.5	11.9%
BnC	Bath-Nassau channery silt loams, 8 to 15 percent slopes	0	1.0	0.8%
CnB	Chenango gravelly silt loam, 3 to 8 percent slopes	0	6.5	5.7%
ErA	Erie gravelly silt loam, 0 to 3 percent slopes	5	15.1	13.3%
ErB	Erie gravelly silt loam, 3 to 8 percent slopes	5	1.1	1.0%
HoA	Hoosic gravelly sandy loam, 0 to 3 percent slopes	0	11.0	9.7%
HoB	Hoosic gravelly sandy loam, 3 to 8 percent slopes	0	29.3	25.8%
HoD	Hoosic gravelly sandy loam, 15 to 25 percent slopes	0	0.8	0.7%
PtB	Pittsfield gravelly loam, 3 to 8 percent slopes	0	6.8	6.0%
PtC	Pittsfield gravelly loam, 8 to 15 percent slopes	0	16.4	14.5%
PtD	Pittsfield gravelly loam, 15 to 25 percent slopes	0	6.3	5.5%
Ra	Raynham silt loam	65	0.6	0.6%
RSD	Rock outcrop-Nassau complex, hilly	0	5.2	4.5%
Totals for Area of Interest			**113.6**	**100.0%**

Rating Options—Hydric Rating by Map Unit

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

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Attachment C | Representative Photographs



Photo 1: Wetland 1 (W001, PFO). View facing east.



Photo 2: Wetland 1 (W001, PFO). View facing south.



Photo 3: Wetland 2 (W002, PUB). View facing northeast.



Photo 4: Wetland 2 (W002, PUB). View facing south.



Photo 5: Wetland 3 (W003-1, PFO). View facing south.



Photo 6: Wetland 3 (W003-1, PFO). View facing west.



Photo 7: Wetland 3 (W003-2, PEM). View facing northeast.



Photo 8: Wetland 3 (W003-2, PEM). View facing west.



Photo 9: Wetland 4 (W004-1, PEM). View facing north.



Photo 10: Wetland 4 (W004-1, PEM). View facing east.



Photo 11: Wetland 4 (W004-2, PSS). View facing east.



Photo 12: Wetland 4 (W004-2, PSS). View facing south.



Photo 13: Wetland 4 (W004-2, PEM). View facing north.



Photo 14: Wetland 4 (W004-3, PEM). View facing west.



Photo 15: Wetland 4 (W004-4, PUB). View facing southeast.



Photo 16: Wetland 4 (W004-4, PUB). View facing west.



Photo 17: Wetland 4 (W004-5, PFO). View facing south.



Photo 18: Wetland 4 (W004-5, PFO). View facing west.



Photo 19: Wetland 4 (W004-6, PSS). View facing north.



Photo 20: Wetland 4 (W004-6, PSS). View facing east.



Photo 21: Wetland 4 (W004-7, PSS). View facing east.



Photo 22: Wetland 4 (W004-7, PSS). View facing west.



Photo 23: Wetland 4 (W004-8, PSS). View facing north.



Photo 24: Wetland 4 (W004-8, PSS). View facing east.



Photo 25: Wetland 4 (W004-9, PEM). View facing northeast.



Photo 26: Wetland 4 (W004-9, PEM). View facing southwest.



Photo 27: Wetland 4 (W004-10, PUB). View facing northeast.



Photo 28: Wetland 4 (W004-10, PUB). View facing south.



Photo 29: Wetland 4 (W004-11, PSS). View facing north.



Photo 30: Wetland 4 (W004-11, PSS). View facing east.



Photo 31: Wetland 4 (W004-12, PEM). View facing southeast.



Photo 32: Wetland 4 (W004-12, PEM). View facing west.



Photo 33: Stream 1 (S001, intermittent). View downstream, facing west.



Photo 34: Stream 1 (S001, intermittent). View upstream, facing east.



Photo 35: Stream 2 (S002, ephemeral). View downstream, facing north.



Photo 36: Stream 2 (S002, ephemeral). View upstream, facing south.



Photo 37: Ditch-01. View facing west.



Photo 38: Swale-01. View facing northeast.



Photo 39: Swale-02. View facing south.



Photo 40: Representative upland habitat (UPL001). View facing northeast.



Photo 41: Representative upland habitat (UPL002-1). View facing north.



Photo 42: Representative upland habitat (UPL002-2). View facing south.



Photo 43: Representative upland habitat (UPL003-1). View facing east.



Photo 44: Representative upland habitat (UPL003-2). View facing south.



Photo 45: Representative upland habitat (UPL004-1). View facing east.



Photo 46: Representative upland habitat (UPL004-2). View facing south.



Photo 47: Representative upland habitat (UPL004-3). View facing north.



Photo 48: Representative upland habitat (UPL004-4). View facing west.



Photo 49: Representative upland habitat (UPL004-5). View facing east.



Photo 50: Representative upland habitat (UPL004-6). View facing north.



Photo 51: Representative upland habitat (UPL004-7). View facing east.



Photo 52: Representative upland habitat (UPL004-8). View facing west.



Photo 53: Representative upland habitat (UPL004-9). View facing south.



Photo 54: Representative upland habitat (UPL004-10). View facing north.



Photo 55: Representative upland habitat (STP001). View facing east.



Photo 56: Representative upland habitat (STP002). View facing north.



Photo 57: Representative upland habitat (STP003). View facing west.



Photo 58: Representative upland habitat (STP004). View facing west.



Photo 59: Representative upland habitat (STP005). View facing north.



Photo 60: Representative upland habitat (STP006). View facing south.



Photo 61: CLV001, inflow. View facing southwest.



Photo 62: CLV002, outflow. View facing southeast.



Photo 63: CLV003, outflow. View facing southeast.



Photo 64: CLV004, outflow. View facing south.



Photo 65: CLV005, inflow. View facing southeast.



Photo 66: CLV006, inflow (submerged). View facing east.



Photo 67: Potential wetland located outside the eastern boundary of the Study Area. View facing east.

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Attachment D | USACE Determination and Linear WOTUS Data Forms

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/10/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W001

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494825 Long: -74.224054 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 1 (PFO) taken in the southeastern part of the Study Area. Scattered showers at time of sampling.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 5
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 5

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants. Sampling Point: W001

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	75	Yes	FACW
2. *Fraxinus pennsylvanica*	5	No	FACW
3.			
4.			
5.			
6.			
7.			
	80	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Cornus amomum*	60	Yes	FACW
2. *Lonicera morrowii*	10	No	FACU
3. *Rosa multiflora*	5	No	FACU
4. *Ligustrum vulgare*	5	No	FACU
5.			
6.			
7.			
	80	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Onoclea sensibilis*	20	Yes	FACW
2. *Geum canadense*	5	No	FAC
3. *Carex vesicaria*	5	No	OBL
4. *Lysimachia nummularia*	5	No	FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	165	x 2 =	330
FAC species	5	x 3 =	15
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	195 (A)		430 (B)

Prevalence Index = B/A = 2.21

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

X 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present. Adventitious roots observed on trees.

SOIL

Sampling Point W001

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/2	95	10YR 5/8	5	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- X Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 6

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/10/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL001

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Slight downslope Local relief (concave, convex, none): Concave Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.49485 Long: -74.225131 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Upland data point representative to W001 taken in the southeastern part of the Study Area. Scattered showers at time of sampling.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL001

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Robinia pseudoacacia*	45	Yes	FACU
2. *Ulmus americana*	20	Yes	FACW
3. *Carya glabra*	5	No	FACU
4. *Fraxinus pennsylvanica*	5	No	FACW
5.			
6.			
7.			
	75	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	15	Yes	FAC
2. *Cornus amomum*	10	Yes	FACW
3. *Rubus occidentalis*	5	No	UPL
4. *Ligustrum vulgare*	5	No	FACU
5.			
6.			
7.			
	35	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	25	Yes	FACU
2. *Microstegium vimineum*	20	Yes	FAC
3. *Phalaris arundinacea*	5	No	FACW
4. *Alliaria petiolata*	5	No	FACU
5. *Geum canadense*	5	No	FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	40	x 3 =	120
FACU species	85	x 4 =	340
UPL species	5	x 5 =	25
Column Totals:	170 (A)		565 (B)

Prevalence Index = B/A = 3.32

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL001

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/10/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W002-1

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.949261 Long: -74.22443 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: PUBHx

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil Yes, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 2 (PUB) taken in the southeastern part of the Study Area. Scattered showers at time of sampling. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 6
Water Table Present?	Yes X	No ____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W002-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra*	15	Yes	FACU
2. *Ulmus americana*	10	Yes	FACW
3. *Juniperus virginiana*	10	Yes	FACU
4. *Carya glabra*	5	No	FACU
5.			
6.			
7.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	20	Yes	FAC
2. *Lonicera morrowii*	5	No	FACU
3. *Rosa multiflora*	5	No	FACU
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	50	Yes	FACW
2. *Symphyotrichum lateriflorum*	5	No	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	55	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	60	x 2 =	120
FAC species	25	x 3 =	75
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	125 (A)		355 (B)

Prevalence Index = B/A = 2.84

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W002-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-6	10YR 3/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- X Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 6

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present. Soils are inundated and problematic due to 6" of standing water at time of sampling.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/10/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL002-1

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Relatively flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494293 Long: -74.224524 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Representiave upland point for W002 taken in the southeastern part of the Study Area. Scattered showers at time of sampling.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL002-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra*	40	Yes	FACU
2. *Carya glabra*	25	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	65	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	10	Yes	FAC
2. *Cornus florida*	10	Yes	FACU
3. *Rosa multiflora*	10	Yes	FACU
4. *Ligustrum vulgare*	5	No	FACU
5.			
6.			
7.			
	35	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	5	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	95	x 4 =	380
UPL species	0	x 5 =	0
Column Totals:	105 (A)		410 (B)

Prevalence Index = B/A = 3.90

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point UPL002-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 5/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 6

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/13/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W002-2

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.94915 Long: -74.224449 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: R5UBH

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil Yes, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Additional data point for Wetland 2 (PUB) taken in the southeastern part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 2
Water Table Present?	Yes X	No ____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W002-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	15	Yes	FAC
2. *Lonicera morrowii*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	10	Yes	FACW
2. *Carex stricta*	10	Yes	OBL
3. *Lythrum salicaria*	5	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	15	x 1 =	15
FACW species	20	x 2 =	40
FAC species	15	x 3 =	45
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	55 (A)		120 (B)

Prevalence Index = B/A = 2.18

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W002-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- X Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 6

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present. Soils are inundated and problematic due to 2" of standing water at time of sampling.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/13/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL002-2

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): slight downslope Local relief (concave, convex, none): concave Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494118 Long: -74.22438 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Additional representiave upland point for W002 taken in the southeastern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL002-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	40	Yes	FAC
2. *Lonicera morrowii*	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	50	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	15	Yes	FACU
2. *Alliaria petiolata*	2	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	17	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	40	x 3 =	120
FACU species	27	x 4 =	108
UPL species	0	x 5 =	0
Column Totals:	77 (A)		248 (B)

Prevalence Index = B/A = 3.22

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point UPL002-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock, roots

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/10/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W003-1

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.493959 Long: -74.224495 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 3 (PFO) taken in the southeastern part of the Study Area. Scattered showers at time of sampling.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 1
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants. Sampling Point: W003-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	65	Yes	FAC
2. *Fraxinus pennsylvanica*	10	No	FACW
3. *Ulmus americana*	10	No	FACW
4.			
5.			
6.			
7.			
	85	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera morrowii*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	75	Yes	FACW
2. *Onoclea sensibilis*	5	No	FACW
3. *Solidago rugosa*	5	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	85	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	75	x 3 =	225
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	180 (A)		445 (B)

Prevalence Index = B/A = 2.47

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W003-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1	99	7.5YR 5/8	1	C	PL	Loamy/Clayey	Prominent redox concentrations
6-13	10YR 3/1	75	7.5YR 5/8	25	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 13

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/10/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL003-1

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.793976 Long: -74.224424 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Upland data point representative to W003 (PFO) taken in the southeastern part of the Study Area near roadside of Neelytown Rd. Scattered showers at time of sampling.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL003-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	35	Yes	FAC
2. *Carya glabra*	10	No	FACU
3. *Ulmus americana*	10	No	FACW
4.			
5.			
6.			
7.			
	55	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	40	Yes	FACW
2. *Artemisia vulgaris*	20	Yes	UPL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Toxicodendron radicans*	5	Yes	FAC
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	40	x 3 =	120
FACU species	10	x 4 =	40
UPL species	20	x 5 =	100
Column Totals:	120 (A)		360 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

_X_ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL003-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 6

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/11/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W003-2

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.49349 Long: -74.225281 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 3 (PEM) taken in the southeastern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 0
Water Table Present?	Yes X	No ____	Depth (inches): 1
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants. Sampling Point: W003-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	20	Yes	FAC
2. *Juniperus virginiana*	15	Yes	FACU
3. *Carya glabra*	5	No	FACU
4.			
5.			
6.			
7.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera morrowii*	5	Yes	FACU
2. *Rosa multiflora*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Lythrum salicaria*	25	Yes	OBL
2. *Carex stricta*	20	Yes	OBL
3. *Phalaris arundinacea*	15	No	FACW
4. *Solidago altissima*	15	No	FACU
5. *Symphyotrichum lateriflorum*	10	No	FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	85	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	45	x 1 =	45
FACW species	15	x 2 =	30
FAC species	30	x 3 =	90
FACU species	45	x 4 =	180
UPL species	0	x 5 =	0
Column Totals:	135 (A)		345 (B)

Prevalence Index = B/A = 2.56

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W003-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	95	7.5YR 5/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations
6-8	10YR 3/2	85	10YR 6/8	10	C	M	Loamy/Clayey	Prominent redox concentrations
			2.5Y 7/1	5	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/10/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL003-2

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.493414 Long: -74.225353 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Upland data point representative to W003 (PEM) taken in the southeastern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL003-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	15	Yes	FAC
2. *Ulmus americana*	15	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera morrowii*	45	Yes	FACU
2. *Rhus glabra*	10	No	UPL
3.			
4.			
5.			
6.			
7.			
	55	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	75	Yes	FACU
2. *Phalaris arundinacea*	10	No	FACW
3. *Euthamia graminifolia*	5	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	25	x 2 =	50
FAC species	20	x 3 =	60
FACU species	120	x 4 =	480
UPL species	10	x 5 =	50
Column Totals:	175 (A)		640 (B)

Prevalence Index = B/A = 3.66

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point UPL003-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					Loamy/Clayey	
10-13	10YR 3/2	85	10YR 6/8	8	C	M	Loamy/Clayey	Prominent redox concentrations
			2.5Y 7/1	7	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 13

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/11/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-1

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492894 Long: -74.22727 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Upland data point representative to W004 (PEM) taken in the southern part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Carya glabra*	10	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Cornus amomum*	20	Yes	FACW
2. *Rosa multiflora*	5	No	FACU
3. *Rubus occidentalis*	5	No	UPL
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	70	Yes	FACW
2. *Solidago altissima*	15	No	FACU
3. *Onoclea sensibilis*	10	No	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	0	x 3 =	0
FACU species	30	x 4 =	120
UPL species	5	x 5 =	25
Column Totals:	135 (A)		345 (B)

Prevalence Index = B/A = 2.56

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	100					Loamy/Clayey	
8-16	10YR 3/2	95	7.5YR 5/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 16

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/11/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-1

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492834 Long: -74.227329 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: R5UBH

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Upland data point representative to W004 (PEM) taken in the southern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	15	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	15	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rosa multiflora*	20	Yes	FACU
2. *Cornus racemosa*	15	Yes	FACW
3. *Lonicera morrowii*	10	No	FACU
4. *Rubus occidentalis*	10	No	UPL
5. *Rhamnus cathartica*	5	No	FAC
6.			
7.			
	60	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	75	Yes	FACU
2. *Phalaris arundinacea*	10	No	FACW
3. *Alliaria petiolata*	2	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	87	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	5	x 3 =	15
FACU species	107	x 4 =	428
UPL species	10	x 5 =	50
Column Totals:	162 (A)		573 (B)

Prevalence Index = B/A = 3.54

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point UPL004-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	100					Loamy/Clayey	
8-10	10YR 3/2	80	10YR 6/8	10	C	PL	Loamy/Clayey	Prominent redox concentrations
			2.5Y 7/1	10	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/11/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-2

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Relatively flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.49333 Long: -74.227504 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Upland data point representative to W004 (PSS) taken in the southern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- X Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	5	Yes	FACW
2. *Juniperus virginiana*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Cornus amomum*	65	Yes	FACW
2. *Rhamnus cathartica*	30	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	95	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	10	Yes	FACW
2. *Epilobium coloratum*	5	Yes	OBL
3. *Solidago altissima*	5	Yes	FACU
4. *Solidago rugosa*	5	Yes	FAC
5. *Euthamia graminifolia*	5	Yes	FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 77.8% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	80	x 2 =	160
FAC species	40	x 3 =	120
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	135 (A)		325 (B)

Prevalence Index = B/A = 2.41

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					Loamy/Clayey	
2-8	10YR 3/2	80	10YR 6/8	10	C	M	Loamy/Clayey	Prominent redox concentrations
			2.5Y 7/1	10	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/11/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-2

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Slight downslope Local relief (concave, convex, none): Concave Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.493283 Long: -74.227488 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Upland data point representative to W004 (PSS) taken in the southern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	10	Yes	FACW
2. *Ulmus americana*	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	70	Yes	FAC
2. *Quercus palustris*	10	No	FACW
3.			
4.			
5.			
6.			
7.			
	80	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	20	Yes	FACU
2. *Carex stricta*	5	Yes	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	30	x 2 =	60
FAC species	70	x 3 =	210
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	125 (A)		355 (B)

Prevalence Index = B/A = 2.84

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL004-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					Loamy/Clayey	
10-11	10YR 3/2	80	10YR 6/8	10	C	M	Loamy/Clayey	Prominent redox concentrations
			2.5Y 7/1	10	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 11

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

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U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/11/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-3

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494894 Long: -74.22743 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PEM) taken in the central part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	85	Yes	FACW
2. *Lythrum salicaria*	10	No	OBL
3. *Erigeron annuus*	3	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	98 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	85	x 2 =	170
FAC species	0	x 3 =	0
FACU species	3	x 4 =	12
UPL species	0	x 5 =	0
Column Totals:	98 (A)		192 (B)

Prevalence Index = B/A = 1.96

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/1	95	7.5YR 5/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

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Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/11/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-3

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Slight downslope Local relief (concave, convex, none): Concave Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494903 Long: -74.227312 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PEM) taken in the central part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	20	Yes	FAC
2. *Cornus amomum*	20	Yes	FACW
3. *Rubus occidentalis*	5	No	UPL
4.			
5.			
6.			
7.			
	45 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	90	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	20	x 3 =	60
FACU species	90	x 4 =	360
UPL species	5	x 5 =	25
Column Totals:	135 (A)		485 (B)

Prevalence Index = B/A = 3.59

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL004-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	2.5Y 4/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-4

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494531 Long: -74.227778 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil Yes, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PUB) taken in the central part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- X Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 8
Water Table Present?	Yes X	No ____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-4

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Acer rubrum*	5	Yes	FAC
2. *Cephalanthus occidentalis*	5	Yes	OBL
3. *Rosa multiflora*	5	Yes	FACU
4.			
5.			
6.			
7.			
	15 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Carex stricta*	15	Yes	OBL
2. *Lythrum salicaria*	10	Yes	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30
FACW species	0	x 2 =	0
FAC species	5	x 3 =	15
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	40 (A)		65 (B)

Prevalence Index = B/A = 1.63

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- X Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- X Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock, roots

Depth (inches): 6

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present. Soils were inundated by at least 8" of standing water at time of sampling.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-4

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Berm Local relief (concave, convex, none): Concave Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494605 Long: -74.227753 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PUB) taken in the central part of the Study Area. Area is represented by NYSDEC as Freshwater Informational Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-4

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	85	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	85	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	30	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	85	x 3 =	255
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	125 (A)		395 (B)

Prevalence Index = B/A = 3.16

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL004-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-5

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): toe-of-slope Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494367 Long: -74.228535 Datum: NAD83

Soil Map Unit Name: HoB-Hoosic gravelly sandy loam, 3 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PFO) taken in the central part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-5

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	50	Yes	FACW
2. *Acer rubrum*	20	Yes	FAC
3. *Ulmus americana*	10	No	FACW
4.			
5.			
6.			
7.			
	80	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Acer rubrum*	15	Yes	FAC
2. *Cornus florida*	10	Yes	FACU
3. *Cornus amomum*	5	No	FACW
4. *Rhamnus cathartica*	5	No	FAC
5.			
6.			
7.			
	35	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Onoclea sensibilis*	10	Yes	FACW
2. *Carex stricta*	5	Yes	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	75	x 2 =	150
FAC species	40	x 3 =	120
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	130 (A)		315 (B)

Prevalence Index = B/A = 2.42

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 3/2	85	7.5YR 4/6	15	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 9

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-5

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.494382 Long: -74.228625 Datum: NAD83

Soil Map Unit Name: HoB-Hoosic gravelly sandy loam, 3 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PFO) taken in the central part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-5

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	70	Yes	FACW
2. *Ulmus americana*	10	No	FACW
3. *Carya glabra*	5	No	FACU
4.			
5.			
6.			
7.			
	85	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Carya glabra*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Euthamia graminifolia*	5	Yes	FAC
2. *Solidago rugosa*	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	10	x 3 =	30
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	100 (A)		230 (B)

Prevalence Index = B/A = 2.30

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL004-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	2.5Y 5/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-6

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.493214 Long: -74.228651 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil Yes , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PSS) taken in the south-central part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- X Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 9
Water Table Present?	Yes X	No ____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-6

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	20	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Acer rubrum*	50	Yes	FAC
2. *Cornus amomum*	30	Yes	FACW
3. *Cephalanthus occidentalis*	5	No	OBL
4.			
5.			
6.			
7.			
	85	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Lythrum salicaria*	40	Yes	OBL
2. *Carex stricta*	25	Yes	OBL
3. *Carex vesicaria*	10	No	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	75	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	80	x 1 =	80
FACW species	50	x 2 =	100
FAC species	50	x 3 =	150
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	180 (A)		330 (B)

Prevalence Index = B/A = 1.83

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- X Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 6

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present. Soils were inundated by at least 9" of standing water at time of sampling.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-6

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.493215 Long: -74.228777 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PSS) taken in the south-central part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- X Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-6

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	20	Yes	FACW
2. *Carya glabra*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	25	Yes	FAC
2. *Viburnum dentatum*	15	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	40	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	30	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	40	x 3 =	120
FACU species	35	x 4 =	140
UPL species	0	x 5 =	0
Column Totals:	95 (A)		300 (B)

Prevalence Index = B/A = 3.16

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL004-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 7

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-7

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492895 Long: -74.229708 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PSS) taken in the western part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-7

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	20	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Viburnum dentatum*	40	Yes	FAC
2. *Quercus palustris*	20	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	60	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Carex stricta*	10	Yes	OBL
2. *Symphyotrichum lateriflorum*	10	Yes	FAC
3. *Solidago rugosa*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	40	x 2 =	80
FAC species	60	x 3 =	180
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		270 (B)

Prevalence Index = B/A = 2.45

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	2.5Y 5/2	90	7.5YR 5/8	10	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock, roots

Depth (inches): 8

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-7

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492953 Long: -74.229797 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PSS) taken in the western part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-7

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	25	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rubus occidentalis*	40	Yes	UPL
2. *Viburnum dentatum*	5	No	FAC
3. *Rhamnus cathartica*	5	No	FAC
4.			
5.			
6.			
7.			
	50	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	40	Yes	FACU
2. *Symphyotrichum lateriflorum*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	50	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	25	x 2 =	50
FAC species	20	x 3 =	60
FACU species	40	x 4 =	160
UPL species	40	x 5 =	200
Column Totals:	125 (A)		470 (B)

Prevalence Index = B/A = 3.76

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point UPL004-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	2.5Y 5/2	90	7.5YR 5/8	10	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-8

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.212

Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.49176 Long: -74.230355 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PSS) taken in the southwestern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-8

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	15	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	15	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Cornus amomum*	65	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	65	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Onoclea sensibilis*	30	Yes	FACW
2. *Phragmites australis*	10	Yes	FACW
3. *Solidago altissima*	10	Yes	FACU
4. *Symphyotrichum lateriflorum*	10	Yes	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 83.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	105	x 2 =	210
FAC species	25	x 3 =	75
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	140 (A)		325 (B)

Prevalence Index = B/A = 2.32

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 4/2	95	7.5YR 5/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations
11-13	2.5Y 5/2	40	7.5YR 6/8	40	C	PL	Loamy/Clayey	Prominent redox concentrations
			10YR 4/2	20	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 13

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-8

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.212

Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.491731 Long: -74.230443 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation Yes, Soil Yes, or Hydrology Yes significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PSS) taken in the southwestern part of the Study Area. Area has been disturbed by private property landowner.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-8

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	15	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	15	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Poa pratensis*	80	Yes	FACU
2. *Symphyotrichum lateriflorum*	10	No	FAC
3. *Solidago altissima*	10	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	25	x 3 =	75
FACU species	90	x 4 =	360
UPL species	0	x 5 =	0
Column Totals:	115 (A)		435 (B)

Prevalence Index = B/A = 3.78

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point UPL004-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/2	95	7.5YR 5/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-9

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492071 Long: -74.229976 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PEM) taken in the southern part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-9

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Cornus amomum*	10	Yes	FACW
2. *Cephalanthus occidentalis*	5	Yes	OBL
3.			
4.			
5.			
6.			
7.			
	15 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Phragmites australis*	75	Yes	FACW
2. *Carex vesicaria*	15	No	OBL
3. *Scirpus cyperinus*	5	No	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	25	x 1 =	25
FACW species	85	x 2 =	170
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		195 (B)

Prevalence Index = B/A = 1.77

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	N 4/	95	7.5YR 5/8	5	C	PL	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Roots

Depth (inches): 9

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region** See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-10

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492071 Long: -74.229976 Datum: NAD83

Soil Map Unit Name: ErA-Erie gravelly silt loam, 0 to 3 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil Yes, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PUB) taken in the southern part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 8
Water Table Present?	Yes X	No ____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-10

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Cephalanthus occidentalis*	10	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
	10 =Total Cover		
Herb Stratum (Plot size: 5')			
1. *Phragmites australis*	5	Yes	FACW
2. *Carex vesicaria*	5	Yes	OBL
3. *Scirpus cyperinus*	5	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	15 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	5	x 2 =	10
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	25 (A)		30 (B)

Prevalence Index = B/A = 1.20

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- X Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rocks, roots

Depth (inches): 6

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present. Soils were inundated by at least 8" of standing water at time of sampling.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-11

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): slight downslope Local relief (concave, convex, none): concave Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492326 Long: -74.228248 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PSS) taken in the southern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: W004-11

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juniperus virginiana*	5	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	70	Yes	FAC
2. *Cornus amomum*	10	No	FACW
3. *Crataegus punctata*	5	No	UPL
4.			
5.			
6.			
7.			
	85	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Carex stricta*	10	Yes	OBL
2. *Epilobium coloratum*	5	Yes	OBL
3. *Symphyotrichum lateriflorum*	5	Yes	FAC
4. *Solidago altissima*	5	Yes	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	15	x 1 =	15
FACW species	10	x 2 =	20
FAC species	75	x 3 =	225
FACU species	10	x 4 =	40
UPL species	5	x 5 =	25
Column Totals:	115 (A)		325 (B)

Prevalence Index = B/A = 2.83

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	90	7.5YR 5/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations
			2.5Y 5/2	5	D	PL		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Roots

Depth (inches): 8

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-9

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): slight downslope Local relief (concave, convex, none): concave Slope %: 5

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492243 Long: -74.228221 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PSS) taken in the southern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-9

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juniperus virginiana*	20	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	25	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	50	Yes	FACU
2. *Epilobium coloratum*	5	No	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	55	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	0	x 2 =	0
FAC species	25	x 3 =	75
FACU species	70	x 4 =	280
UPL species	0	x 5 =	0
Column Totals:	100 (A)		360 (B)

Prevalence Index = B/A = 3.60

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point UPL004-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 4/2	100					Loamy/Clayey	
9-10	10YR 4/2	95	10YR 6/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 10

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region** See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: W004-12

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492921 Long: -74.227908 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Data point for Wetland 4 (PEM) taken in the southern part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants. Sampling Point: W004-12

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	25	Yes	FACW
2. *Acer rubrum*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	35	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	5	Yes	FAC
2. *Lonicera morrowii*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	70	Yes	FACW
2. *Euthamia graminifolia*	10	No	FAC
3. *Scirpus cyperinus*	5	No	OBL
4. *Symphyotrichum lateriflorum*	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	95	x 2 =	190
FAC species	30	x 3 =	90
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	135 (A)		305 (B)

Prevalence Index = B/A = 2.26

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point W004-12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	95	7.5YR 5/8	5	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 10

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/12/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: UPL004-10

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.221

Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492944 Long: -74.227772 Datum: NAD83

Soil Map Unit Name: Ab-Alden silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Additional upland data point representative to W004 (PEM) taken in the southern part of the Study Area. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: UPL004-10

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	70	Yes	FACW
2. *Carya ovata*	10	No	FACU
3.			
4.			
5.			
6.			
7.			
	80	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Quercus palustris*	10	Yes	FACW
2. *Rosa multiflora*	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	10	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	80	x 2 =	160
FAC species	0	x 3 =	0
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	110 (A)		280 (B)

Prevalence Index = B/A = 2.55

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point UPL004-10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/2	99	7.5YR 5/8	1	C	PL	Loamy/Clayey	Prominent redox concentrations
10-11	10YR 2/2	95	10YR 4/1	4	D	M	Loamy/Clayey	
			7.5YR 5/8	1	C	PL		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock, roots

Depth (inches): 11

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 10/30/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: STP001

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.496414 Long: -74.226951 Datum: NAD83

Soil Map Unit Name: HoA-Hoosic gravelly sandy loam, 0 to 3 percent slopes NWI classification: PEM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Upland soil test pit taken in the eastern part of the Study Area. Heavy rain during sampling. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: STP001

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Carya glabra*	30	Yes	FACU
2. *Ulmus americana*	15	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	45	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	50	Yes	FAC
2. *Ligustrum vulgare*	10	No	FACU
3. *Lonicera morrowii*	10	No	FACU
4. *Rubus occidentalis*	5	No	UPL
5.			
6.			
7.			
	75	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Geranium robertianum*	25	Yes	FACU
2. *Solidago rugosa*	15	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	65	x 3 =	195
FACU species	75	x 4 =	300
UPL species	5	x 5 =	25
Column Totals:	160 (A)		550 (B)

Prevalence Index = B/A = 3.44

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point STP001

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					Loamy/Clayey	
2-8	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Roots

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 10/30/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: STP002

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.496358 Long: -74.22742 Datum: NAD83

Soil Map Unit Name: Ra-Raynham silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Upland soil test pit taken in the eastern part of the Study Area. Heavy rain during sampling. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants. Sampling Point: STP002

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	15	Yes	FAC
2. *Quercus palustris*	5	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera morrowii*	30	Yes	FACU
2. *Rhamnus cathartica*	25	Yes	FAC
3. *Rubus occidentalis*	15	Yes	UPL
4. *Cornus amomum*	5	No	FACW
5.			
6.			
7.			
	75	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	80	Yes	FACU
2. *Dichanthelium clandestinum*	5	No	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	85	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	40	x 3 =	120
FACU species	110	x 4 =	440
UPL species	15	x 5 =	75
Column Totals:	180 (A)		665 (B)

Prevalence Index = B/A = 3.69

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point STP002

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					Loamy/Clayey	
2-8	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Roots

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

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PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 10/30/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: STP003

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.496457 Long: -74.227114 Datum: NAD83

Soil Map Unit Name: HoA-Hoosic gravelly sandy loam, 0 to 3 percent slopes NWI classification: PEM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Upland soil test pit taken in the eastern part of the Study Area. Heavy rain during sampling. Area is represented by NYSDEC as Informational Freshwater Wetland Mapping

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants. Sampling Point: STP003

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus palustris*	25	Yes	FACW
2. *Carya glabra*	10	Yes	FACU
3. *Morus alba*	5	No	FACU
4.			
5.			
6.			
7.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	25	Yes	FAC
2. *Ligustrum vulgare*	10	Yes	FACU
3. *Viburnum prunifolium*	5	No	FACU
4.			
5.			
6.			
7.			
	40	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	10	Yes	FACU
2. *Phalaris arundinacea*	10	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	20	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	35	x 2 =	70
FAC species	25	x 3 =	75
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	100 (A)		305 (B)

Prevalence Index = B/A = 3.05

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point STP003

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Roots

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/13/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: STP004

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.23

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.493527 Long: -74.230811 Datum: NAD83

Soil Map Unit Name: HoB-Hoosic gravelly sandy loam, 3 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Upland soil test pit taken in the western part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: STP004

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	50	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
	50	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	50	Yes	FAC
2. *Lonicera morrowii*	20	Yes	FACU
3. *Rubus occidentalis*	5	No	UPL
4.			
5.			
6.			
7.			
	75	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Solidago altissima*	10	Yes	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	50	x 1 =	50
FACW species	0	x 2 =	0
FAC species	50	x 3 =	150
FACU species	30	x 4 =	120
UPL species	5	x 5 =	25
Column Totals:	135 (A)		345 (B)

Prevalence Index = B/A = 2.56

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation present.

SOIL

Sampling Point STP004

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Roots

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/13/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: STP005

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-11.23

Landform (hillside, terrace, etc.): relatively flat Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.492502 Long: -74.231037 Datum: NAD83

Soil Map Unit Name: HoB-Hoosic gravelly sandy loam, 3 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No , Soil No , or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
Upland soil test pit taken in the southwestern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology not present.

VEGETATION – Use scientific names of plants.

Sampling Point: STP005

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus tremuloides*	35	Yes	FACU
2. *Acer rubrum*	5	No	FAC
3.			
4.			
5.			
6.			
7.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Populus tremuloides*	35	Yes	FACU
2. *Rosa multiflora*	10	No	FACU
3. *Rubus occidentalis*	10	No	UPL
4.			
5.			
6.			
7.			
	55	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	80	Yes	FACW
2. *Persicaria sagittata*	5	No	OBL
3. *Cirsium arvense*	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	80	x 2 =	160
FAC species	5	x 3 =	15
FACU species	85	x 4 =	340
UPL species	10	x 5 =	50
Column Totals:	185 (A)		570 (B)

Prevalence Index = B/A = 3.08

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point STP005

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	99	10YR 6/8	1	C	PL	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Neelytown Business Park City/County: Montgomery / Orange Co. Sampling Date: 11/13/25

Applicant/Owner: RDM Group, LLC State: NY Sampling Point: STP006

Investigator(s): JCE Section, Township, Range: No PLSS, 36-1-33

Landform (hillside, terrace, etc.): toe-of-slope Local relief (concave, convex, none): none Slope %: 0

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 41.498649 Long: -74.232184 Datum: NAD83

Soil Map Unit Name: HoB-Hoosic gravelly sandy loam, 3 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)
Upland soil test pit taken in the northwestern part of the Study Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology present.

VEGETATION – Use scientific names of plants.

Sampling Point: STP006

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Juglans nigra*	40	Yes	FACU
2. *Quercus palustris*	15	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	55	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rhamnus cathartica*	40	Yes	FAC
2. *Rubus occidentalis*	30	Yes	UPL
3.			
4.			
5.			
6.			
7.			
	70	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Microstegium vimineum*	35	Yes	FAC
2. *Alliaria petiolata*	10	Yes	FACU
3. *Allium schoenoprasum*	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	50	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. N/A			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	75	x 3 =	225
FACU species	55	x 4 =	220
UPL species	30	x 5 =	150
Column Totals:	175 (A)		625 (B)

Prevalence Index = B/A = 3.57

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Wetland vegetation not present.

SOIL

Sampling Point STP006

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 12

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soil not present.

AGENCY DISCLOSURE NOTIFICATION

The public reporting burden for this collection of information, OMB Control Number 0710-0024, is estimated to average 30 minutes per response, including the timefor reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services,at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. **PLEASE DO NOT RETURN YOUR REQUEST TO THE ABOVE EMAIL.**

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcld.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx

Linear Waters of the U.S. Field Classification Form

Whenever an ephemeral stream, intermittent stream, or perennial stream is identified on a project site, use this form to document field observations in support of the field interpreted stream classification.

Stream Feature: Stream S001 **Watershed:** Hudson-Wappinger Watershed (HUC 02020008)

Field Observations (check all that apply and describe if applicable):

☑ Surface water flow within a defined channel Water primarily flows East to West

☑ Presence of Ordinary High Water Mark
(If OHWM is present, place a stake to mark its location) Variable OHWM W=9' OHWM D=5"

☐ Water seeping from banks (or ice along banks in winter)

☑ Channel has a floodplain or observable bankfull bench S001 appears to flood into parts of W003

☐ Presence of fish or macroinvertebrates

☐ Primarily erosive features

☐ Recent sediment deposits or accumulations in channel

☐ Algae growing on bed materials

☑ Rooted plants growing in channel bed reed canary grass

☑ Hydric soils in sides of channel W003 has a linear component at its southwestern end

Provide a detailed description for each (use additional space in remarks section if necessary):

Antecendent weather conditions 31°F, 55%RH, partly cloudy

Position of channel within the drainage basin (high, middle, low)? low

Gradient of the channel (steep, moderately sloping, flat)? relatively flat

Channel morphology (linear/meandering)? fairly linear

Width of channel? Approximately 12' Height of bank? 4"-4'

Interpreted water table position above or below defined channel? Below

Bed materials (provide description of bed materials and indicate if different from surrounding ground surface):
Cobble, leaf litter, woody debris, stones, hydric vegetation

Topographic map designation? ☐ Intermittent ☐ Perennial ☑ Not Mapped

Describe off-site conditions:

Is there development upgradient of channel? Neelytown Rd

Any artificial structures (i.e. culvert, detention basin) regulating flow?
CLV003, 5, and 6

Remarks:

S001 is represented as Riverine by NWI (R5UBH, PEM1Cx) and by NYSDEC as Informational Freshwater Wetland Mapping. S001 receives flow from W002 (PUB) and flows through W003 via CLV003. W003 has a linear component and extends within the channel of S001 for a time. S002 meets with S001 as S001 flows South to North, then East to West, and then diffuses into W004 (PUB). Towards the southwestern end of the Study Area, S001 resumes its channelized flow via CLV006 and exits the Study Area via CLV005.

Based on observations, characterize the stream type (check one):

Ephemeral Stream ☐ Intermittent Stream ☑ Perennial Stream ☐

Project Name: Neelytown Business Park Date of Field Review: 11/11/2025

Project Number: 21000327A Field Reviewer: JCE

Linear Waters of the U.S. Field Classification Form

Whenever an ephemeral stream, intermittent stream, or perennial stream is identified on a project site, use this form to document field observations in support of the field interpreted stream classification.

Stream Feature: Stream S002 **Watershed:** Hudson-Wappinger Watershed (HUC 02020008)

Field Observations (check all that apply and describe if applicable):

☐ Surface water flow within a defined channel_____

☑ Presence of Ordinary High Water Mark
(If OHWM is present, place a stake to mark its location) Variable OHWM W=4' OHWM D=3"

☐ Water seeping from banks (or ice along banks in winter)_____

☐ Channel has a floodplain or observable bankfull bench_____

☐ Presence of fish or macroinvertebrates_____

☐ Primarily erosive features_____

☐ Recent sediment deposits or accumulations in channel_____

☐ Algae growing on bed materials_____

☐ Rooted plants growing in channel bed_____

☐ Hydric soils in sides of channel_____

Provide a detailed description for each (use additional space in remarks section if necessary):

Antecendent weather conditions 31°F, 55%RH, partly cloudy

Position of channel within the drainage basin (high, middle, low)? middle

Gradient of the channel (steep, moderately sloping, flat)? relatively flat

Channel morphology (linear/meandering)? linear

Width of channel? Approximately 7' Height of bank? 2'-3'

Interpreted water table position above or below defined channel? Above

Bed materials (provide description of bed materials and indicate if different from surrounding ground surface):

Leaf litter, woody debris

Topographic map designation? ☐ Intermittent ☐ Perennial ☑ Not Mapped

Describe off-site conditions:

Is there development upgradient of channel? Neelytown Rd

Any artificial structures (i.e. culvert, detention basin) regulating flow?

CLV004

Remarks:

S002 receives flow from CLV004 and meets with S001 as S001 beings flowing South to North.

Based on observations, characterize the stream type (check one):

Ephemeral Stream ☑ Intermittent Stream ☐ Perennial Stream ☐

Project Name: Neelytown Business Park Date of Field Review: 11/11/2025

Project Number: 21000327A Field Reviewer: JCE

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