

**Town of Washington Planning Board  
Wetlands and Watercourse Permit Application**

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Street Address of Project Site: 590 Verbank Rd, Millbrook, NY 12545

Name of Applicant(s): Erratic Holdings, LLC c/o Michael Clark and Wendy Wolf

Address: 604 Verbank Rd, Millbrook, NY 12545

Telephone: 917-601-9704

Name and Address of Record Owner(s): Erratic Holdings, LLC c/o Michael Clark and Wendy Wolf  
604 Verbank Rd, Millbrook, NY 12545

Tax Map Number of all parcels involved in the proposed activity: 135889-6664-00-437473-0000

1) Detailed Description of Proposed Activity: Proposed demolition of existing garage and attached  
cottage structure, a well as renovation and addition to the existing main house structure.  
Limited grading and site work immediately adjacent to the proposed construction.

2) Describe the area of the wetland and/or watercourse or control area in which the work would occur:

Existing pond that is a part of a perennial watercourse

3) Provide the names and addresses of all abutting property owners.

Michael James Clark Trust  
604 Verbank Road  
Millbrook, NY 12545

Robert R. Dyson  
560 Verbank Road  
Millbrook, NY 12545

Alexandra Marshall  
275 South Road  
Millbrook, NY 12545

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- 4) Provide an explanation of why the proposed activity cannot be located at another site, i.e., out of the wetland, watercourse, water body or controlled areas.

The proposed activity is positioned to utilize existing building elements and infrastructure for efficiency. Locating the proposed additions elsewhere on the site would also limit the experience from within the building as it is positioned to fully capture the surrounding habitat - pond, glacial erratic, agricultural lands and rolling hills. Furthermore, relocating the building would required demolition to the existing grassy meadows and orchard.

- 5) Provide a description of the vegetative cover of the area, including dominant species. The description of the vegetative cover of the regulated area shall include the dominant species and their wetland classified status as referred to in *The National List of Plant Species That Occur in Wetlands, New York or Northeast (Region 1)* published by the U.S. Fish and Wildlife Service or the most recent edition.

Grasses, mowed

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- 6) Provide a description of the soil types on the site.

Refer to the included "2021-11-16 590 Verbank Rd - Geotech Report"

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- 7) Provide a map showing all wetlands, watercourses, water bodies and controlled areas on the site under review and within 200 feet of the site boundaries. The Planning Board reserves the right to require land data information for distances of greater than 200 feet based on the Board's assessment of field conditions.

**During 6/17/22 call, civil stated their drawings were sufficient for these requirements**

- 8) Provide a map at a scale no greater than one inch equals 50 feet (1" = 50') and containing contour

intervals of one (1) foot or less in the regulated area showing the area of wetland or watercourse directly or indirectly affected, with the location of the proposed activity thereon.

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- 9) Provide a Short Form Environmental Assessment Form. The Planning Board reserves the right to require the applicant to prepare a Long Form EAF after the initial review of an application.

- 10) Provide maps and information as follows:

- a) Ground water table elevations indicating depth to ground water, direction of flow and hydrologic connections with surface water features.
- b) Location of the construction area and area proposed to be disturbed, and its relation to property lines, roads, buildings, regulated areas within a minimum of two-hundred (200) feet or such other distance as determined by the Planning Board.
- c) Applications affecting the water retention capacity, water flow, or other drainage characteristics of any wetland, watercourse or water body shall include a statement of the impact of the project on upstream and downstream areas giving appropriate consideration to flood and drought levels and the amount of rainfall.
- d) Where creation of a lake or pond is proposed, details of the construction of any dams, embankments, outlets or other water control devices and an analysis of the wetland hydrologic system including seasonal water fluctuation, inflow/outflow calculations and subsurface soil, geology and groundwater conditions.
- e) Locations and specifications for any proposal to drain, fill, grade, dredge and clear vegetation, including areas and quantities proposed for deposition or removal, the procedures to be used and dominant species of vegetation to be removed.
- f) Locations and details of any existing and proposed storm water drainage facilities, including any point discharges, artificial inlets, or other conveyances which would discharge into regulated areas, and measures proposed to control erosion both during and after the proposed work including a schedule for installation and maintenance for such measures.
- g) An analysis of hydrologic systems located within and connected to the regulated areas and a narrative to explain how the regulated areas will be affected by the proposed action including water retention capacity, water flow and drainage characteristics. Applications for projects affecting the water-retention capacity, water flow, or other drainage characteristics of any pond, lake, reservoir, natural drainage system, or wetland shall include a statement and numerical calculations of the impact of the project on upstream and downstream areas, giving appropriate consideration of other than normal levels of watercourses and amounts of rainfall, specifically the 100-year storm event.

**During 6/17/22 call, civil stated their drawings were sufficient for these requirements**

- 11) Attach a letter of determination from the United States Army Corps of Engineers that the wetlands and watercourses are not subject to regulation under Section 404 of the Federal Clean Water Act, or a copy of a 404 permit application. If area is governed by NYSDEC or USACE, then copy of applicable letter from the oversight agency is required.

- Based on previous conversations with building/zoning dept, understand this happens as part of**  
 12) Identify any requested waivers from the information requirements herein. **submittal process.**

- 13) Property Data for All Applications:

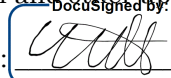
- a) Attach a copy of the current deed and any easements affecting the property to this application.
- b) Are there agricultural and/or forestry exemptions affecting the property?  
 No ☒ Yes \_\_\_\_\_. If yes, please list in detail:

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The signature of the Owner or Agent of the Owner below shall mean that the applicant is familiar with and will comply with the requirements of the Town Wetland and Watercourse Law and any amendments therein and other appropriate Town ordinances and regulations.

Applicant Signature: \_\_\_\_\_

  
DocuSigned By:  
085EF0F6FB7041D...

Date: 6/20/2022 \_\_\_\_\_