

**Memorandum:**

To: Town of Washington Planning Board  
From: Steve Marino, PWS  
Date: 7/1/22  
Subject: Wolf/Clark Wetlands Permit (590 Verbank Road)

As the Town's retained Wetland Consultant, I have reviewed the submission of the Wetlands Permit Application for the subject property in accordance with the Town's Wetlands and Watercourse Law (Town Code Section 396, adopted 2011). I did a site walk of the property on June 24, 2022 and have the following comments:

1. The wetland delineation as depicted on the site plans is accurate and meets the criteria of the Town Code.
2. The existing wetland and watercourse as depicted meet the criteria of the Town as being regulated wetland and watercourse features. These resources are also regulated by the Army Corps of Engineers as Waters of the US. The wetland is not regulated by the New York State DEC, but the watercourse is considered a Class B stream, and activities within the bed and banks of such a feature would require an Article 15 permit from the State. No such activity is proposed at this time.
3. The application and plans as submitted generally meet the criteria of the Code for completeness with one exception. The site plans do not show the 100 foot regulated buffer line from the flagged wetland boundary. This is required for a complete application so that substantive review of the project can begin.

I also have a couple of preliminary substantive comments which should be considered as the review proceeds.

1. The current development of the property includes the mowing of the grass between the existing residence and the pond/watercourse right up to the water's edge. A mitigation/landscaping plan which includes the use of low maintenance native plants and shrubs should be provided as part of a plan to enhance the existing buffer and improve the health and habitat value of the pond.
2. On an initial reading of the site plans, it appears that the current proposal is to collect runoff from the various roofs and impervious areas and discharge it directly to the pond at two locations. This is not an acceptable practice; some provision for the capture and treatment of the runoff before discharge should be made. Infiltrators, dry wells, vegetated swales and rain gardens are all practices that could be considered.

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# Tim Miller Associates, Inc.

3. The plan set that I received doesn't include an erosion control plan and construction sequence. This should be considered as part of the next submission.

That is the extent of my comments at this time. Please let me know if the Board has any questions about my comments at this time. I look forward to reviewing the project once all the necessary information has been submitted and moving forward with this process.