

LAND INVENTORY REPORT

SUBDIVISION REGULATIONS SECTION 42(P)

Prepared for

PROPOSED CLEAR SUBDIVISION

Located at

515 Woodstock Road
Town of Washington, NY

Date: July 23, 2024

Prepared for submission to

Town of Washington Planning Board

10 Reservoir Drive
Millbrook, NY 12545

Prepared by:



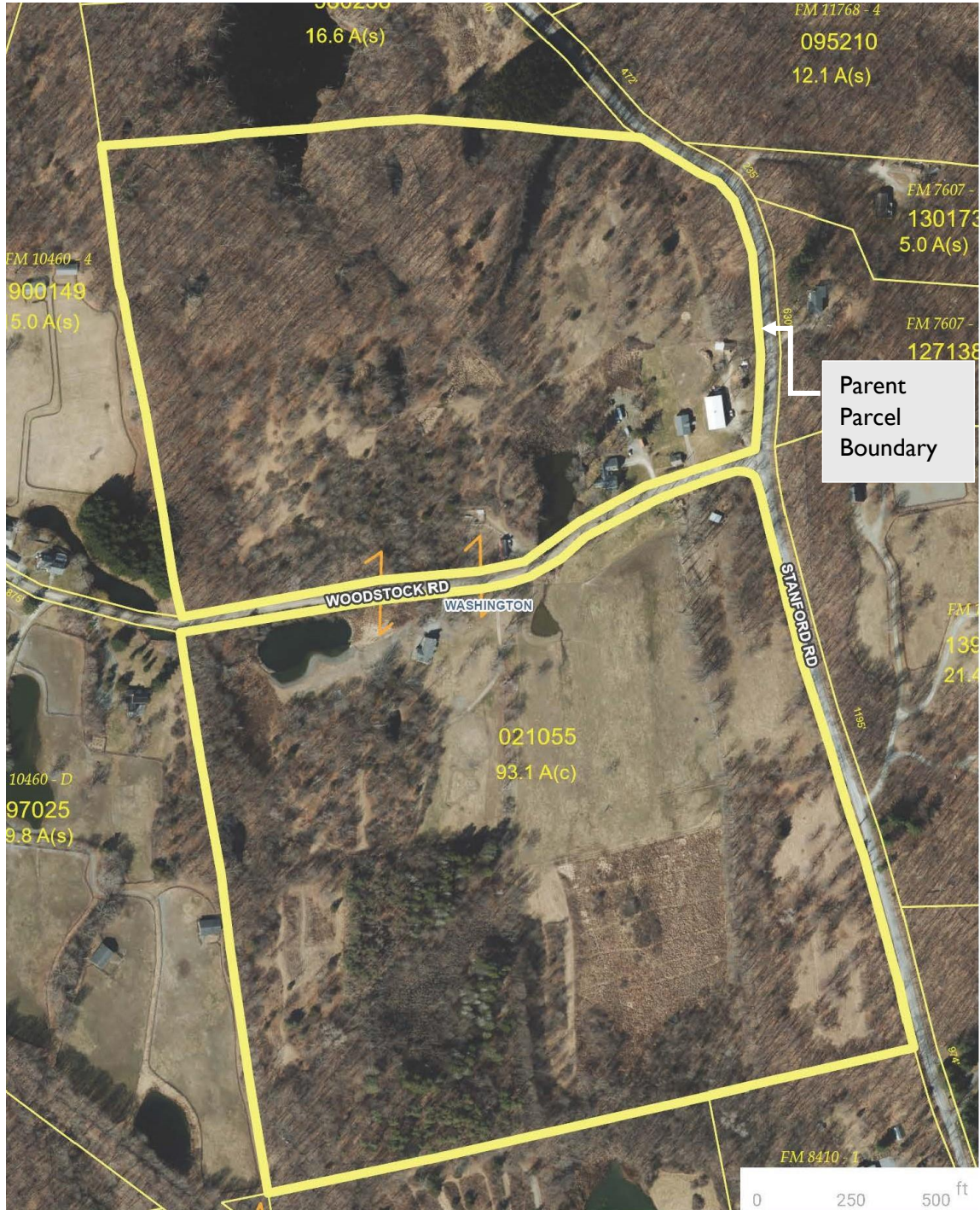
Introduction:

This Land Inventory Report is submitted pursuant to the requirements of Town of Washington Subdivision Regulations section 42 (p). This section requires that an applicant for subdivision approval provide the Planning Board with information about certain specified natural features of land to be subdivided at the outset of the review process.

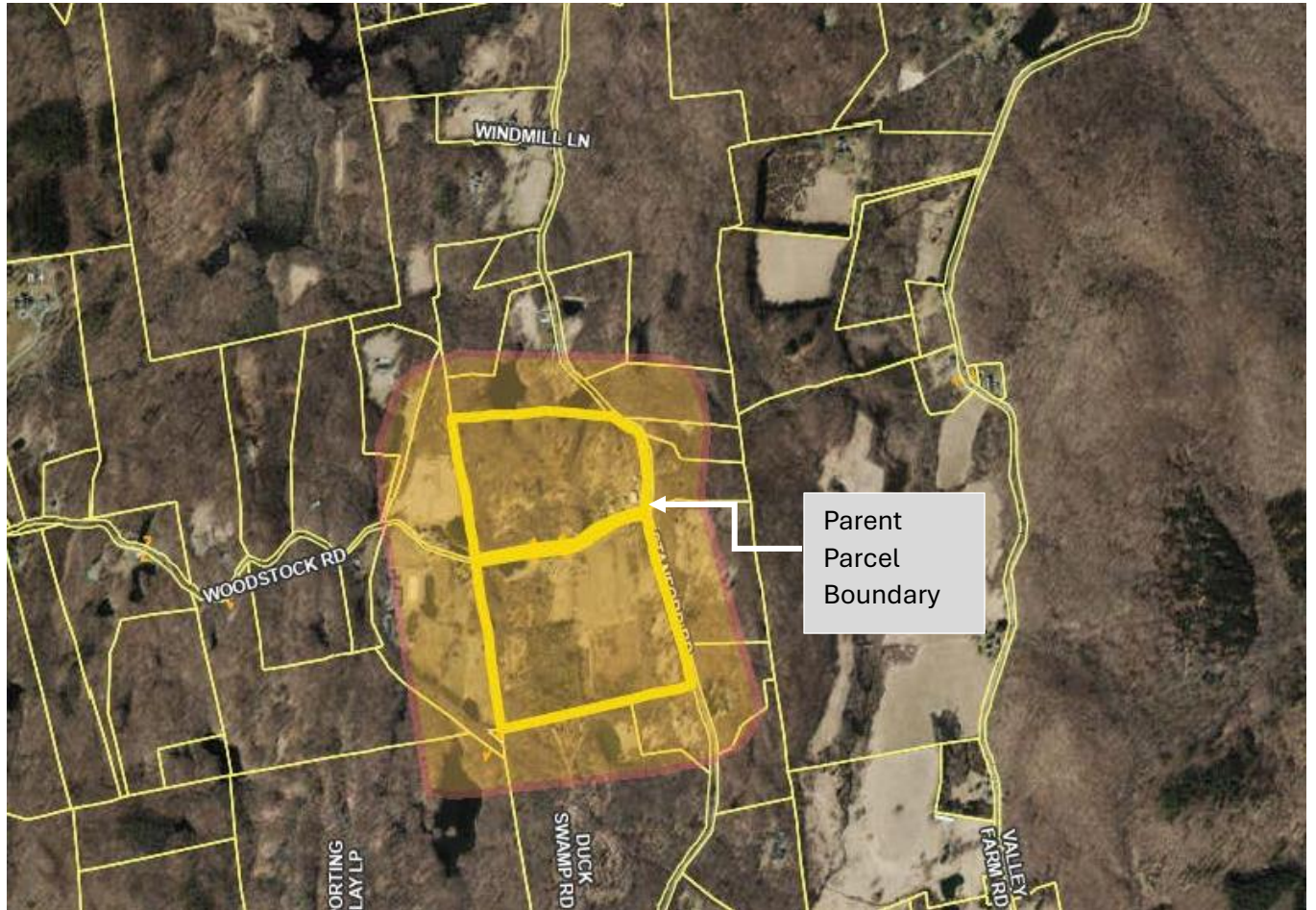
Additional information and analysis regarding the natural features discussed in this Report is provided in other reports submitted as part of the application. These Reports include: Wetland Delineation and Report and Habitat and Biodiversity Report performed and prepared by Michael Fishman of Edgewood Environmental Consulting, LLC; Full Environmental Assessment Form with attachments; Natural Resource Inventory (NRI) Analysis; and Open Space Development Report (Town Zoning section 340 (2) and Subdivision Regulations 60.2).

Clear Subdivision: Existing Property Information

Parcel No. 135889-6766-00-021055-0000
Parcel Size: 90.87 acres
Parcel Location: 515 Woodstock Road, Town of Washington, NY

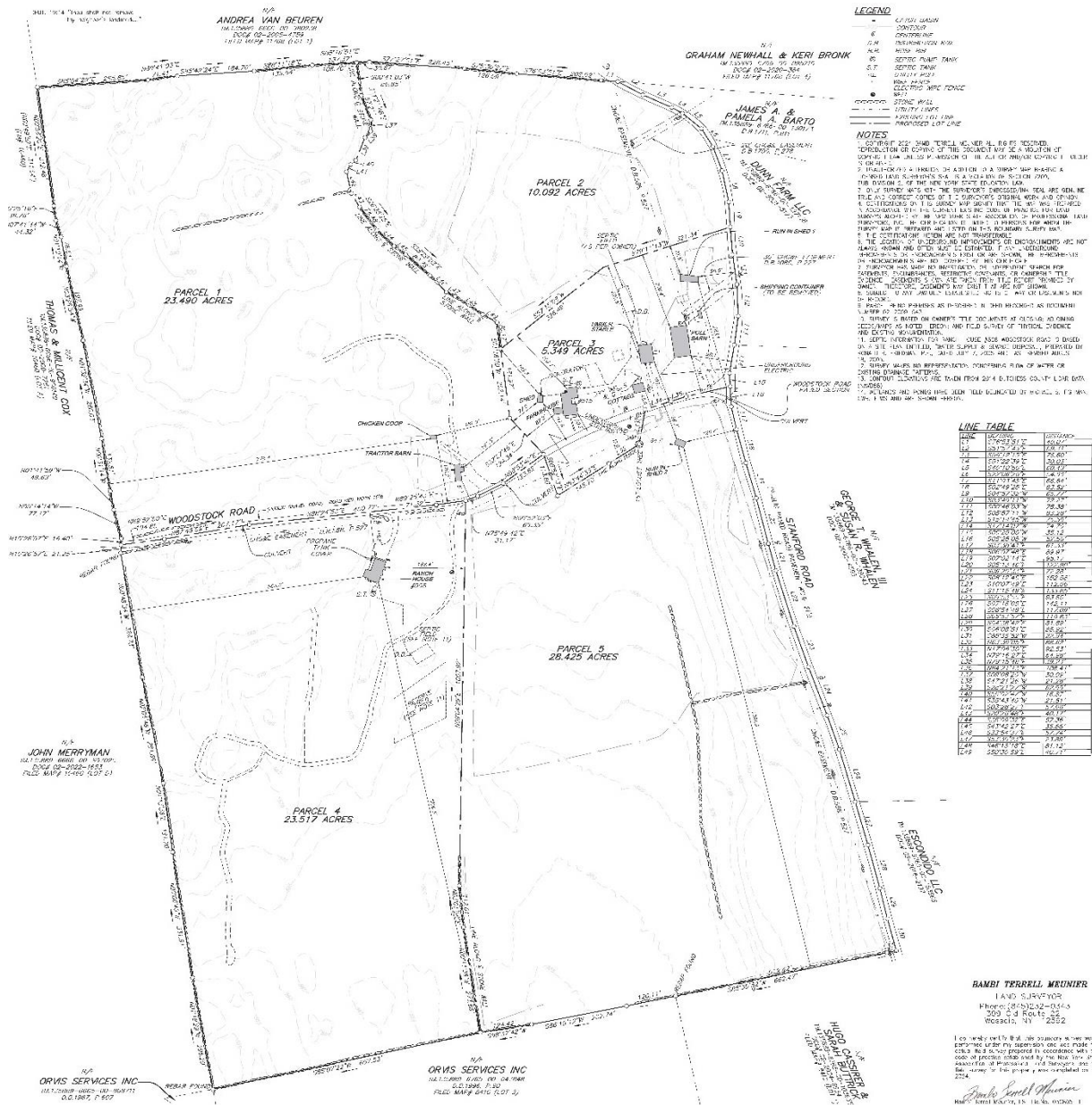


Existing Property and Surrounding Parcels within 500':



Proposed Action Summary:

Subdivision of existing 90.87-acre parcel, bisected by Woodstock Road and bounded on the east by Stanford Road, into 5 total parcels for single-family residential use. The existing farmhouse, its associated barns, and cottage (existing kitchen to be removed) will occupy one of the three lots north of Woodstock Road. The existing ranch house will occupy one of the two lots south of Woodstock Road. The three vacant lots will be improved over time with single-family dwellings and individual well and septic. The proposed lots range in size from 5.349 acres to 28.425 acres, with an average lot size of 18.17 acres. The lots are depicted on the proposed preliminary plat. A more detailed description accompanies the application cover letter dated July 23, 2024.



Wetlands:

The Town of Washington's definition of wetlands is, as defined by the Corps of Engineers and the EPA, those areas that are inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. It is recognized that the interaction of hydrology, vegetation and soils results in the development of characteristics unique to wetlands, and that in the majority of cases wetland areas will have all three of these characteristics. For the purposes of this Section 396, this includes all geographic areas greater than one-fourth (1/4) acre identified on the Wetlands & Watercourses Maps 5, 5A and 5B104 or as otherwise delineated by the Town Wetland Administrator or a knowledgeable expert hired by the Town or Applicant. Wetlands in the Town of Washington are generally characterized by any or all of the following:

- a) Marshes, swamps, bogs, vernal pools, or other areas of water retention fed by springs or natural drainage systems.
- b) Soil types that are poorly drained or very poorly drained, alluvial or flood plain soils or potential hydric soils as defined by the Soil Survey of the United States Department of Agriculture, Soil Conservation Service and the Dutchess County Soil and Water Conservation District, including but not limited to the following:
 - a) Hydric Soils: Canandaigua, Carlisle, Fluvaquents, Halsey, Hydraquents, Livingston, Medisaprists, Palms, Sun, Wayland
 - b) Hydric inclusions within the following mapped soil types: Kingsbury and Rhinebeck, Linlithgo, Massena A, Massena B, Punsit, Udorthents, Fredon, Raynham Silt Loam
- c) Lands and submerged lands commonly called marshes, swamps, vernal pools, sloughs, bogs, flats supporting aquatic or semiaquatic vegetation of the following vegetation types:
 - Wetland trees
 - Wetland shrubs
 - Emergent vegetation
 - Rooted, floating-leaved vegetation
 - Free-floating vegetation
 - Wet meadow vegetation

All wetlands on site have been delineated by wetland biologist, Michael Fishman. According to the Delineation Report provided by Michael Fishman there are no NYSDEC wetlands on site at

this time. Please refer to the Delineation Report, Existing Conditions Map and Constraints Map within this submission for further information.

See attached wetland exhibit.

The wetlands on the subject site will not be impacted by the proposed project. Building envelopes are proposed for the three lots, which controls placement of buildings and above ground structures. Building envelopes are shown on the proposed Constraints Map are all outside wetlands and adjacent areas. Utilities such as well and septic, and drainage may be located outside the building envelopes, but will not be located within wetlands or adjacent buffers.

Streams, Drainage Channels & Other Watercourses:

¹No streams, drainage channels or other waterways as defined by the Town of Washington Town code exist on the site. Please refer to Michael Fishman's Habitat and Biodiversity as well as the Wetland Delineation report for further confirmation and information.

²One-hundred-year Floodplain per FEMA:

Per the below FEMA map the property is within the "area of minimal flood hazard" and is therefore not within the 100-year floodplain or the 500-year floodplain.

¹ Watercourse as defined by the Town of Washington Town code are any natural or artificial, permanent or intermittent, public or private water body or water segment, such as ponds, lakes, reservoirs, rivers, streams, brooks, waterways or natural drainage swales, that is contained within, flows through or borders on the Town of Washington. Waterways specifically designed and constructed to serve a storm water conveyance or treatment function, such as grassy swales, roadside drainage ditches, and other structures engineered to concentrate and convey storm water from development and only retain water for short duration after a rain storm or spring snow melt are not considered watercourses.

² FEMA's definition of 100-year Floodplain are areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. flood elevations derived from detailed analyses are shown at selected intervals within these zones.

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Minor Flood Depth (B FE) Zone A, V, XZ
		Major Flood Depth Zone A, X, Y, Z, XZ, YZ
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile. Zone C
		Future Outflows 1% Annual Chance Flood Hazard Zone D
		Area with Reduced Flood Risk due to Levee. See Note 3. Zone E
		Area with Flood Risk due to Levee. Zone D
OTHER AREAS		Area of Minimal Flood Hazard. Zone F
		Effective ID MRs
GENERAL STRUCTURES		Area of Unconstrained Flood Hazard. Zone G
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Roadwall
OTHER FEATURES		Circle Symbols with 1% Annual Chance Minor Surface Elevation
		Coastal Troughs
		Base Flood Elevation Line (B FE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The plot displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not as described below. The baseline shown complies with FEMA's baseline accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 4/30/2024 at 8:04 AM and does not reflect changes or corrections subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the use or price of the following map elements on the map appear: Basemap Imagery, Flood Zone Labels, Legend, Scale Bar, Map Control Tools, Contour Map Symbols, FIRM panel numbers, and FIRM effective date. Map images for unmappped and unmapped areas cannot be used for regulatory purposes.

Steep Slopes:

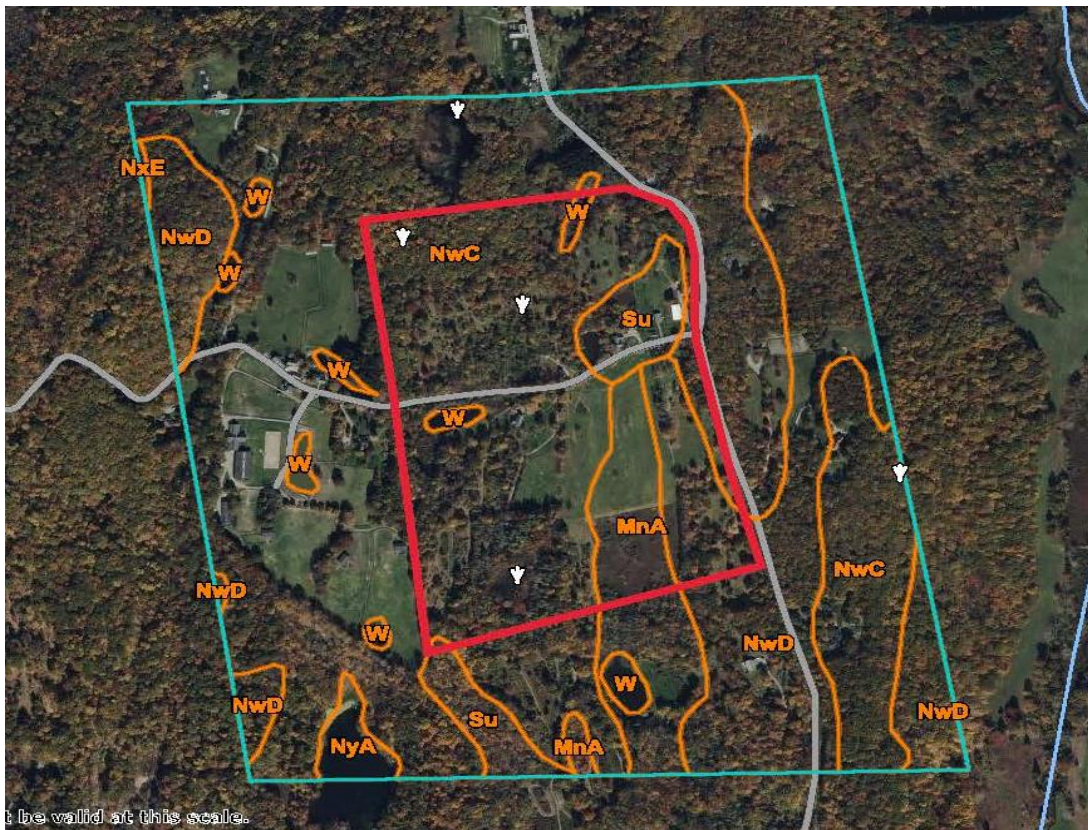
Steep slopes pertaining to the site are called out in the Town code as slopes in excess of 20% and slopes in excess of 25%. Of the 90.87-acre site 3.6% of the site contains steep slopes 20%-25%, and 3.9% of the site contains steep slopes greater than 25%. According to the Town adopted NRI Maps, the site also contains slopes of 10-15% and 15-20%. Although present on the property, slopes below 20% are not required to be identified on the Constraints Map per Town Code.

The steep slopes present on the subject site will not be impacted by the proposed project. Please refer to the Constraints Map included in this submission showing the proposed buildable areas. The submitted Constraints Map shows that the building envelopes contain scattered small areas of steep slopes. These areas can be avoided or properly managed with conventional construction practices.

Agricultural Soils:

Agricultural soils as defined by Town code are surficial soils in the Town of Washington that are considered prime farmland soils or farmland soils of statewide importance pursuant to criteria established by the Soil Conservation Service of the United States Department of Agriculture.

Subject Site & Surrounding Properties Soils:



not be valid at this scale.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MnA	Massena silt loam, 0-3 % slopes	16.5	5.8%
NwC	Nassau-Cardigan complex rolling, very rocky	190.4	67.1%
NwD	Nassau-Cardigan complex hilly, very rocky	59.5	21.0%
NxE	Nassau-Rock outcrop complex, steep	0.3	0.1%
NyA	Natchaug muck, 0-2% slopes	2.8	1.0%
Su	Sun Silt loam	9.7	3.4%
W	Water	4.4	1.6%

Subject Site Soils Classification Map:



Map Unit Symbol	Map Unit Name	Acres of site	Percent of on site	Soil Classification
Su	Sun Silt Loam	6.05 acres	6.66%	Farmland of Statewide Importance
MnA	Massena Silt Loam	11.77 acres	12.9%	Prime if Drained
NwC	Nassau-Cardigan complex rolling, very rocky	61.3 acres	67.4%	Not Prime

NwD	Nassau-Cardigan complex hilly, very rocky	9.6 acres	10.5%	Not Prime
W	Water	1.1 acres	1.2%	Not Prime

The majority of the soils identified as agricultural are located within wetlands and are not in constructable areas or proposed constructable areas.

Soils with three (3) feet or less depth to bedrock or seasonally high water table:

Soil testing has not been completed on the subject site, however, the previous section of this report depicts the soils present on site from information gathered from Websoil Survey and Micheal Fishman at Edgewood Environmental Consulting, LLC.

The following soils are known to have 3ft or less depth to bedrock:

- NwC - Nassau-Cardigan complex rolling, very rocky
- NwD - Nassau-Cardigan complex hilly, very rocky

Given the known wetlands on site there is also a known presence of soils with seasonally high water table. See the following:

- Su - Sun Silt Loam
- MnA - Massena Silt Loam

The proposed buildable areas are located within the NwC soil type. For more information on soil specifications please refer Appendix E of the FEAF.

Forested Areas with General Description of Species:

According to the Town adopted NRI Map for Large Forests, the forest condition on the subject site is in the 80-90 percentile, similar to the surrounding properties. According to the Habitat and Biodiversity Report the property consists of hardwood mixed with evergreen forested areas.

Tree Lines and Hedge Rows:

The subject site contains tree lines and hedge rows, which are shown on the mapping included in this submission. Tree lines and hedge rows exist in some of the proposed buildable envelopes as shown on the Constraints Map.

Open Fields and Meadows:

Meadows, grasslands or brushlands account for approximately 15.01 acres of the subject property.

Trees Greater than eight (8) inches in Diameter at breast height not within Forests or Tree line:

As the project is a large parcel with minimal construction impacts proposed, only trees within the approximate area of building envelope are identified. Species of trees may exist outside of the buildable envelope area are not listed.

MPL = Maple
OAK = Oak
MUL = Mulberry
CDR = Cedar
CHY = Cherry
HKY = Hickory
ELM = Elm
POP = Poplar
ASH = Ash
BIRCH = Birch
LOC = Locust
WAL = Walnut

TWIN = Twin trunks
TRI = Triple cluster of 3 trunks
QUAD = Cluster of 4 trunks
QUIN = Cluster of 5 trunks

³Designated Critical Environmental Areas (CEA):

The subject site is not listed as a CEA according to the NYSDEC EAF Mapper and section 4.1.2.6 and Figure 10 of the Habitat and Biodiversity Report.



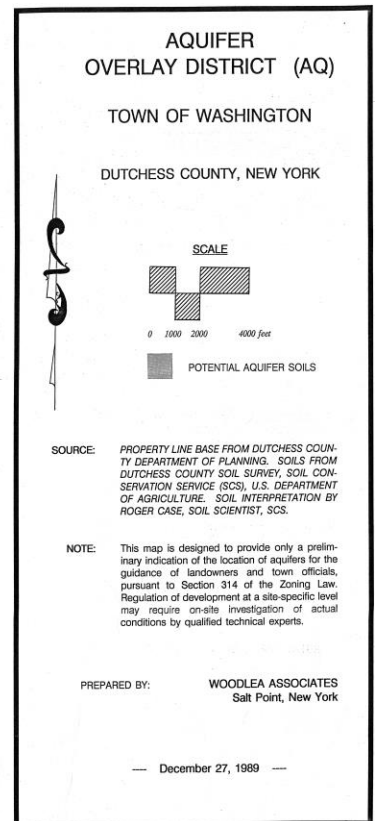
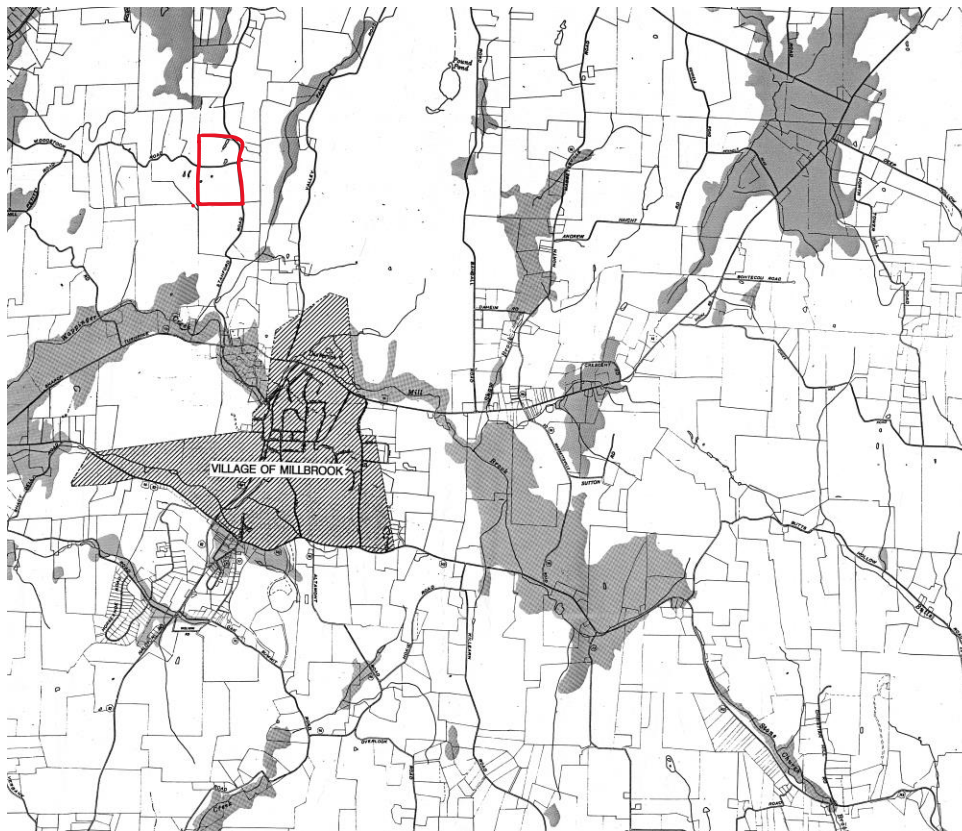
³ Critical Environmental Areas as defined by the NYSDEC and 6 CRR-NY 617.14 is a geographic area with exceptional or unique character with respect to one or more of the following:

- A benefit or threat to human health
- A natural setting such as fish and wild life habitat, forest and vegetation, open space, and areas of important aesthetic or scenic quality
- Agricultural, social, cultural, historic, archeological, recreational, or educational values; or
- An inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by change.

⁴Aquifers

Section 314 of the Town code are regulations for the Aquifer Protection Overlay District, which are intended to preserve and maintain the quality and quantity of groundwater found in the Town of Washington.

According to the EAF Mapper attached in Appendix A of the fEAF, and Michael Fishman's Habitat and Biodiversity Report, no aquifers are present at the site. Please also refer to the Town's Aquifer Map with the subject parcel outlined. The Town's NRI Map, however, shows Aquifer present in the northwest corner of the parcel. No site disturbance is proposed in this area. See NRI Report.



⁴ An aquifer is an underground bed or layer of permeable rock, sediment, or soil that yields water. Aquifer, Primary. Aquifers that are defined in the New York State DEC's Division of Water Technical & Operational Guidance Series (TOGS) 2.1.

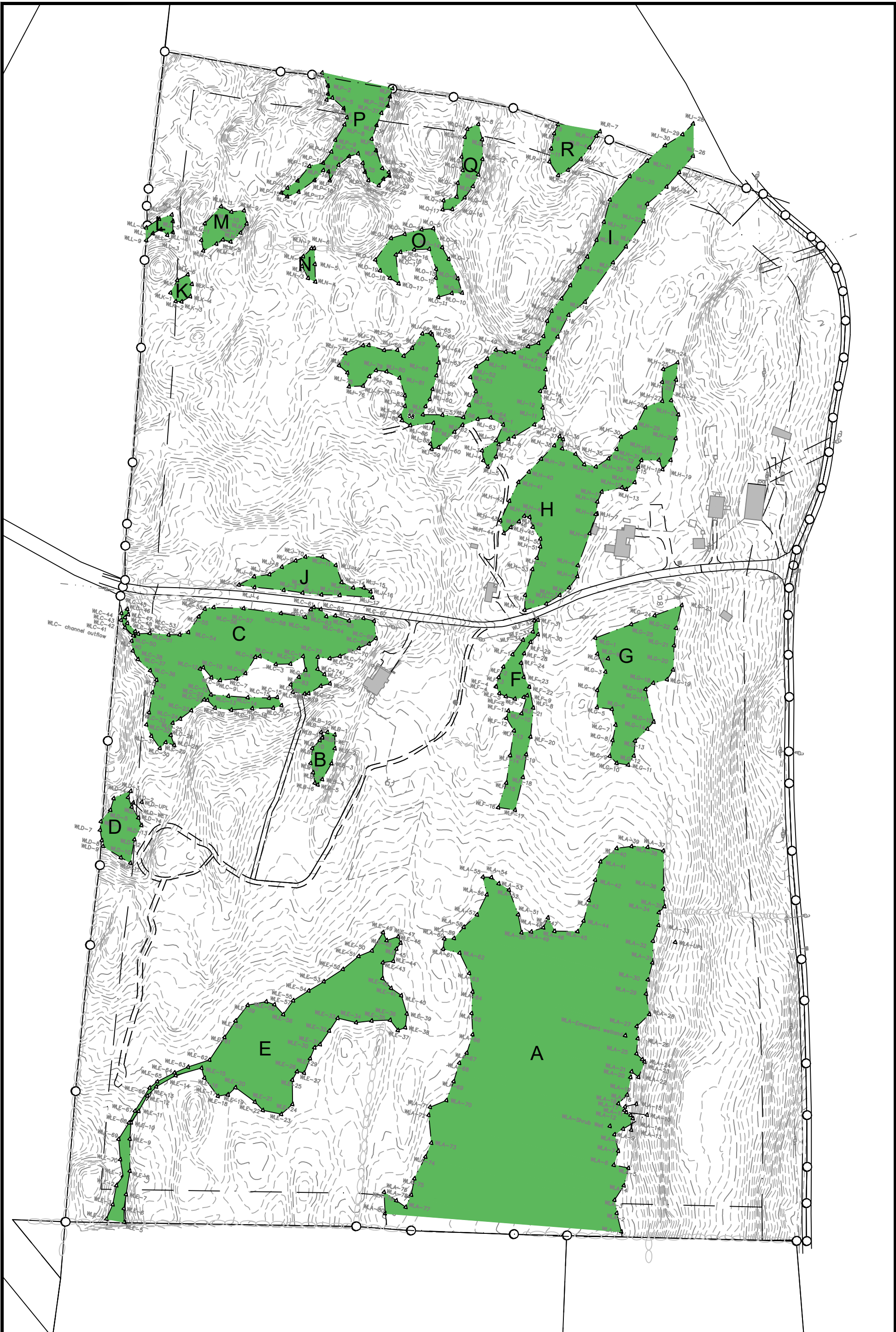
⁵Environmental Preservation Districts:

The subject property is not designated within an Environmental Preservation District.

⁵ According to the Town code an Environmental Preservation District (hereinafter an “EP District”) is defined as a geographic area of the Town of Washington exhibiting special and distinctive environmental characteristics which are of significant value to the public. These characteristics may include natural phenomena such as unique geologic strata, water bodies or watercourses, soil formations, slopes, vegetation, scenic views, viewsheds, sensitive watersheds, and trail or wildlife migration corridors, as well as historic or cultural resources of value to the Town. Maintaining the Town’s quality of life depends in large part upon the protection of these areas. To preserve these valued resources it is necessary first to identify the areas with special qualities, and then to provide a means by which these areas shall be subject to development controls, over and above the controls provided by existing zoning district and overlay zone provisions.

WETLAND EXHIBIT

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 LRC Environmental Services, Inc.

**PROPOSED
 SUBDIVISION**
 515 WOODSTOCK ROAD
 TOWN OF WASHINGTON
 DUTCHESS COUNTY, NEW
 YORK

EXHIBIT

Design/Calcs	Approved
2024-06-18	Scale 1"=100'
Project No.	24-3166
CAD File	
Sheet No.	