

**Memorandum:**

To: Town of Washington Planning Board  
From: Steve Marino, PWS  
Date: 3/28/25  
Subject: 443 Valley Farms Road

As the Town's retained Wetland Consultant, I reviewed the original submission materials for the proposed wetland permit application for the subject property in accordance with the Town's Wetlands and Watercourse Law (Town Code Section 396, adopted 2011) and other environmental concerns. The applicant is proposing an addition to an existing residence. I walked the site with a member of the Conservation Board on March 20, 2025.

In reviewing these materials, I noted the presence of a waterbody (pond) on the property in the vicinity of the existing residence. The proposed addition will be constructed on the pond side of the residence, in an area that is currently maintained as lawn and foundation plantings. It is noted that there is currently no natural buffer between the house and the pond.

The submitted plans do not show the location of the existing septic system, or indicate whether any improvements to the septic will be necessary. Similarly there is no provision for stormwater treatment for the new impervious surfaces. Dry wells or a rain garden should be considered and incorporated into the plans. As this may affect the overall limits of disturbance to the property, it is our recommendation that issuance of a permit be postponed until these questions are considered. Due to the maintained nature of the site and the fact that the new addition will not be any closer to the pond than the existing structure, we don't have any objection to the addition per se. A means of mitigation that should be considered is the planting of native herbaceous vegetation along the pond edge, which would provide habitat, vegetative diversity and filtering of overland flow to the pond.

That is the extent of my comments at this time. Please let me know if the Board has any additional questions.

**Tim Miller Associates, Inc.**  
**10 North Street**  
**Cold Spring, NY 10516**  
**845-265-4400**  
**fax: 845-265-4418**  
**[www.timmillerasociates.com](http://www.timmillerasociates.com)**

*Steve Marino, PWS*  
*Jon Dahlgren*  
*James A. Garofalo, AICP*  
*Ann Cutignola*  
*Mark Everett*  
*Sarah Babyak*  
*Katherine Marino*  
*Tim Miller, AICP, Retired*