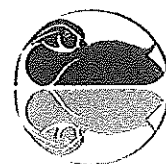


APPENDIX C
WETLAND DELINEATION REPORT



Evans Associates
Environmental Consulting, Incorporated

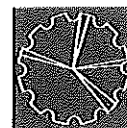
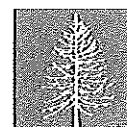
WETLANDS DELINEATION REPORT

DATE: March 30, 2009

PROPERTY: Alter Property - Taylor's Lane
Village of Mamaroneck, Westchester County, New York

REPORT BY: Evans Associates Environmental Consulting, Inc.

WEATHER: 80 to 85° F, clear on August 28, 2001
35 to 40° F, clear on March 12, 2009



INTRODUCTION

The above-captioned property is located on the west side of Taylor's Lane. The property contains one residence that is centrally located along Taylor's Lane. The remainder of the property is undeveloped and mainly forested. In addition to the forested areas there is a fringe of forested wetlands along an emergent marsh that is mostly located off site. The wetlands field delineation and regulatory jurisdiction are described below. The existing conditions, including a description of the vegetation, soils and hydrology of the wetlands and vegetation and soils of the uplands are also discussed below.

WETLANDS FIELD DELINEATION

Wetlands on the property were field delineated in accordance with Chapter 192, "Freshwater Wetlands" in the Code of the Village of Mamaroneck, Article 24 of the New York State Department of Environmental Conservation (DEC) Environmental Conservation Law, and the technical criteria in the 1987 Army Corps of Engineers (ACOE) Wetland Delineation Manual (TR-Y-87-1). The field delineation was originally conducted on August 28, 2001 by a field biologist and a soil scientist from Evans Associates Environmental Consulting, Inc. (Evans Associates). The wetlands boundary was re-set by the surveyors and reconfirmed by Evans Associates on March 12, 2009. The eastern boundary of a mostly off site wetland was identified along the west side of the site. The wetland/upland boundary was originally flagged with sequentially-numbered, orange flagging depicting the words "Wetland Boundary." The

205 Amity Road
Bethany, CT 06524
Tel: 203.393.0690
Fax: 203.393.0196
e-mail: evans.associates@exec-inc.com

Alter Property - Taylor's Lane

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flags were numbered B-1 through B-22 and C-1 to C-11. Stakes were set at the location of the original flags by the surveyor in 2009.

REGULATORY JURISDICTION

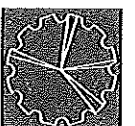
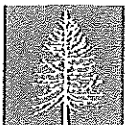
Local Regulations The Village of Mamaroneck regulates wetlands that are greater than 2,500 square feet based on the presence of hydric soils, wetland hydrology and hydrophytic vegetation as defined in Chapter 192, "Freshwater Wetlands" in the Village Code. In addition to regulating the wetland, the Village also regulates a wetland adjacent area of 100 feet. The wetland and adjacent area comprise the "controlled area" that is regulated by the Village. The wetlands on the site are greater than 2,500 square feet and are regulated by the Village.

Army Corps of Engineers Wetland Regulations The ACOE is the Federal agency that regulates wetlands under the Clean Water Act. They regulate wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetland hydrology as defined in the 1987 ACOE Wetland Delineation Manual (TR Y 87 1). The ACOE regulates wetlands that are associated with hydrologic features that are connected to interstate waters. The on-site wetland drains to the Long Island Sound and is therefore regulated by the ACOE. The ACOE does not regulate wetland buffers.

New York State Department of Environmental Conservation Wetland Regulations The DEC regulates wetlands in accordance with the New York State Freshwater Wetlands Act (Article 24 of the New York State Environmental Conservation Law). The DEC regulates wetlands that are 12.4 acres or greater, primarily based on the presence of hydrophytic vegetation, that are shown on, or are vegetatively connected to wetlands shown on, the New York State Freshwater Wetlands Maps. The on-site wetland is part of DEC Freshwater Wetland J-2 and is therefore regulated by the DEC. In addition to the wetland itself, the DEC also regulates a 100 foot adjacent area.

DESCRIPTION OF EXISTING CONDITIONS

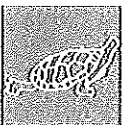
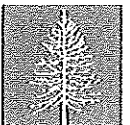
Vegetation The wetland is primarily an open marsh with a forested wetland fringe. Vegetation in the wooded portion of the wetland includes red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), silver maple (*Acer saccharinum*) and pin oak (*Quercus palustris*) trees and saplings along with soft rush (*Juncus effusus*) and sensitive fern (*Onoclea sensibilis*). The open marsh portion of the wetland is dominated by the invasive species common reed



(*Phragmites australis*). Vegetation in the uplands includes red maple, sweetgum, black locust (*Robinia pseudoacacia*), black cherry (*Prunus serotina*), cottonwood (*Populus deltoides*), Norway maple (*Acer platanoides*), American beech (*Fagus grandifolia*), crab-apple (*Malus sp.*), mulberry (*Morus rubra*), eastern red cedar (*Juniperus virginiana*) and white pine (*Pinus strobus*) trees and saplings, multiflora rose (*Rosa multiflora*) and winged euonymous (*Euonymus alatus*) shrubs, poison ivy (*Toxicodendron radicans*) and Virginia creeper (*Parthenocissus quinquefolia*) vines along with garlic mustard (*Alliaria petiolata*).



Soils The wetland soils consist mainly of very poorly drained Fluvaquents, frequently flooded. Fluvaquents soils are alluvial soils that at this site consist of black muck over alternating layers of very dark gray (Gleyed) layers of silt and sand. Fluvaquents, frequently flooded soils are aquents, have aquic moisture regimes and are listed locally and nationally on hydric soils lists. The soils in the uplands consist of well drained Charlton gravelly fine sandy loam. There are also some areas of road bank fill (Udorthents, smoothed) along Taylor's Lane.



Hydrology The wetland is sustained by a combination of interception of the regional underlying, seasonally-high groundwater table and periodic inundation from the off site creek. Evidence of wetland hydrology includes sediment deposits, surface scouring, buttressed tree roots and saturated soils.

