



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

05/16/2025

Zachary Szabo

71 Clinton St, Montgomery, NY, 12549, USA

Sent via email to: zach@ep-pc.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
29-1-5.1, Orange County

Dear Zachary Szabo,

Based on the parcel(s) identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel(s) referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 05/14/2025).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email
FWWjurisdiction@dec.ny.gov.



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

05/21/2025

Zachary Szabo

71 Clinton St, Montgomery, NY, 12549, USA

Sent via email to: zach@ep-pc.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
29-1-5.2 (SWIS_ID: 33428929-1-5.2), Orange County

Dear Zachary Szabo,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 05/19/2030).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email
FWWjurisdiction@dec.ny.gov.



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

05/21/2025

Zachary Szabo

71 Clinton St, Montgomery, NY, 12549, USA

Sent via email to: zach@ep-pc.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
29-1-5.3 (SWIS_ID: 33428929-1-5.3), Orange County

Dear Zachary Szabo,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 05/19/2030).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email
FWWjurisdiction@dec.ny.gov.



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

05/21/2025

Zachary Szabo

71 Clinton St, Montgomery, NY, 12549, USA

Sent via email to: zach@ep-pc.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
29-1-5.4 (SWIS_ID: 33428929-1-5.4), Orange County

Dear Zachary Szabo,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 05/19/2030).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email
FWWjurisdiction@dec.ny.gov.



LETTER OF POSITIVE JURISDICTION – FRESHWATER WETLANDS

05/16/2025

Zachary Szabo

71 Clinton St, Montgomery, NY, 12549, USA

Sent via email to: zach@ep-pc.com

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel
29-1-5.5, Orange County

Dear Zachary Szabo,

Based on the parcel identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that the parcel contains freshwater wetlands and/or freshwater wetlands adjacent areas (AA) regulated by DEC pursuant to Article 24 of the Environmental Conservation Law (ECL). Specifically, the parcel contains freshwater wetland that exceeds the 12.4-acre threshold and freshwater wetland that meets an Unusual Importance (UI) Criterion by being in an urban area.

The table below identifies the orientation of jurisdictional wetlands and adjacent areas within the parcel, the wetland class, and the classification characteristic(s):

Tax ID #:	Wetland / AA Location	Classification
29-1-5.5	Previously mapped wetland WD-29 and adjacent area are in the eastern portion of the parcel from north to south.	Class 1: it is in an area designated as a floodway
29-1-5.5	The wetland and adjacent area are in the southwestern portion of the parcel	UI: it is located in an urban area Class 2: it is located in an urban area

This determination shall remain valid for five years from the date of this letter (through 05/14/2030).

A freshwater wetlands permit from DEC is required for any regulated activity planned or proposed to be undertaken within regulated wetlands or their regulated adjacent areas.

A freshwater wetlands delineation is necessary to determine the precise boundary of jurisdictional wetlands areas on the subject parcel.

Please use this link <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination> to identify and contact the appropriate DEC Regional Office prior to undertaking any regulated activities on the referenced parcel to determine whether a permit is required. In addition, you can visit DEC's website to learn more about the types of jurisdictional determinations and wetland delineations:

<https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination>

Pursuant to ECL section 24-0301(4), there is a rebuttable presumption that areas meeting the definition of Freshwater Wetland are regulated and subject to permit requirements. If you believe this jurisdictional determination has been made in error, you may request an initial consultation with DEC by scheduling a meeting on the parcel or property with the appropriate regional office to review the jurisdictional determination, pursuant to 6 NYCRR 664.9.

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email FWWjurisdiction@dec.ny.gov.



SCALE: 1" = 5,000'

1. TAX MAP IDENTIFICATION NUMBER: SECTIONS 29 BLOCKS 1 LOT 5.5
2. TOTAL AREA OF SUBJECT PARCEL: 54.04± ACRES.
3. TOPOGRAPHY, BOUNDARY AND PLANNETIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY TECTONIC ENGINEERING CONSULTANTS, PC ON OCTOBER 3RD 2001.
4. OWNER/APPLICANT: MILR, LLC
P.O. BOX 366
WALDEN, NEW YORK, 12586
5. EASTERLY WETLAND BOUNDARY DELINEATED BY LANCE KOLTS ON OCTOBER 5TH, 2001 AND VALIDATED BY MICHAEL FRAATZ ON NOVEMBER 9TH, 2002.
6. WESTERLY WETLAND BOUNDARY DELINEATED BY ECOLOGICAL ANALYSIS, LLC ON NOVEMBER 20TH & 21ST, 2021 AND FEBRUARY 27TH, 2022 AND EASTERLY UPLAND AREA DELINEATED BY ECOLOGICAL ANALYSIS, LLC ON FEBRUARY 27TH, 2022.

	ADJOINING PROPERTY LINE
	CONTOUR LINE
	INDEX CONTOUR LINE
	EDGE OF ROAD
	CURB LINE
	STONEWALL
	BARBED WIRE FENCE
	OVERHEAD WIRE
	REPUTED WATER COURSE
	ACOE WETLAND LIMIT
	NYSDC WETLAND LIMIT
	NYSDC ADJACENT AREA LIMIT
	DRAINAGE PIPE
	UTILITY POLE
	GUY ANCHOR
	PIPE MARKER
	REBAR MARKER
	CONCRETE MONUMENT
	CATCH BASIN
	MAILBOX
	SIGN (TYPE NOTED)
	WELAND FLAG

THE FRESHWATER WETLAND BOUNDARY AS REPRESENTED ON THESE PLANS ACCURATELY DEPICTS THE LIMITS OF FRESHWATER WETLAND WD-29 ON SITE. WETLANDS AS DELINEATED BY ECOLOGICAL ANALYSIS, LLC. ON 02/27/2022.

DEC STAFF: WILLIAM J. HAY SURVEYOR/ENGINEER: ENGINEERING & SURVEYING PROPERTIES, PC


DATE: 9/5/2020 BY: ROSS WINGWALT, P.E. - N.Y.S. LIC. #071701

DATE: 9/5/2020 N.Y.S. LICENSED SURVEYOR: _____

WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REMAIN VALID FOR 5 YEARS UNLESS EXISTING ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE (e.g. AGRICULTURAL, TO RESIDENTIAL). AFTER 5 YEARS THE BOUNDARY MUST BE REVALIDATED BY DEC STAFF. REVALIDATION MAY INCLUDE A NEW DELINEATION AND SURVEY FOR THE WETLAND BOUNDARY, ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING, OR OTHER REGULATED ACTIVITY IN THE FRESHWATER WETLAND OR WITHIN 100 FEET OF THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN. REVALIDATION PERMITS BROUGHT BY THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION TO THE ENVIRONMENTAL CONSERVATION PLAN (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		07/25/2025	
		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OGDH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OGDH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> HYSODEC APPROVAL	1	OF	1
<input type="checkbox"/> MYSOOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.			
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMpanied BY ALL EIGHT OF THE REMAINING SEVEN (7) SHEETS			

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

 <p>ENGINEERING & SURVEYING PROPERTIES, INC. Achieving Successful Results with Innovative Designs</p>		<p>MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, AL 36104 Ph: (845) 457-7249 WWW.EP-PC.COM</p>		<p>© COPYRIGHT 2024 ENGINEERING & SURVEYING PROPERTIES, INC.</p>
<p align="center">NYSDEC FRESHWATER WETLANDS DELINEATION MAP</p>				
<p align="center">SHEFFIELD APARTMENTS ROUTE 17K TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK</p>				
<p>JOB #:</p> <p align="center">103.0301</p>	<p>DRAWN BY:</p> <p align="center">ZS</p>	<p align="center">WL-1</p>		
<p>DATE:</p> <p align="center">09/21/2025</p>	<p>SCALE:</p> <p align="center">1" = 100'</p>			
<p>REVISION:</p> <p align="center">1 - 07/25/2025</p>	<p>TAX LOT:</p> <p align="center">29-1-5 S</p>			

NYSDEC WD-29 WETLAND AREA	± 9.314 ACRES
NYSDEC WETLAND AREA B	± 0.274 ACRES
NYSDEC WETLAND AREA C	± 0.664 ACRES