



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 PLANNIMETRIC 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 FRAANTZ ON NOVEMBER 9TH, 2002.
6. WESTERLY WETLAND BOUNDARY DELINEATED BY ECOLOGICAL ANALYSIS, LLC ON NOVEMBER 20TH & 21ST, 2001 AND FEBRUARY 27TH, 2002 AND EASTERLY UPLAND AREA DELINEATED BY ECOLOGICAL ANALYSIS, LLC ON FEBRUARY 27TH, 2002.

[illegible]

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

DEC STAFF: Wid 1 30 SURVEYOR/ENGINEER: ENGINEERING & SURVEYING PROPERTIES, PC
DATE: 9/5/2005 BY: ROSS WINGLOVITZ, P.E. - N.Y.S. LIC # 071701
Ex: 9/5/2005 N.Y.S. LICENSED SURVEYOR/ENGINEER


WETLAND BOUNDARY DELINEATIONS AS VALIDATED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION ARE NOT VALID FOR 5 YEARS UNLESS EXISTING ACTIVITIES, AREA HYDROLOGY, OR LAND USE PRACTICES CHANGE OR AGGRAVATE TO (RESIDENTIAL). AFTER 5 YEARS THE BOUNDARY MUST BE RE-VALIDATED BY DEC STATE. 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 REQUIRES A PERMIT FROM THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (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"/> NYSDEC APPROVAL	1	OF 1
<input type="checkbox"/> NYSDOT 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
<p>THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.</p> <p>THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE PERMITS SET(S)</p>		


COPIES OF THIS DOCUMENT
WITHOUT AN ACTUAL OR
FACSIMILE OF THE
ENGINEER'S SIGNATURE
AND AN ORIGINAL STAMP IN
RED OR BLUE INK SHALL BE
CONSIDERED INVALID.

UNAUTHORIZED
ALTERATIONS OR
ADDITIONS TO THIS
DOCUMENT BEARING THE
SEAL OF A LICENSED
PROFESSIONAL ENGINEER
IS A VIOLATION OF
SECTION 7209 SUBSECTION
2 OF THE NEW YORK STATE
EDUCATION LAW.

100 0



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

 ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, IL 12549 Ph: (845) 457-7727 WWW.EP-PC.COM	
	COPYRIGHT 2024 ENGINEERING & SURVEYING PROPERTIES, PC	
NYSDEC FRESHWATER WETLANDS DELINEATION MAP		
SHEFFIELD APARTMENTS ROUTE 17K TOWN OF MONTGOMERY ORANGE COUNTY, NEW YORK		
JOB #: 103.0301	DRAWN BY: ZS	WL-1
DATE: 09/21/2022	SCALE: 1" = 100'	
REVISION: 1-07/35/2025	TAX LOT: 20 x 5.5	
(Empty space for additional revisions or notes)		

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