Wildlife Habitat Assessment for New York State or Federally Listed Threatened or Endangered Species And Species of Special Concern

Project:

BBIS Auto

Town of Thompson
Sullivan County, NY

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Introduction

The proposed BBIS Auto Auction (BBIS) site is located on two abutting parcels (Parcel Nos. 12-1-54.1 & 55), totaling approximately 157.2 acres, with an address at 308 NYS Route 17B. The parcels are situated generally to the north of NYS Route 17B and west of Kaufman Road, within the Town of Thompson. The property is almost entirely undeveloped and forested, with the exceptions of a single abandoned residential property, several associated but dilapidated outbuildings, and four small areas of open grassy meadows. The four well-established grassy/herbaceous meadows are comparably small on the property, ranging from approximately 0.9 to 6.1 acres in size, and, combined, constitute less than 10 percent (approximately 11 acres) of the habitat on site.

As part of this project's review requirements, Ecological Analysis, LLC, (EA) completed a wildlife habitat assessment of the property, which included observations of known, common, regional wildlife species, as well as the potential for the site to support certain "target" species that are listed as "endangered", "threatened" or "species of special concern" by the New York State Department of Conservation (NYSDEC) and/or by the federal government's United States Fish and Wildlife Service (USFWS). A site-specific list of mammalian wildlife species common to this area of the county, and which could reasonably be expected to utilize the site is provided in Appendix A.

The list of the federally or state protected target species used throughout this report was additionally refined by querying the involved wildlife agencies, both the USFWS and the New York State office of the Natural Heritage Program (NHP). Copies of the communications with the USFWS and the NYSDEC, including the results presented by a USFWS IPaC[1] query, are provided in Appendices B and C of this report.

The staff of the regional office of the USFWS, in Cortland, NY, responded to the project request by issuing two letters dated March 30, 2020. Their two responses stated that an IPaC search listed only one species of concern that may be present in the area (the Federally "threatened" Northern long-eared bat (*Myotis septentrionalis*). The agency noted however, that no critical habitat has been designated anywhere within the distribution range of this species for preventing the "taking" of this bat. The subsequent determination communicated by the USFWS for any impacts of this project to be "categorical non-prohibited takings" of this species of bat is discussed in the impacts section below.

The staff of the Region 3 office of the NYSDEC responded to the project request presented by the Chairman of the Town of Thompson Planning Board (the project's SEQR[2] Lead Agency) by letter issued on February 4, 2020. The Agency response stated that they have "reviewed the State's Natural Heritage records [and found] no records of sensitive resources were identified by [that] review." Therefore no additional target species were considered as a result of the inquiry to the NYSDEC.

Site Description

The Town of Thompson, and the Catskill Plateau within which it is located, generally lie within the extensive North American Northern Hardwood Forest Zone.[3] Forests across this zone are dominated by sugar maple, birch, beech and hemlock. On the project property, mature second-growth hardwood forest predominates, consisting primarily of red maple, sugar maple, Eastern hemlock, black birch, white ash, and American beech. Many large Eastern white pines are present on the property. A vegetation survey of the property was also initiated for the property and a list of the 153 taxa of vegetation observed during the current late Spring visit is attached to this report (Appendix D).

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[1] Information for Planning and Consultation (IPaC), an online project planning tool of the USFWS.

[2] New York State Environmental Quality Review Act (SEQR)

[3] Kuchler, A.W. 1964. Potential Natural Vegetation of the Conterminous United States, American Geographical Society, Special Publication No. 36.

The property is in the watershed of the Mongaup River and includes two headwater tributaries (NYSDEC Water Index Nos.: D-10-2-0-3) of the Kinne Brook that are protected, Class B, waters of the State. Additionally, a small portion (approximately 4 acres) of a larger (approximately 26 acres) Class 2 NYSDEC protected Freshwater Wetland (Wetland ID Number MO-49) encroaches onto the property.

The site features eight habitat/ecosystem regional variants[4] that were observed and evaluated:

1. Uplands – Hemlock northern hardwood forest;
2. Uplands – Successional old field;
3. Wetlands – Forested;
4. Wetlands – Scrub/shrub;
5. Wetlands – Emergent vegetation;
6. Stream corridors – Mid-reach streams and tributaries;
7. Cultural features– Unpaved road/ paths (with abandoned, bordering rock walls that also extend onto the internal portions of the property),
8. Cultural – Rural structures exterior/interior, vacant.

Of the eight habitat classifications identified, the one that predominates across the property is a hemlock and northern hardwood forest variant which is largely present as either hemlock or oak-beech-maple forested areas. The other six habitats are smaller in scale, within relatively confined locations. These include: seven wetland areas that, combined, total approximately 14.36 acres; successional old fields in uplands that, combined, total approximately 11.3 acres; an abandoned unpaved road that runs between the old field areas; and an abandoned house with several outbuildings located along Route 17B.

Wetland site delineations were conducted for BBIS in July of 2018 and September of 2019 that identified seven separate wetland areas that were subsequently surveyed on this property. The wetlands survey located five Federal wetlands and one State wetland as shown in Table 1.

Table 1
BBIS Auto Auction Property - Wetlands Jurisdiction, Type, and Area

Surveyed Wetland Jurisdiction	Wetland Type	Surveyed Wetland Area (Acres)
Federal Wetland Area "A"	Scrub/shrub and emergent vegetation	8.150 Acres
NYSDEC MO-49 Wetland Area "B1"	Forested	2.828 Acres
NYSDEC MO-49 Wetland Area "B2"	Forested	1.488 Acres
Federal Wetland Area "C"	Emergent vegetation	0.694 Acres
Federal Wetland Area "D1"	Scrub/shrub	0.257 Acres
Federal Wetland Area "D2"	Scrub/shrub and emergent vegetation	0.507 Acres
Federal Wetland Area "E"	Scrub/shrub	0.436 Acres
Combined Wetland Area on Property = 14.36 acres		

On-site observations and assessments were conducted by EA in June, 2020. During our site investigation of the potential for the property to provide wildlife habitat we employed a series of random, zig-zag transects with observations, listening, and/or ground searches being conducted as site specific features changed along the walking

[4] Adapted from: Edinger, G. J., D. J. Evans, S. Gebauer, T. G. Howard, D. M. Hunt, and A. M. Olivero (editors). 2014. Ecological Communities of New York State. Second Edition. A revised and expanded edition of Carol Reschke's Ecological Communities of New York State. New York Natural Heritage Program, New York State Department of Environmental Conservation, Albany, NY.

transect routes (e.g. through upland hardwood forested slopes, to successional fields, to stream channels, and through wetlands). The site visit was focused on documenting the variety of wildlife habitats present on the property, and the random nature of chosen of conducting these transects allowed the investigator to observe and actively investigate each of the various landscape features of interest that were encountered. This tactic allowed data to be collected from a greater variety of micro-habitats than would have been encountered through the use of any more rigid transect procedures. During these transects, incidental observations of wildlife and vegetation were made as noted in this report.

Upland Communities

The majority of the property (approximately 130 acres, or 84 percent of the property) is an upland forested community that is dominated by the hemlock northern hardwood forests described above. Within the forested lands are four open meadow areas dominated by grasses and forbs. These four upland glades cover approximately 11 acres (7 percent) of the property.

Underneath the typically dense and closed canopy of the overstory trees, there is a very open, multi-species, understory shrub and sapling layer shading over a sparse herbaceous ground layer of vegetation that is reflective of the low light intensities that reach the forest floor during most of the growing season (PHOTO 1).

PHOTO 1

Typical view, looking north, of forested areas with understory of saplings and wood ferns.

In other areas of the forest, where the canopy is more open, an understory of sapling white pines is most dominant. In these areas the understory stratum is more densely developed and is primarily comprised of saplings of the overstory trees over a ground layer of herbaceous vegetation where starflower, New York fern, hayscented fern, wood ferns, ground pines, and bedstraws were most often dominant. Throughout the site, many standing or fallen large white pines are present which offer habitat for nesting or roosting animals when still standing, and habitat for detritivores and decomposers when fallen. This type of largely deciduous forest habitat within the project site provides both feeding and nesting habitats for avian species that require forest interior conditions, such as wood thrush, veery, eastern wood pewee, red-eyed vireo, black-capped chickadee, rose-breasted grosbeak, wild turkey, nuthatches, kinglets, flycatchers, red-bellied woodpecker, and pileated woodpecker. Regionally common mammals that would utilize this forested

habitat would include whitetail deer, red fox, raccoon, striped skunk, porcupine, opossum, and many of the terrestrial or arboreal rodent species, including gray squirrel, red squirrel, and eastern chipmunk.

Areas of denser evergreen tree canopies may be used as cover by many of the same species that utilize the more open deciduous woodlands of the site. Some specialist species that prefer this cover type and thus may also utilize the site include songbirds such as the black throated green warbler, Carolina wren, Acadian flycatcher, pine warbler, flickers, and woodpeckers..

As shown in PHOTO 2, the open glades in the central portion of the site present sharply contrasting edge effects habitats (ecotones) between areas of trees and shrubs and areas of a variety of grasses and forbs. The forest structure around these grassy glades presents high value foraging opportunities, such as by the "hawking" of insect prey by many insectivorous birds as well as similarly important and nutritious browsing forage for many terrestrial wildlife species.

PHOTO *2*

Typical view, looking west, of open meadow glade areas located in central portion of property.

These relatively undisturbed successional meadows have developed into diverse plant communities of grasses, forbs and shrubs that would support an array of wildlife of all classes, including birds, mammals, reptiles, amphibians, and invertebrates. The upland glades on this property are dominated by various grasses, goldenrods, common milkweed, yarrow, and clovers. Saplings of white pine are colonizing within these fields. White tail deer, American robin, gray catbird, American crow, and blue jay were observed in these open areas of the site. Upland meadows such as these often support large populations of small terrestrial mammals and thus can be productive hunting grounds for predators such as fox, coyote, and raptors.

Wetland communities

The seven areas of wetlands located on the property (Table 1) include areas of wooded, scrub/shrub, and emergent vegetation habitats that cover slightly greater than 14 acres (approximately 9 percent) of the entire property. All of the wetlands are connected to either perennial or intermittent streams that either cross or originate on the property.

The overstory shading the portion of the State-regulated wetland (MO-49), which encroaches onto the property in two areas, consists primarily of hemlock (coniferous) trees, while the overstory above the other six wetlands is dominated, as both saplings and mature deciduous trees, by ashes, elms, and red maples,. Wetland 'A' (PHOTO 3), which is the largest wetland area on the property, borders along an intermittent watercourse that crosses the site from the northwest to the western edge, where it exits the property. Within this wetland, as well as within the other wetlands dominated by deciduous vegetation, a diverse vegetative community is present that offers a variety of habitats that would support a wide variety of both terrestrial and aquatic animals. Various sedges, sensitive fern, cinnamon fern, royal fern, arrowleaf tearthumb, halbardleaf tearthumb, pennywort, enchanter's nightshade, and Pennsylvania bittercress all shared dominance within the various site wetlands. Invasive plant species were not common throughout most of the wetland areas with the exception of a dense thicket of Japanese barberry that fully encompasses about 0.5 acres of Wetland 'A' and that would impede the passage of deer and other large mammalian wildlife through that section of wetland.

PHOTO 3

Typical view, to southwest, of scrub/shrub habitat within Wetland 'A'.

While the only wetland inhabitants observed during our visit were aquatic insect larvae and green frogs, other, larger, fauna would utilize any of these areas in residence or in transit across the property for accessing water, for foraging prey species, or as refugia during summer months. Smaller, omnivorous, mammals such as raccoons, opossums, and skunks would commonly forage within and around the wetland, consuming both smaller vertebrate and invertebrate aquatic prey species.

Stream communities

There are two mid-reach streams on the property that are tributaries to Kinne Brook and that are included within the NYSDEC Environmental Resource Mapper (Mapper) GIS database, as shown on the Mapper display for the project site (Appendix E). One of these tributary streams (PHOTO 4) drains through NYS Freshwater Wetland MO-49 on the northern border of the property and the other stream (PHOTO 5) enters the property only briefly through Wetland 'D2' along its southern border with NYS Route 17B. In addition, several smaller, ephemeral or intermittent streams traverse the several wetlands on the site prior to discharging into either of the two larger tributaries. The stream through Wetland

'A' discharges into the northern tributary, while the streams emanating from Wetlands 'C' and 'E' discharge into the southern tributary.

PHOTO 4

Typical view, to northeast, of Kinne Brook tributary located along northwestern corner of property within NYSDEC Wetland MO-49.

(Project Wetland 'B1')

PHOTO 5

Typical view, to northeast, of Kinne Brook tributary located along southern border of property, in Wetland 'D2' along NYS Route 17B.

Cultural features

Structural remnants of past farming or residential usages of these lands are not commonly present across the properties. There are several long sections of loose laid stone walls that border along much of the periphery of the two parcels (PHOTO 6) and along the one abandoned, unpaved road that enters into the western portion of the land from a driveway exiting off of NYS Route 17B. Several extensions from these border walls extended into portions of the southern half of the property where they are present often as no more than the ramshackle remnants of once more functional walls. As limited in size and extent as they usually are, old stone walls such as these may disproportionately provide useful habitat for many smaller wildlife species. Many small mammals, as well as reptiles and amphibians, all may utilize such stone wall features for foraging for food, for temporary protection from larger predators as well as for seasonal refugia during aestivation or hibernation.

PHOTO 6

Typical view, to south, of old field, loose-fit, stone wall, located along western border of property.

Several old standing or partially fallen down wooden frame buildings, including one residential structure (PHOTO 7) and other outbuildings, that are located in the woods behind it, remain standing on the site. These structures are all in disrepair and open to the elements in the case of the existing house, or are dilapidated and partially collapsed in the case of the outbuildings. Abandoned structures do provide habitat for wild and feral terrestrial mammals as well as for some species of birds such as swallows, pigeons, some wrens, American robin, house sparrows, and starlings, any of which might utilize such structures for nesting. Additionally, such structures could provide roosting opportunities for other wildlife such as some owl and bat species.

The ecological values of unoccupied, abandoned, or razed cultural habitats can differ widely in association with site specific details for the types of remaining structures, landscaping plantings, pioneering or invasive vegetation present. It was noted that a variety of traditional landscaping trees and bushes , including spruces, lilac bushes, and apple trees, are still growing in the area around these structures. While most of these non-native plants were not noticed to be spreading out from the areas near the house where they were presumably originally planted, one invasive species, false spirea, which is a sucker spreading, colony forming bush that may reach up to 10 feet in height, has spread across much of the more open areas around this house and has extended its growth into the understory of the nearby woods, to the near complete exclusion of any native bushes and forbs that may have been present in these areas. False

spirea has some value in the early summer for insect pollinators, however it has little other significant wildlife value and its potential removal from this area could be considered to be beneficial.

PHOTO 7

View, to northeast, of abandoned house adjacent to NYS Route 17B.

Wildlife Use of the Site

The site provides several different types of habitats and their associated localized ecotones for use by a wide variety of wildlife species as detailed above. The wooded uplands provide acorns and hickory nuts (mast) from trees in addition to producing various berries, fruits, twigs, and winter buds for wildlife browsing on the various shrubs. Dead wood, including fallen trunks and limbs and decaying stumps, was observed throughout the site, providing shelter for smaller animals and producing invertebrate food sources for many predatory species of mammals, reptiles, amphibians, and birds.

In the context of the parcel's overall landscape, a number of bird species, which require either open meadow or closed canopy woodlands to thrive, are likely to use this site, either as a stopover during seasonal migrations or for feeding or nesting activities. Such species might include: vireos, ovenbirds, thrushes, and woodpeckers as well as some of the owl species and some of the migratory warblers. While these species are not specifically state protected, they are of concern as areas of woodlands are cleared for development. The presence of wooded areas and undeveloped parcels extending for several miles in all directions results in continuous woodland corridors that may be used by these species if displaced either temporarily or permanently from the areas of the site proposed for this development.

Potential for Use by Threatened or Endangered Species or Species of Special Concern

The site was examined for potential use by a number of listed threatened or endangered species which are given statutory protection by Section 182.2g of 6 NYCRR Part 182. Records for the regional distribution of each of these species is available from NYSDEC records, including the Herp Atlas (referencing the records in the Atlas for the USGS Monticello USGS Quad and it's abutting quad maps). These records were used to identify the listed species that are likely to be in the area of the site and therefore may utilize the given habitat types available on the site. Habitat types identified on the site include forested uplands, forested wetlands, old fields, stream corridors, stone walls and edge

habitats. Based strictly on the characteristics of the property, specifically its extensive areas of deciduous and coniferous forests and its several included wetland areas, habitat potential was analyzed for the following eight species that are afforded protection by New York State Endangered or Threatened Species Regulations (6 NYCRR Part 182):

- Bog turtle - Endangered
- Mud turtle - Endangered
- Eastern tiger salamander - Endangered
- Northern cricket frog – Endangered
- Indiana bat – Endangered
- Northern long-eared bat – Threatened
- Northern fence lizard - Threatened
- Timber rattlesnake – Threatened

Habitat potential was also evaluated for the following nine New York State Species of Special Concern, an additional category of State-protected animals that are also listed by 6 NYCRR Part 182:

- Eastern box turtle
- Wood turtle
- Spotted turtle
- Eastern hognose snake
- Worm snake
- Mole salamanders:
    - Marbled salamander
    - Blue spotted salamander
    - Jefferson salamander

Ten of the species of protected animals listed above were eliminated from further consideration due to the lack of known populations within the range of eastern Sullivan County generally, and the Monticello Quad area specifically, including the following species:

- Bog turtle – outside of known range for bog turtles, lack of suitable habitat. Neither of the requests to either the USFWS or the NYSDEC NHP returned any known concern for this species at this site.
- Mud turtle - north of its known range of Long Island, lack of open field areas, lack of suitable open water.
- Eastern tiger salamander - north of its known range, confined to central and eastern portions of Long Island.
- Northern cricket frog - requires sunlit pond habitat, within New York State known only in the Hudson Highlands and areas of Orange, Ulster, and Dutchess Counties. There are no known populations in Sullivan County.
- Indiana bat – the NYSDEC NHP does not list any critical habitat or any known populations at or near this site.
- Northern long-eared bat (NLEB) – Neither request to either the USFWS or the NYSDEC NHP returned any known concern for this species at or near this site. In their response letter, the USFWS stated that "any take of the northern long-eared bat that may occur as a result of the [Action] is not prohibited under the ESA Sections 4(d) rule adopted for this species at 50 CFR §17.40(o)." However, while the March 30 2020 "consistency" letter from the USFWS determined that "The Action is not likely to result in unauthorized take of the NLEB," as long as no changes are made to the project description as report in the IPaC submission, and that under that condition, no further coordination is required with the USFWS for the NLEB, the agency does request that project personnel should report any "dead, injured, or sick NLEB" that are found during implementation of the construction phases of the project (i.e. the "Action").
- Northern fence lizard – north of its known range. This species has specific requirements for exposed rock and ledge terrain for seasonal basking and overwintering that are not present on this site.
- Spotted turtle - the habitat for the spotted turtle is flooded wetlands, ponded areas and adjacent wooded areas. Know populations in Sullivan County are found only at lower elevations within the Basher Kill wetlands.

- Worm snake – requires moist woody areas with sandy or rock substrate. Known only from the Peekskill area in upper Westchester County and from Long Island.
- Marbled salamander – require winter-persistent "autumnal" pools for breeding, and moist, sandy or loamy soils within deciduous forests for adults. Known within Sullivan County only from lower elevation wetlands and forests along the Basher Kill.

Habitat conditions available on the site (forested uplands, meadows, small streams, forested/shrub/meadow wetlands) were then considered, and an additional of these species was eliminated from consideration:

- Timber rattlesnake – there are known populations nearby in Sullivan and Ulster counties, however this species has specific requirements for exposed rock and ledge terrain for denning and basking that are not present on this site.

Of the remaining five species from the above listings, each of their range and habitat requirements may be met in part within portions of the proposed project site. Each of these species and their general habitat requirements are listed in Table 2 and each is then discussed individually below.

Table 2
General habitat requirements for state listed "Species of Special Concern" potentially present on the BBIS property

Common Name	Scientific Name	Habitat requirements met on the BBIS property
Eastern box turtle	*Terrapene carolina*	Upland woods, wooded wetland corridors
Wood turtle	*Glyptemys insculpta*	Upland woods, wooded wetland corridors
Eastern hognose snake	*Heterodon platyrhinos*	Wooded areas with stone walls or fractured rocky surfaces
Mole salamanders	*Ambystoma jeffersonianum, A. laterale,* and their interbreeds.	Wetlands for breeding and larval growth, upland woods for adults

Eastern Box Turtle

This species is listed by New York State as a Species of Special Concern. Based on site reconnaissance, there are both open meadows, marshy areas, and densely wooded areas of the property that may be used by the Eastern box turtle at all stages of their life cycle.

These are the only true terrestrial turtles in New York State, although they require occasional access to water and are only present in areas where they may make seasonal movements to nearby stream beds, wetlands, or shallow ponds that would serve as refugia for them during the hotter months of summer. Deciduous woodlands and stream banks also provide sites over the winter months where these turtles borrow shallowly into the soils to hibernate. The major threats to terrestrial turtle species appear to be pesticide poisoning, collection as pets, road mortalities, and natural predation in areas where predators such as raccoons may be increasing.

On this property, these turtles could potentially be found utilizing any of the areas on the parcel, including forests, meadows, shrubby fields, and portions of any of the site wetlands.

Wood Turtle

This species is listed by New York State as a Species of Special Concern. Based on site reconnaissance, there are both open meadows and densely wooded areas of the property that may be used by the wood turtle, which shares many habitat requirements with the box turtle.

These are primarily terrestrial turtles but behave as a semiaquatic species at various seasons of the year, especially in Spring and Fall months. They are habitat generalists, and may be found to utilizing coniferous as well as deciduous forests, upland old fields, open meadows, and marshy wetland areas. Their usage of aquatic habitats is generally related to those of slow moving, small streams, not ponds. They may make diurnal movements to stream beds or shallow marshy areas at night during the hotter months of summer. The submerged streambanks of slow-moving streams also provide the winter hibernation sites that are utilized by this species. As stated above for the Eastern box turtle, the major threats to terrestrial turtle species appear to be pesticide poisoning, collection as pets, road mortalities, and natural predation in areas where predators such as raccoons may be increasing.

On this property, these turtles could potentially be found utilizing any of the areas on the parcel, including forests, meadows, or shrubby fields, along with any of the site wetlands and the streams.

Eastern Hognose Snake

This species is listed by NYSDEC as being a Species of Special Concern, although it has also been described as being locally common in areas across the state. There is the possibility that habitat on-site could support the Eastern hognose snake.

It is a highly secretive species that may utilize the stone walls and wooded areas of the site for cover and feeding. At phases of its life cycle it utilizes loose or sandy, well-drained soils, often near wetlands or streams, for egg laying or for burrowing for protection from predators and for winter hibernation. Its principal prey are toads and frogs, and its presence in an area is linked therefore to the habitat preferences of those prey species. Since this species is known to be adaptable to new fields, pastures and suburban areas, the proposed development of the property should not result in a significant adverse impact to the hognose snake, if in fact it is present on this site. The major threats to this species appear to be road mortalities, collection for the pet trade, or directed mortalities caused by humans or wildlife.

On this property, these snakes could potentially be found utilizing any of the areas on the parcel, including forests, meadows, or shrubby fields, along with any of the site wetlands and the bordering areas along any of the watercourses.

Mole salamanders

These two species within the larger grouping of mole salamanders are listed by NYSDEC as being Species of Special Concern. Mole salamanders are a large group (Genus – *Ambystoma*) of primarily terrestrial salamanders that include the two species listed above: blue-spotted salamanders, and Jefferson salamanders and their interbreeds, all of which have known populations generally located throughout Sullivan County.

All of the mole salamanders are terrestrial as adults and spend most of their lifespan utilizing inground burrows within upland, wooded areas where habitat value for these salamanders is enhanced by the presence of sandy-loamy soils and the presence of decaying, decomposing fallen timber. These kind of terrestrial features provide both hiding and feeding areas for the salamanders during their active seasons from Spring through Fall. For breeding purposes in the Spring, these salamander species do also require access to aquatic features such as the isolated wetland habitats of vernal pools or the slow-moving waters that may be present within some forested riparian wetlands.

On this property, the features of the onsite wetlands and forests could potentially be suitable for the successful breeding and other life cycle requirements of either of these two species.

Potential Impacts to "Species of Special Concern"

Following the use of the range and habitat assessments discussed above, most all of the target species are able to be eliminated from need for further consideration. Then the currently proposed development plan was reviewed to determine what if any impact the proposed structures, access roadways and other site plan features may have on the local populations of the five listed species in Table 2 that were remaining under consideration. The potentially impacted NYS listed "Species of Special Concern" identified above include the following five species that, if populations of any of them are actually present on the property, are likely to utilize the upland or wetland portions of this site during at least some portion of their life phases:

The Eastern box turtle and the wood turtle both make extensive overland movements for foraging and may use any portion of this property. While construction at any time on a portion of the site may temporarily alter some patterns of movement, there will be areas of undisturbed land for turtle foraging movements to occur. The temporary disturbance of portions of the site at any time could potentially impact individuals in the development area, but is unlikely to impact the population as a whole. Long term impacts are not expected unless visitors to this site proceed to capture and collect individuals.

The hognose snake is known to be adaptable to new developments in rural and suburban areas. Thus, the proposed development should not result in a significant adverse impact to the hognose snake population, if in fact the species has a presence on this site.

Mole salamander populations would potentially be reduced in size upon the property if forest clearing were to occur within the dispersal range of any individuals that may access the wetlands and streams on the property for their breeding activities. Adults disperse up to several hundred feet away from their breeding locations, and spend the majority of their life cycle within any deciduous-coniferous forested lands adjacent to those locations. Thus any reduction in forested upland habitat in the vicinity of the onsite or nearby wetlands could result in a reduction in any populations of mole salamanders that may be present.

Conclusion

As stated earlier, it can be expected that temporary displacements of many of the different wildlife species on the property might occur during development of the property. Additionally, movement restrictions, if not permanent displacement, of most resident species could occur within the confines of the proposed project upon completion. Of the approximately 157.2 acres on the combined two parcels, approximately 101.4 acres (65.4 percent) would be disturbed by the proposed project. The displacement movements of wildlife from the disturbed areas would occur into adjacent areas of wetlands and uplands that are present to the north, south and west of the property. Should the NYSDEC Wetland be undisturbed by the project, it would continue to act as a local wildlife corridor across the northern edge of the property, and would still connect to adjacent offsite undeveloped tracts of land in that area. The undeveloped features within the periphery of the project will allow for the continued relatively unobstructed movement of species around the site as well as onto adjacent lands. Therefore, it is our professional opinion that none of the populations of resident wildlife species identified within this report should be adversely affected by the proposed development plan.

Appendices:

- APPENDIX A – List of mammalian wildlife species expected to be present on site
- APPENDIX B– USFWS consultations, dated March 30, 2020
    - – USFWS IPaC consultation
    - – USFWS ESA Section 7(c) consultation
- APPENDIX C – NYSDEC Region 3 consultation, dated February 4, 2020
- APPENDIX D – List of observed site vegetation, June, 2020
- APPENDIX E – NYSDEC Environmental Resources map, generated online on July 3, 2020

Appendix A

List of mammalian wildlife species expected to be present on site

List of mammalian wildlife species expected to be present on site, across the BBIS parcels.

COMMON NAME	SCIENTIFIC NAME
Northern short-tailed shrew	*Blarina brevicauda*
Coyote	*Canis latrans*
Star-nosed mole	*Condylura cristata*
Least shrew	*Cryptotis parva*
Virginia opossum	*Didelphis virginiana*
Big brown bat	*Eptesicus fuscus*
Porcupine *	*Erithizon dorsatum*
Northern flying squirrel	*Glaucomys sabrinus*
Southern flying squirrel	*Glaucomys volans*
Red bat	*Lasiurus borealis*
Hoary bat	*Lasiurus cinereus*
Bobcat	*Lynx rufus*
Woodchuck *	*Marmota monax*
Striped skunk	*Mephitis mephitis*
Rock vole	*Microtus chrotorrhinus*
Meadow vole	*Microtus pennsylvanicus*
Ermine	*Mustela erminea*
Long-tailed weasel	*Mustela frenata*
Mink	*Mustela vison*
Southern red-backed vole	*Myodes gapperi*
Little brown bat	*Myotis lucifugus*
Woodland jumping mouse	*Napaeozapus insignis*
White-tailed deer *	*Odocoileus virginianus*
Muskrat	*Ondatra zibethicus*
Hairy-tailed mole	*Parascalops breweri*
White-footed mouse	*Peromyscus leucopus*
Deer mouse	*Peromyscus maniculatus*
Eastern pipistrelle	*Pipistrellus subflavus*

COMMON NAME	SCIENTIFIC NAME
Pine vole	*Pitymys pinetorum*
Raccoon	*Procyon lotor*
Eastern mole	*Scalopus aquaticus*
Gray squirrel *	*Sciurus carolinensis*
Masked shrew	*Sorex cinereus*
Smoky shrew	*Sorex fumeus*
Water shrew	*Sorex palustris*
Eastern cottontail	*Sylvilagus floridanus*
Eastern chipmunk *	*Tamias striatus*
Red squirrel	*Tamiasciurus hudsonicus*
Gray fox	*Urocyon cinereoargenteus*
Black bear *	*Ursus americanus*
Red fox	*Vulpes vulpes*
Meadow jumping mouse	*Zapus hudsonius*
*Species that were observed by sight or scat during the field survey in June, 2020.	

Appendix B

USFWS consultations

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
http://www.fws.gov/northeast/nyfo/es/section7.htm

IPaC Record Locator: 620-21007475 March 30, 2020

Subject: Consistency letter for the 'BBIS Auto Auction' project indicating that any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Dear Mary Catherine Welch:

The U.S. Fish and Wildlife Service (Service) received on March 30, 2020 your effects determination for the 'BBIS Auto Auction' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. You indicated that no Federal agencies are involved in funding or authorizing this Action. This IPaC key assists users in determining whether a non-Federal action may cause "take"[1] of the northern long-eared bat that is prohibited under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Please report to our office any changes to the information about the Action that you entered into IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation.

If your Action proceeds as described and no additional information about the Action's effects on species protected under the ESA becomes available, no further coordination with the Service is required with respect to the northern long-eared bat.

---

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

BBIS Auto Auction

2. Description

The following description was provided for the project 'BBIS Auto Auction':

> The proposed project consists of the commercial development of the site for a proposed storage and auction of motor vehicles. It includes the construction of a 11,250 SF commercial building that will be used as an office and vehicle processing building where vehicles will be photographed, numbered and inventoried for future sale. In addition, there will be an area that is proposed to be constructed as a designated area for loading and unloading vehicles and as a display area for vehicles that are currently being auctioned.
> ±101.4 acres are proposed to be physically disturbed.

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/41.67061964332542N74.72411879103896W

Determination Key Result

This non-Federal Action may affect the northern long-eared bat; however, any take of this species that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o).

Determination Key Description: Northern Long-eared Bat 4(d) Rule

This key was last updated in IPaC on **May 15, 2017**. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for non-Federal actions is to assist determinations as to whether proposed actions are excepted from take prohibitions under the northern long-eared bat 4(d) rule.

If a non-Federal action may cause prohibited take of northern long-eared bats or other ESA-listed animal species, we recommend that you coordinate with the Service.

Determination Key Result

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

   No

2. Will your activity purposefully **Take** northern long-eared bats?

   No

3. Is the project action area located wholly outside the White-nose Syndrome Zone?

   Automatically answered

   No

4. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

   Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases and other sources of information on the locations of northern long-eared bat roost trees and hibernacula is available at www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html.

   Yes

5. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

   No

6. Will the action involve Tree Removal?

   Yes

7. Will the action only remove hazardous trees for the protection of human life or property?

   No

8. Will the action remove trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year?

   No

9. Will the action remove a known occupied northern long-eared bat maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31?

   No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

99

2. If known, estimated acres of forest conversion from April 1 to October 31

0.1

3. If known, estimated acres of forest conversion from June 1 to July 31

0.1

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

0

5. If known, estimated acres of timber harvest from April 1 to October 31

0

6. If known, estimated acres of timber harvest from June 1 to July 31

0

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
http://www.fws.gov/northeast/nyfo/es/section7.htm

In Reply Refer To:
Consultation Code: 05E1NY00-2020-SLI-2267
Event Code: 05E1NY00-2020-E-06852
Project Name: BBIS Auto Auction

March 30, 2020

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: http://www.fws.gov/northeast/nyfo/es/section7.htm

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/

eagle_guidance.html). Additionally, wind energy projects should follow the Services wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

Project Summary

Consultation Code: 05E1NY00-2020-SLI-2267

Event Code: 05E1NY00-2020-E-06852

Project Name: BBIS Auto Auction

Project Type: DEVELOPMENT

Project Description: The proposed project consists of the commercial development of the site for a proposed storage and auction of motor vehicles. It includes the construction of a 11,250 SF commercial building that will be used as an office and vehicle processing building where vehicles will be photographed, numbered and inventoried for future sale. In addition, there will be an area that is proposed to be constructed as a designated area for loading and unloading vehicles and as a display area for vehicles that are currently being auctioned.
±101.4 acres are proposed to be physically disturbed.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/41.67061964332542N74.72411879103896W

Counties: Sullivan, NY

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Appendix C
NYSDEC Region 3 consultation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 I F: (845) 255-4659
www.dec.ny.gov

NEW YORK STATE OF OPPORTUNITY | **Department of Environmental Conservation**

February 4, 2020

Lou Kiefer, Chairman
Town of Thompson Planning Board
308 State Route 17B
Thompson, New York 12701

RE: BBIS Auto Auction – 308 State Route 17B
Town of Thompson, Sullivan County
CH# 8628
SEQR Lead Agency Designation

Dear Chairman Kiefer:

The New York State Department of Environmental Conservation (Department or DEC) has reviewed the State Environmental Quality Review (SEQR) Notice of Intent to Serve as Lead Agency submitted by the Town of Thompson Planning Board for the above-referenced project. According to the submitted information, the project consists of the commercial development of the site to facilitate the storage and auction of up to 11,000 vehicles. The applicant proposes to construct a 11,250-square foot (SF) commercial building to be used as an office and vehicle processing building where vehicles will be photographed, numbered, and inventoried for future sale. Additionally, a designated loading/unloading area is proposed, as well as a display area for vehicles currently being auctioned. A parking area comprised of approximately 11,000 spaces is included in the proposal.

The DEC has no objection to the Town of Thompson Planning Board serving as lead agency for this project. Based upon our review of your inquiry received by this office on January 21, 2020, the Department offers the following comments:

PROTECTION OF WATERS
The following stream is located within or near the site you indicated:

Name	Class	DEC Water Index Number	Status
Tributary of Kinne Brook	B	D-10-2-0-3-P121	Protected

A Protection of Waters permit is required to physically disturb the bed or banks (up to 50 feet from stream) of any streams identified above as "protected."

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any

disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.

FRESHWATER WETLANDS

Your project site is near or in Freshwater Wetland MO-49, Class 2. A Freshwater Wetlands permit is required for any physical disturbance within these boundaries or within the 100-foot adjacent area. To have the boundary delineated, please contact Michael Fraatz, Bureau of Ecosystem Health, at (845) 256-3057 or at Michael.fraatz@dec.ny.gov.

WATER QUALITY CERTIFICATION

The project site appears to contain federally-regulated wetland areas. If the United States Army Corps of Engineers (ACOE) requires a permit for work completed in or impacting a federal wetland, you will need a Section 401 Water Quality Certification from the Department. Please contact the ACOE at (917) 790-8411 for a determination.

STATE-LISTED SPECIES

The DEC has reviewed the State's Natural Heritage records. No records of sensitive resources were identified by this review.

The absence of data does not necessarily mean that rare or state-listed species, natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

STATE POLLUTION DISCHARGE ELIMINATION SYSTEM (SPDES)

Since project activities will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-20-001) and develop a Stormwater Pollution Prevention Plan (SWPPP) that conforms to requirements of the General Permit.

According to the submitted Full Environmental Assessment Form (EAF), the proposed project will generate approximately 308 gallons per day (gpd) of sanitary wastewater. The discharge location is not indicated in the supplied documents. Please note, sewage effluent discharges of 1,000 gpd or greater to groundwater or surface waters are regulated under Article 17, Titles 7 and 8 of the Environmental Conservation Law (ECL) and require a SPDES permit. For additional information on SPDES permits, please visit the DEC website at http://www.dec.ny.gov/permits/6054.html.

WATER WITHDRAWAL

According to the EAF, the proposed project will generate a demand for water of approximately 308 gpd that will be provided by a new water supply well. Please note that an Article 15 Water Withdrawal permit may be required to undertake activities pursuant to 6 NYCRR Part 601.6, such as the construction, operation and maintenance of a water

withdrawal system with the capacity to withdraw 100,000 gallons or more per day regardless of the actual demand on the system (6 NYCRR Part 601.6c). For additional information on Water Withdrawal permits, see the DEC website at https://www.dec.ny.gov/lands/55509.html.

FEMA FLOODPLAIN

The project site is located within a Federal Emergency Management Agency (FEMA) Floodplain. The municipality will determine if any additional jurisdictions are applicable to the proposal.

MINED LAND RECLAMATION

The EAF indicates that the proposed project will include the excavation of approximately 150,000 cubic yards. Please note that mining is defined in the DEC Mined Land Reclamation regulations as "excavation from which a mineral is to be produced for sale or exchange, or for commercial, industrial, or municipal use." A Mined Land Reclamation permit is required for the mining of 1,000 tons or 750 cubic yards of minerals within 12 successive calendar months.

The excavation or grading of an area that is part of an approved construction plan is generally exempt from the Mined Land Reclamation permitting requirements, provided that the following criteria are met:

1. All necessary Local, State, and Federal approvals shall have been obtained for the project;
2. The proposed excavation and/or grading work is to be conducted solely in aid of on-site construction and is deemed necessary to prepare the site for approved construction;
3. The excavation takes place within the construction project area and is an integral part of the construction project activities. The construction project area is defined as the area of excavation essential to the successful completion of the construction project;
4. Objective evidence is provided which leads the Department to reasonably conclude that the construction project is not speculative, will occur at the site of excavation and grading; and will occur concurrently, or soon after the excavation and grading is completed. Objective evidence includes, but is not limited to: copies of all relevant building permits, grading plans and all necessary approvals from the local planning and zoning boards; and
5. Construction activities should commence within 6 months and be completed within 2 years of excavation.

It appears that the proposed excavation is an integral part of the construction project. If the applicant deviates from this proposal and mines stone without construction commencing, a Mined Land Reclamation permit may be required.

AIR RESOURCES

If the project activities include the installation of a stationary or portable combustion system that exceeds one of the following thresholds, then an air facility registration may be required:

- A maximum rated heat input capacity less than 10 million British Thermal Units (Btu) per hour burning fuels other than coal or wood; or
- A maximum rated heat input capacity of less than 1 million Btu/hr burning coal or wood.

For more information, please contact the DEC Division of Air Resources at (845) 256-3185.

OTHER

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and the project sponsor should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year. More information about DEC permits may be found on our website, www.dec.ny.gov, under "Regulatory" then "Permits and Licenses." Application forms may be downloaded at http://www.dec.ny.gov/permits/6081.html.

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,

Christina Pacella
Division of Environmental Permits
Region 3, Telephone No. (845) 256-2250

cc: Michael Fraatz, NYSDEC Bureau of Ecosystem Health
Aparna Roy, NYSDEC Division of Water
Brian Orzel, ACOE
Series 11, a separate series of BBIS Investment 767, LLC, Applicant
Ross Winglovitz, P.E., Project Contact

Appendix D

List of observed site vegetation, June, 2020

List of vegetation observed in June, 2020, across the BBIS parcels.

COMMON NAME[5]	SCIENTIFIC NAME
Red maple	*Acer rubrum*
Sugar maple	*Acer saccharum*
Yarrow	*Achillea millefolium*
Garlic mustard	*Alliaria petiolata*
Sweet vernalgrass	*Anthoxanthum odoratum*
Wild sarsaparilla	*Aralia nudicaulis*
Greater burdock	*Arctium lappa*
Jack in the Pulpit	*Arisaema triphyllum*
Common wormwood	*Artemisia vulgaris*
Common milkweed	*Asclepias syriaca*
Leafy liverwort	*Bazzania spp.*
Japanese barberry	*Berberis thunbergii*
Yellow birch	*Betula alleghaniensis*
Sweet birch	*Betula lenta*
Gray birch	*Betula populifolia*
Yellow marsh marigold	*Caltha palustris*
Pennsylvania bittercress	*Cardamine pensylvanica*
Fringed sedge	*Carex crinita*
Star sedge	*Carex echinata*
Greater bladder sedge	*Carex intumescens*
Broom sedge	*Carex scoparia*
Sedge species	*Carex spp.*
Tussock sedge	*Carex stricta*
Northwest Territory sedge	*Carex utriculata*
Fox sedge	*Carex vulpinoidea*
Spotted knapweed	*Centaurea stoebe*
Mouse-ear chickweed	*Cerastium fontanum*
Partridge pea	*Chamaecrista fasciculata*
Small enchanter's nightshade	*Circaea alpina*
Bull thistle	*Cirsium vulgare*
Bindweed	*Convolvulus spp.*
Threeleaf goldthread	*Coptis trifolia*

[5] Common names comply with USDA Plants database nomenclature

COMMON NAME[5]	SCIENTIFIC NAME
Silky dogwood	*Cornus amomum*
Honewort	*Cryptotaenia canadensis*
Orchard grass	*Dactylis glomerata*
Queen Anne's lace	*Daucus carota*
Hayscented fern	*Dennstaedtia punctilobula*
Deptford pink	*Dianthus armeria*
Deer-tongue grass	*Dichanthelium clandestinum*
Spinulose wood fern	*Dryopteris carthusiana*
Crested woodfern	*Dryopteris cristata*
Evergreen wood fern	*Dryopteris intermedia*
Marginal woodfern	*Dryopteris marginalis*
Beech-drops	*Epifagus virginiana*
Field horsetail	*Equisetum arvense*
White wood aster	*Eurybia divaricata*
American beech	*Fagus grandifolia*
White ash	*Fraxinus americana*
Catchweed bedstraw	*Galium aparine*
Great hedge bedstraw	*Galium mollugo*
Marsh bedstraw	*Galium palustre*
Bedstraw	*Galium spp.*
Black huckleberry	*Gaylussacia baccata*
White avens	*Geum canadense*
Ground ivy	*Glechoma hederacea*
Melic mannagrass	*Glyceria melicaria*
Witchhazel	*Hamamelis virginiana*
Orange daylily	*Hemerocallis fulva*
Dame's rocket	*Hesperis matronalis*
Orange hawkweed	*Hieracium aurantiacum*
Meadow hawkweed	*Hieracium caespitosum*
American marshpennywort	*Hydrocotyle americana*
Winterberry	*Ilex verticillata*
Jewelweed	*Impatiens capensis*
Harlequin blue iris	*Iris versicolor*
Spicebush	*Lindera benzoin*
Indian tobacco	*Lobelia inflata*
Indian tobacco	*Lobelia inflata*
Bush honeysuckle	*Lonicera spp.*
Bird's-foot trefoil	*Lotus corniculatus*

COMMON NAME[5]	SCIENTIFIC NAME
Ragged robin	*Lychnis flos-cuculi*
Running clubmoss	*Lycopodium clavatum*
Flat-branched tree clubmoss	*Lycopodium obscurum*
Northern bugleweed	*Lycopus uniflorus*
Starflower	*Lysimachia borealis*
Canada mayflower	*Maianthemum canadense*
Paradise apple	*Malus pumila*
Indian cucumber root	*Medeola virginiana*
Indian pipe	*Monotropa uniflora*
Bay forget-me-not	*Myosotis laxa*
Sensitive fern	*Onoclea sensibilis*
Royal fern	*Osmunda regalis*
Cinnamon fern	*Osmundastrum cinnamomeum*
Mountain woodsorrel	*Oxalis montana*
Common yellow oxalis	*Oxalis stricta*
Golden ragwort	*Packera aurea*
Virginia creeper	*Parthenocissus quinquefolia*
Broad beechfern	*Phegopteris hexagonoptera*
Timothy	*Phleum pratense*
Norway spruce	*Picea abies*
White spruce	*Picea glauca*
Eastern white pine	*Pinus strobus*
Plagiomnium moss	*Plagiomnium spp.*
English plantain	*Plantago lanceolata*
Common plantain	*Plantago major*
Smooth Solomon's seal	*Polygonatum biflorum*
Hairy solomon's seal	*Polygonatum pubescens*
Halberdleaf tearthumb	*Polygonum arifolium*
Arrowleaf tearthumb	*Polygonum sagittatum*
Jumpseed	*Polygonum virginianum*
Christmas fern	*Polystichum acrostichoides*
Hairy cap moss	*Polytrichum spp.*
Quaking aspen	*Populus tremuloides*
Common cinquefoil	*Potentilla simplex*
Gall-of-the-earth	*Prenanthes trifoliolata*
Selfheal	*Prunella vulgaris*
Black cherry	*Prunus serotina*
Western brackenfern	*Pteridium aquilinum*

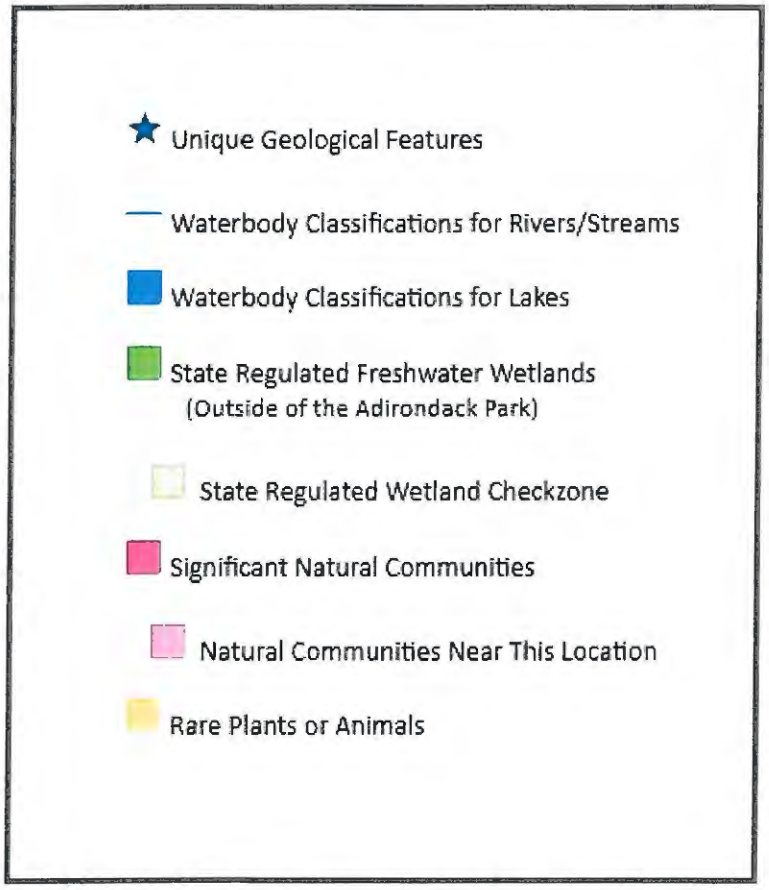
COMMON NAME[5]	SCIENTIFIC NAME
White oak	*Quercus alba*
Red oak	*Quercus rubra*
Tall buttercup	*Ranunculus acris*
Creeping buttercup	*Ranunculus repens*
Common buckthorn	*Rhamnus cathartica*
Great laurel	*Rhododendron maximum*
Multiflora rose	*Rosa multiflora*
Allegheny blackberry	*Rubus allegheniensis*
Prickly dewberry	*Rubus flagellaris*
Bristly dewberry	*Rubus hispidus*
American red raspberry	*Rubus idaeus*
Red sorrel	*Rumex acetosella*
Curly dock	*Rumex crispus*
Bitter dock	*Rumex obtusifolius*
Pussy willow	*Salix discolor*
Common blue-eyed grass	*Sisyrinchium montanum*
Canada goldenrod	*Solidago canadensis*
Wrinkleleaf goldenrod	*Solidago rugosa*
False spiraea	*Sorbaria sorbifolia*
Spagnum moss	*Sphagnum spp.*
Meadowsweet	*Spiraea alba*
Grasslike starwort	*Stellaria graminea*
Common chickweed	*Stellaria media*
Crookedstem aster	*Symphyotrichum prenanthoides*
Common lilac	*Syringa vulgaris*
Common dandelion	*Taraxacum officinale*
New York fern	*Thelypteris noveboracensis*
Eastern marsh fern	*Thelypteris palustris*
Eastern poison ivy	*Toxicodendron radicans*
Alsike clover	*Trifolium hybridum*
Red clover	*Trifolium pratense*
White clover	*Trifolium repens*
Eastern hemlock	*Tsuga canadensis*
Broadleaf cattail	*Typha latifolia*
American elm	*Ulmus americana*
Lowbush blueberry	*Vaccinium angustifolium*
Highbush blueberry	*Vaccinium corymbosum*
Green false hellebore	*Veratrum viride*

COMMON NAME[5]	SCIENTIFIC NAME
Germander speedwell	*Veronica chamaedrys*
Common gypsyweed	*Veronica officinalis*
Northern arrowwood	*Viburnum recognitum*
Sweet white violet	*Viola blanda*
Canadian white violet	*Viola canadensis*
Common blue violet	*Viola sororia*
Grape	*Vitis spp.*
This list represents species that were observed during field surveys in June, 2020, and therefore is not reported as an exhaustive list of all of those species that are present on the property.	

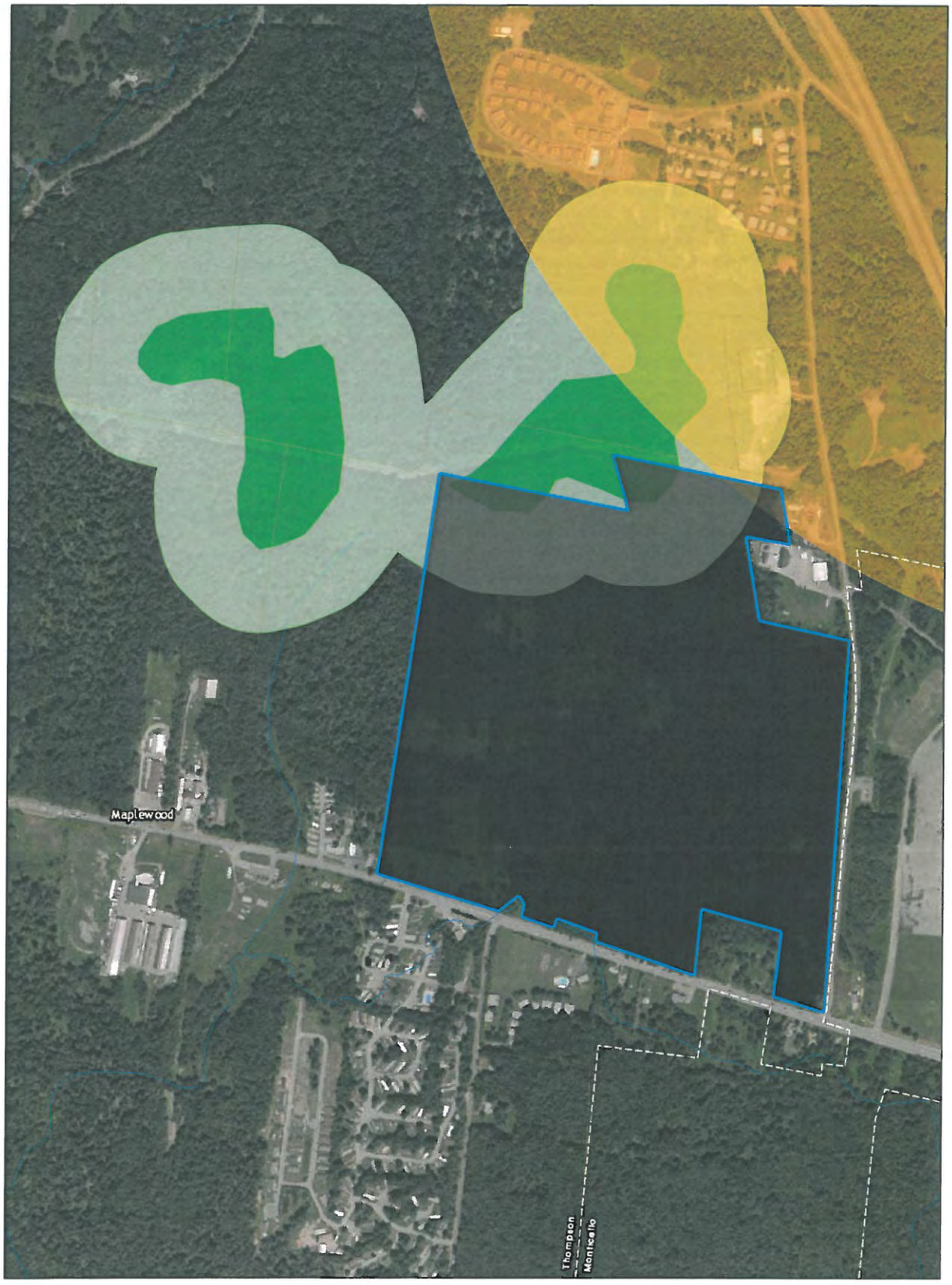
Appendix E

NYSDEC Environmental Resource Map

Layers and Legend for NYSDEC Environmental Resources Maps



BBIS Auto Auction 308 State Rt. 17B



July 3, 2020

1:9,028

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Author: NYSDEC Environmental Resource Mapper, accessed July 3, 2020

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