

**PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES**

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April 30, 2020
Brian Orzel, Western Permits
USACE Operations/Regulatory16-406
c/o PSC Mail Center
26 Federal Plaza
New York, New York 10278

Re: Request for a Jurisdictional Determination by BBIS Auto Action,
Sullivan County, New York

Dear Mr. Orzel,

The above 157.2 acre site fronts both Kaufman Road and Route 17B in Monticello. Onsite there are 6 wetland areas that add up to a combined total of 14.36 acres of jurisdictional wetlands. The applicant is Series 11, A Separate Series of BBIS Investment 767 LLC, PO Box 262, Coppel, Texas, 75019. The actual site is owned by the Estate of Elias Kaufman, PO Box 2758, Briarcliff Manor, N.Y. 10510 and the Bulgari Group, PO Box 425, White Lake, NY, 12786. The Tax Lot is Section 12, Block 1 Lot 54.1 & 55.

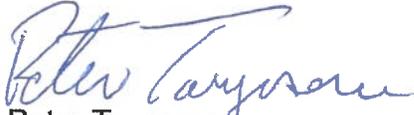
There are some successional fields on the west half of the site and the rest is almost all mature forest habitat. Wetland area A and C have portions of emergent meadow habitat. Wetland areas B, C, D1, D2 and E are all forested wetland habitat. There are no isolated wetlands or ponds onsite. All flagged areas can be traced to the Neversink River which is located a few miles to the east. Areas A, C and D2 have within their boundaries unnamed seasonal streambeds. Area E connects to area D2 via a small scour channel. Areas D1 and D2 are not connected in any way, it was a labeling mistake on my part. Wetland B is NYSDEC wetland MO-49. The stream within wetland area D2 is a DEC class B stream. The site is in the Delaware River basin. From the site it is 4.5 river miles along the Kinne Brook to the Mongaup River system, from there is 22 river miles to the Delaware River, the closest navigable water. It is 20 miles straight from point to point.

The onsite forested wetland habitat has White Oak, Red Maple, River Birch, Hemlock, Highbush Blueberry and Winterberry as the dominant deciduous species. The forb layer has Soft Rush, Sensitive Fern, Jack In Pulpit and Spagnum Moss. The emergent meadow areas have Broadleaf Cattail, Soft Rush, Sweet Flag, Green Bullrush, Sensitive Fern, Cinnamon Fern, Royal Fern and Spagnum Moss as the dominant species. The upland forested areas have Red Maple, Red and White Oak, Ash, White Pine and Hemlock as the most common tree species. Except for a dilapidated home and shed along 17B there are no

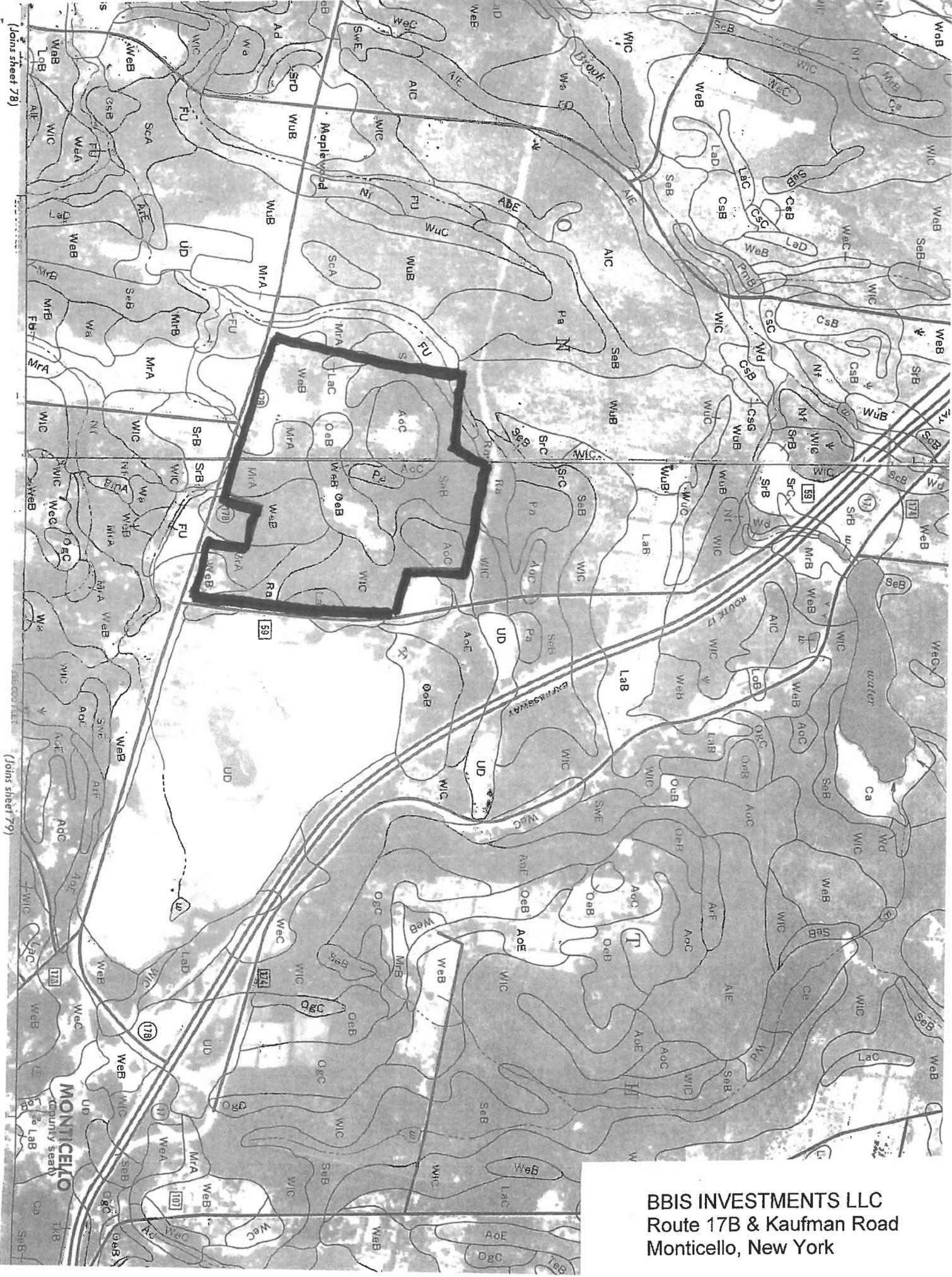
structures, buildings or signs of prior development. There are no trash piles or signs of any possible pollutants such as old fuel oil tanks. The annual precipitation for this location is 53 inches.

Included for your use is a topographic survey that shows the wetland flag locations, wetland photographs, wetland data sheets and various mapping systems with the site highlighted.

Yours truly,



Peter Torgersen



(Joins sheet 78)

(Joins sheet 79)

BBIS INVESTMENTS LLC
Route 17B & Kaufman Road
Monticello, New York



U.S. Fish and Wildlife Service

National Wetlands Inventory

BHT Monticello



February 8, 2020

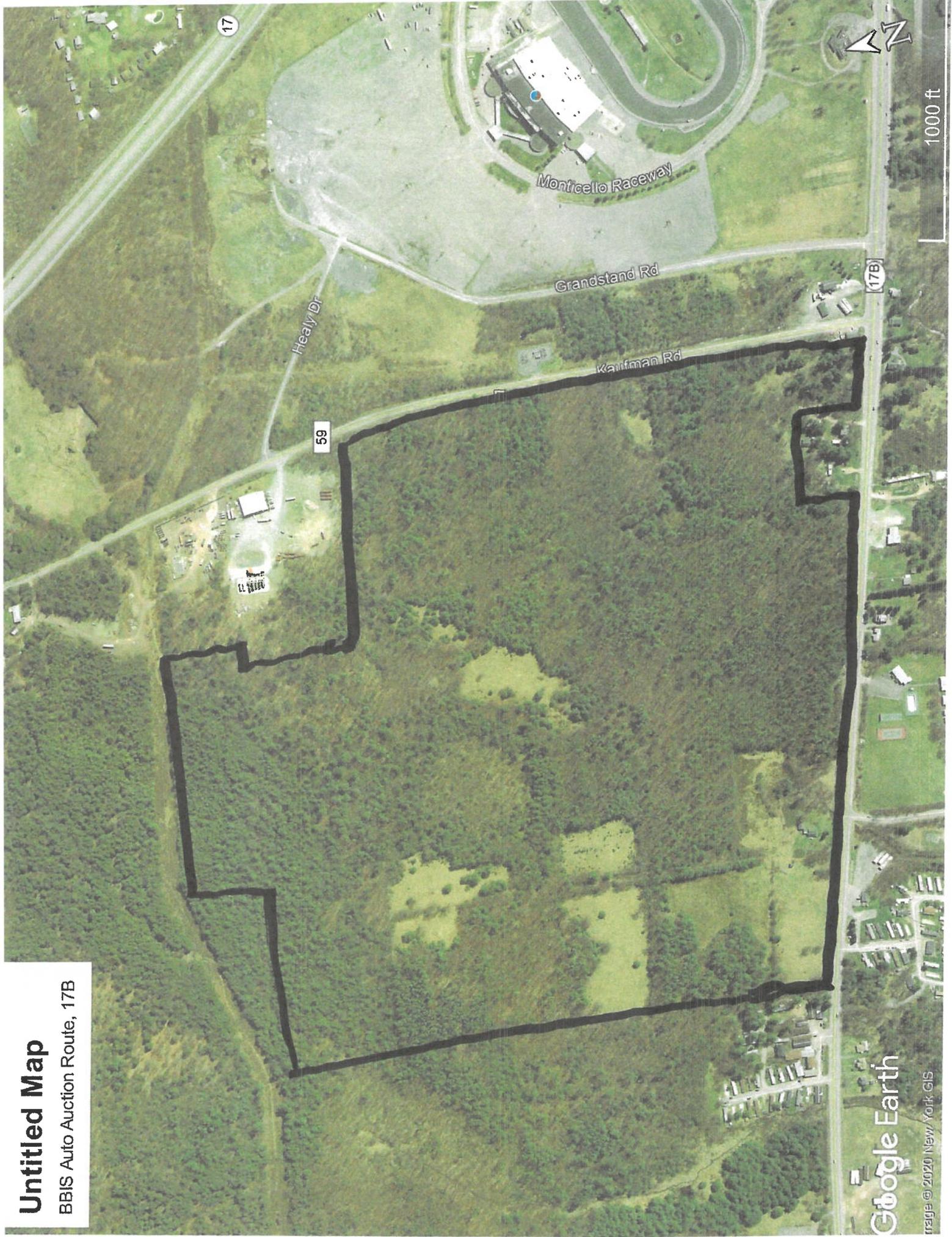
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Untitled Map

BBIS Auto Auction Route, 17B



WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: BHT Monticello City/County: Thompson/Kullivan Sampling Date: 7-19-19
 Applicant/Owner: BBB Investments LLC State: NY Sampling Point: A
 Investigator(s): Peter Torgersen Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR or MLRA): LBB Lat: 41-40-15.22 Long: 74-43-22.58 Datum: _____
 Soil Map Unit Name: Palm Terric Podsolon NWI classification: PFOIE

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
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Remarks:
stream route with forested and emergent meadow areas along the banks only emerg. meadow is mapped

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks) 	<u>Secondary Indicators</u> (minimum of two required) <ul style="list-style-type: none"> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>2</u> Water Table Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>0</u> Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
surface runoff is ground water fed system stream at south half 200 acre watershed, 80 onsite

Tree Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. Hemlock			FAC
2. River Birch			FACW
3. White Oak			FACW
4. Red Maple			FAC
5. _____			
6. _____			

_____ = Total Cover
50% of total cover: _____ 20% of total cover: _____

Sapling Stratum (Plot size: _____)

1. Same as above			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			

_____ = Total Cover
50% of total cover: _____ 20% of total cover: _____

Shrub Stratum (Plot size: _____)

1. Highbush Blueberry			FACW
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			

_____ = Total Cover
50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: _____)

1. Tussock Sedge			O3L
2. Cattail			O3L
3. Sensitive Fern			FACW
4. Soft Rush			FACW
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			

_____ = Total Cover
50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: _____)

1. _____			
2. _____			
3. _____			
4. _____			
5. _____			

_____ = Total Cover
50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0¹
- 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes / No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

BBIS Auto Action #A

Sampling Point: #A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
6	2.5YR 3/2	100						
8	2.5YR 4/1	90	2.5YR 4/5	10				

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10) (LRR N)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1) (LRR N, MLRA 147, 148)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)

- Dark Surface (S7)
- Polyvalue Below Surface (S8) (MLRA 147, 148)
- Thin Dark Surface (S9) (MLRA 147, 148)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Iron-Manganese Masses (F12) (LRR N, MLRA 136)
- Umbric Surface (F13) (MLRA 136, 122)
- Piedmont Floodplain Soils (F19) (MLRA 148)
- Red Parent Material (F21) (MLRA 127, 147)

Indicators for Problematic Hydric Soils³:

- 2 cm Muck (A10) (MLRA 147)
- Coast Prairie Redox (A16) (MLRA 147, 148)
- Piedmont Floodplain Soils (F19) (MLRA 136, 147)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

mapped Palms - Terrestrial Medaxists very poorly drained
mapped hydric soil location matches emergent meadow portions

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: BHT Monticello City/County: Thompson/Sullivan Sampling Date: 7-19-19
 Applicant/Owner: BBIS Investments LLC State: NY Sampling Point: B
 Investigator(s): Peter Longersen Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR or MLRA): LRR Lat: 41-40-26.96 Long: 74-43-39.79 Datum: _____
 Soil Map Unit Name: Bayham NWI classification: PFOE
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: <p align="center" style="font-size: 1.2em;"><i>edge of large mapped system</i></p>	

HYDROLOGY

Wetland Hydrology indicators: Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input checked="" type="checkbox"/> Surface Water (A1) _____ True Aquatic Plants (B14) <input checked="" type="checkbox"/> High Water Table (A2) _____ Hydrogen Sulfide Odor (C1) _____ Saturation (A3) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Water Marks (B1) _____ Presence of Reduced Iron (C4) _____ Sediment Deposits (B2) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Drift Deposits (B3) _____ Thin Muck Surface (C7) _____ Algal Mat or Crust (B4) _____ Other (Explain in Remarks) _____ Iron Deposits (B5) _____ _____ Inundation Visible on Aerial Imagery (B7) <input checked="" type="checkbox"/> Water-Stained Leaves (B9) _____ Aquatic Fauna (B13)	_____ Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>2</u> Water Table Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
*groundwater is surface runoff fed
 200 acre watershed, 30 onsite*

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: B

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Hemlock</u>			<u>FACW</u>
2. <u>River Birch</u>			<u>FACW</u>
3. <u>White Oak</u>			<u>FACW</u>
4. _____			
5. _____			
6. _____			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Sapling Stratum (Plot size: _____)

1. _____			
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

Prevalence Index = B/A = _____

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Shrub Stratum (Plot size: _____)

1. <u>Soft Bush</u>			
2. <u>Sens. Fern</u>			
3. <u>Highbush Blueberry</u>			<u>FACW</u>
4. _____			
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: _____)

1. <u>Soft Rush</u>			<u>FACW</u>
2. <u>Sens. Fern</u>			<u>FACW</u>
3. <u>Tussock Sedge</u>			<u>OBL</u>
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: _____)

1. _____			
2. _____			
3. _____			
4. _____			
5. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
2	2.5YR 3/2	100						
6	2.5YR 4/1	90	2.5YR 4/3	10				

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 2 cm Muck (A10) (MLRA 147)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> (MLRA 147, 148)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Piedmont Floodplain Soils (F19)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> (MLRA 136, 147)
<input type="checkbox"/> 2 cm Muck (A10) (LRR N)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR N, MLRA 147, 148)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Polyvalue Below Surface (S8) (MLRA 147, 148)	
<input type="checkbox"/> Thin Dark Surface (S9) (MLRA 147, 148)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR N, MLRA 136)	
<input type="checkbox"/> Umbric Surface (F13) (MLRA 136, 122)	
<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 148)	
<input type="checkbox"/> Red Parent Material (F21) (MLRA 127, 147)	

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:
 Beysman - Aerobic Haplic aquot somewhat poorly drained
 forested edge of a large wetland system (DEC)

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: BHT Monticello City/County: Thompson/Sullivan Sampling Date: 7-19-19
 Applicant/Owner: BBIS Investments LLC State: NY Sampling Point: C
 Investigator(s): Peter Longoria Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR or MLRA): LRR Lat: 41-40-07.04 Long: 74-43-11.35 Datum: _____
 Soil Map Unit Name: huckawanna NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: <p style="font-size: 1.2em; font-family: cursive;">unmapped stream & wetlands</p>	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) _____ <input type="checkbox"/> High Water Table (A2) _____ <input type="checkbox"/> Saturation (A3) _____ <input type="checkbox"/> Water Marks (B1) _____ <input type="checkbox"/> Sediment Deposits (B2) _____ <input type="checkbox"/> Drift Deposits (B3) _____ <input type="checkbox"/> Algal Mat or Crust (B4) _____ <input type="checkbox"/> Iron Deposits (B5) _____ <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) _____ <input checked="" type="checkbox"/> Water-Stained Leaves (B9) _____ <input type="checkbox"/> Aquatic Fauna (B13) _____ <input type="checkbox"/> True Aquatic Plants (B14) _____ <input type="checkbox"/> Hydrogen Sulfide Odor (C1) _____ <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) _____ <input type="checkbox"/> Presence of Reduced Iron (C4) _____ <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) _____ <input type="checkbox"/> Thin Muck Surface (C7) _____ <input type="checkbox"/> Other (Explain in Remarks) _____	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) _____ <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) _____ <input type="checkbox"/> Drainage Patterns (B10) _____ <input type="checkbox"/> Moss Trim Lines (B16) _____ <input type="checkbox"/> Dry-Season Water Table (C2) _____ <input type="checkbox"/> Crayfish Burrows (C8) _____ <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) _____ <input type="checkbox"/> Stunted or Stressed Plants (D1) _____ <input type="checkbox"/> Geomorphic Position (D2) _____ <input type="checkbox"/> Shallow Aquitard (D3) _____ <input type="checkbox"/> Microtopographic Relief (D4) _____ <input checked="" type="checkbox"/> FAC-Neutral Test (D5) _____
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Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

drainage route of small seasonal stream 40 acre watershed 20 onsite

Tree Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. Hemlock			FAC
2. River Birch			FACW
3. White Oak			FACW
4. Red Maple			OBL
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Sapling Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. Red Maple			FAC
2. Hemlock			FAC
3. _____			
4. _____			
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Shrub Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. Silky Dogwood			FACW
2. Highbush Blueberry			FACW
3. Multiflora Rose			FAC
4. _____			
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. Sens. Live Fern			FACW
2. Soft Rush			FACW
3. Tussock Sedge			OBL
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

Prevalence Index = B/A = _____

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
 - 2 - Dominance Test is >50%
 - 3 - Prevalence Index is ≤3.0¹
 - 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 - Problematic Hydrophytic Vegetation¹ (Explain)
- ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

BBIS Auto Auction

Sampling Point: C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
4	2.5YR 3/1	100						
6	2.5YR 4/1	95	2.5YR 4/2	5				

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

- | | | |
|--|--|---|
| Hydric Soil Indicators: | | Indicators for Problematic Hydric Soils³: |
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Dark Surface (S7) | <input type="checkbox"/> 2 cm Muck (A10) (MLRA 147) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Polyvalue Below Surface (S8) (MLRA 147, 148) | <input type="checkbox"/> Coast Prairie Redox (A16) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Thin Dark Surface (S9) (MLRA 147, 148) | <input type="checkbox"/> (MLRA 147, 148) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) | <input type="checkbox"/> (MLRA 136, 147) |
| <input type="checkbox"/> 2 cm Muck (A10) (LRR N) | <input type="checkbox"/> Redox Dark Surface (F6) | <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Depressions (F8) | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR N, MLRA 147, 148) | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR N, MLRA 136) | |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Umbric Surface (F13) (MLRA 136, 122) | |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 148) | |
| <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Red Parent Material (F21) (MLRA 127, 147) | |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Lackawanna Typic Fragrochrepts Well drained
 wetlands associated with seasonal stream

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: BHT Monticello City/County: Thompson/Kullison Sampling Date: 7-19-19
 Applicant/Owner: BBIS Investments LLC State: _____ Sampling Point: D-1
 Investigator(s): Peter Tomerica Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR or MLRA): LRR Lat: 41-40-08.36 Long: 74-43-08.36 Datum: _____
 Soil Map Unit Name: LaB NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) _____ True Aquatic Plants (B14) _____ High Water Table (A2) _____ Hydrogen Sulfide Odor (C1) _____ Saturation (A3) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Water Marks (B1) _____ Presence of Reduced Iron (C4) _____ Sediment Deposits (B2) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Drift Deposits (B3) _____ Thin Muck Surface (C7) _____ Algal Mat or Crust (B4) _____ Other (Explain in Remarks) _____ Iron Deposits (B5) _____ _____ Inundation Visible on Aerial Imagery (B7) _____ _____ Water-Stained Leaves (B9) _____ _____ Aquatic Fauna (B13) _____	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>6</u> Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: <p align="center" style="font-size: 1.2em;">Pond - groundwater & surface runoff</p>	

Tree Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Hemlock</u>			<u>FAC</u>
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Sapling Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Red Maple</u>			<u>FAC</u>
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Shrub Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Highbush Blueberry</u>			<u>FACW</u>
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Sensitive Fern</u>			<u>FACW</u>
2. <u>Soft Rush</u>			<u>FACW</u>
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: _____)

	Absolute % Cover	Dominant Species?	Indicator Status
1. _____			
2. _____			
3. _____			
4. _____			
5. _____			

_____ = Total Cover

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B) _____

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
2	2.5YR 8/2	100						
4	2.5YR 4/1	95	2.5YR 4/3	5				

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

- | | | |
|--|--|---|
| Hydric Soil Indicators: | | Indicators for Problematic Hydric Soils³: |
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Dark Surface (S7) | <input type="checkbox"/> 2 cm Muck (A10) (MLRA 147) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input checked="" type="checkbox"/> Polyvalue Below Surface (S8) (MLRA 147, 148) | <input type="checkbox"/> Coast Prairie Redox (A16) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Thin Dark Surface (S9) (MLRA 147, 148) | <input type="checkbox"/> (MLRA 147, 148) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) | <input type="checkbox"/> (MLRA 136, 147) |
| <input type="checkbox"/> 2 cm Muck (A10) (LRR N) | <input type="checkbox"/> Redox Dark Surface (F6) | <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input checked="" type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Depressions (F8) | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR N, MLRA 147, 148) | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR N, MLRA 136) | |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Umbric Surface (F13) (MLRA 136, 122) | |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 148) | |
| <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Red Parent Material (F21) (MLRA 127, 147) | |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
 Hackawanna - upland type soil
 pond/depression fed by road runoff

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: BHT Monticello City/County: Thompson/Sullivan Sampling Date: 7-19-19
 Applicant/Owner: BBIS Investments LLC State: NY Sampling Point: D-2
 Investigator(s): Peter Longman Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR or MLRA): LRR Lat: 41-40-03.68 Long: 74-43-32.00 Datum: _____
 Soil Map Unit Name: MnA NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: <p align="center" style="font-size: 1.2em;"><i>streambed forest wetland habitat along banks</i></p> <p align="center" style="font-size: 1.2em;"><i>DEC class B stream</i></p>	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) _____ True Aquatic Plants (B14) _____ High Water Table (A2) _____ Hydrogen Sulfide Odor (C1) _____ Saturation (A3) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Water Marks (B1) _____ Presence of Reduced Iron (C4) _____ Sediment Deposits (B2) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Drift Deposits (B3) _____ Thin Muck Surface (C7) _____ Algal Mat or Crust (B4) _____ Other (Explain in Remarks) _____ Iron Deposits (B5) _____ Inundation Visible on Aerial Imagery (B7) _____ Water-Stained Leaves (B9) _____ Aquatic Fauna (B13)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Sparsely Vegetated Concave Surface (B8) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
---	--

Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>2</u> Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

streambed w. th adjacent w/

unnamed trib. of Kinne Brook, itself a trib of Mongaup River

15 acre onsite watershed, 400 acre offsite

**PETER D. TORGERSEN,
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BBIS Auto Auction, Route 17B & Kaufman Road Monticello NY



Photo # 1 – View North at flag B-46



Photo # 2 – View south west at flag A-58



Photo # 3 – west end of wetland area D, DEC Class B stream



Photo # 4 – View west along north edge of area D



Photo # 5 – ditch that connects areas E to D



Photo # 6 – View north across wetland area E



Photo # 7 – View from Kaufman Road of stream draining into wetland area C



Photo # 8 – View west across wetland area D-1



Photo # 9 – View View south along west side of wetland area D-1



Photo # 10 – View south by flag C-12



Photo # 11 – View north by flag AA-36. The east side of wetland area A



Photo # 12 – View north into wetland area B at flag B-19