Appendix A

CORRESPONDENCE

LJA Leonard Jackson Associates Consulting Engineers
26 FIREMENS MEMORIAL DRIVE • POMONA, NEW YORK 10970 • (845) 354-4382 FAX (845) 354-4401

September 19, 2006

New York District Corps of Engineers
Eastern Permits Section – Room 1937
Jacob K. Javits Federal Building
26 Federal Plaza
New York, NY 10278-0090

Att: Craig Spitz, Project Manager

Re: **Weinberger Subdivision**
Village of Montebello
LJA #03126

Dear Mr. Spitz:

Pursuant to our June 15, 2006 and September 14, 2006 correspondence and our conversation today, the proposed extension of the piped Martha's Road storm drainage system will eliminate the erosion of the ditch on the Weinberger site. This ditch will then be regraded and the eroded area restored.

You have advised us that this work is either covered under Nationwide Permit #27 or may be considered non-jurisdictional. The work therefore can proceed with no further Corps involvement.

We thank you for your assistance in this matter and will advise the Village of Montebello accordingly.

Very truly yours,

LEONARD JACKSON ASSOCIATES
Leonard Jackson, P.E.

LJ:leb
cc: Village of Montebello Planning Board
Robert Geneslaw, Village Planning Consultant
Eve Mancuso, P.E. - Village Engineering Consultant

LJA | Leonard Jackson Associates **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

September 18, 2006

Department of Public Works
18 Pioneer Avenue
Tallman, New York 10982

Attn: Michael J. Sadowski, P.E.

Re: Weinberger Subdivision – Receiving Sanitary System Analysis
LJA # 03126

Dear Mr. Sadowski:

As requested in your August 31, 2006 letter, we have revised our sanitary system analysis dated April 28, 2006 to include the analysis of the existing 8" Φ sewer main located approximately 1200 feet north of intersection of Caroll Drive and Marget Ann Avenue as requested. Our analysis indicates that the receiving sanitary system can handle the increase in peak sanitary flow from the Weinberger Subdivision site.

Attached please find the Sanitary Analysis Report supporting the conclusions stated above.

Very truly yours,

LEONARD JACKSON ASSOCIATES
Chee Yeap

Attachment

LJA | Leonard Jackson Associates Consulting Engineers

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Note to File

September 13, 2006

From: Dennis Rocks

Re: **Weinberger Subdivision**
LJA #03126

Craig Spitz of the NYDACOE telephoned Leonard Jackson today and informed him that he received our correspondence and maps. He told Mr. Jackson that the proposed work is covered under Nationwide Permit #27, he is retaining our submissions on file and that no further action is necessary.

Mr. Spitz also indicated that he has no intention of writing a letter unless requested to do so by the Village of Montebello.

Dennis Rocks subsequently informed Eve Mancuso, P.E. of Brooker Engineering of this conversation and that no letter from the ACOE is forthcoming.

DR:leb

P:\Word-Files\2003\03126\Note to File 9-13-06.doc

Columbia Gas Transmission
A NiSource Company
1700 MacCorkle Ave SE.
PO Box 1273
Charleston WV 25325-1273

September 12, 2006

Mr. David Ascher, Esq.
Dorfman, Knoebel & Conway, LLP
51 North Broadway
Nyack, NY 10960

RE: Request for Release of Gas Line Easements in Ramapo, NY

Dear Mr. Ascher:

This letter is to inform you that subject to all internal approvals, Columbia Gas Transmission Corporation ("Columbia") intends to execute full releases for the following three (3) general right-of-ways:

1. From Nat Rockmore to Home Gas Company, a predecessor to Columbia, dated July 13, 1949, recorded in the County Clerk's Office of Rockland County, New York, in Book/Liber/Volume 498 Page 141. [Known to Columbia as ROW #1300].

2. From Paul D. Weill to Home Gas Company, a predecessor to Columbia, dated June 21, 1949, recorded in the County Clerk's Office of Rockland County, New York, in Book/Liber/Volume 497, at page 31. [Known to Columbia as ROW #1307].

3. From Viola R. Winkler to Home Gas Company, a predecessor to Columbia, dated January 11, 1950, recorded in the County Clerk's Office of Rockland County, New York, in Book/Liber/Volume 506, at page 457. [Known to Columbia as ROW #1374].

We are in the process of finalizing the Reimbursable Agreement, and expect to have it ready for execution within the next couple of weeks. As soon as we have Management approval on this Agreement, we will forward to you for execution by your client. We can, in the meantime, provide you with the attached cost estimate that indicates the amount your client will pay Columbia for the services required. Keep in mind, if any fluids are discovered or any unexpected conditions are encountered, these costs will increase.

You can be assured that we will work diligently to expedite this in a timely manner. If you have any questions or need any further information, do not hesitate to contact me at 304-357-2758.

Sincerely,

Tammie L. Snyder

Tammie L. Snyder
Senior Analyst

Attachment

John L. Sarna, P.E.

105 Phillips Hill Road
New City, New York 10956
(845) 634-7851 (tel. and fax)
E-Mail jlsarna@att.net

September 5, 2006

To: Robert Geneslaw
From: John L. Sarna, P.E.
Re: Village of Montebello – Weinberger Subdivision
Comments on Responses in the Final Environmental Impact Statement

At your request I have reviewed the responses to two comments by the County of Rockland Department of Highways included in the Final Environmental Impact Statement dated May 23, 2006. My comments are as follows.

Comment 3-6-8, referring to sight distances. The response includes a summary of the requested speed data, recorded on March 28, 2006. These data appear to be an adequate in response to the comment. The response refers to a speed graph in Figure 3.6-1. I do not have a copy of this figure.

In order to be complete, the response should include the required sight distances looking both to the left and the right, and the actual available sight distances.

Comment 3-6.9, referring to trimming and clearing. The Department of Highways comment is that the applicant will be responsible for any required trimming and clearing of vegetation necessary to achieve the required sight distance. The response simply states "Comment noted." Does this constitute agreement? Also, the response should state whether all of this work would be confined to the Applicant's property or the adjacent County right-of-way. If not, would any of it be on private property? It also should be noted that sometimes landscaping put in on private property actually is planted on or extends into the public right-of-way. In this case, what permissions would be needed?

Town of Ramapo
Department of Public Works
18 Pioneer Avenue
Tallman, New York 10982
(845) 357-0591
Fax: (845) 357-0895

CHRISTOPHER P. ST. LAWRENCE
Supervisor

EDWARD P. DZURINKO
Director of Public Works

August 31, 2006

Leonard Jackson Associates
26 Fireman's Memorial Drive
Pomona, New York 10970

Attn: Ms. Nirali Dharani

Re: Weinberger Subdivision – Sanitary System Analysis

Dear Ms. Dharani:

We are in receipt of the Report dated April 28, 2006 and corresponding cover letter dated May 3, 2006 on the above referenced project. I offer the following comments.

1. I am a bit puzzled as to how the lines were selected to be analyzed. The line that should be analyzed is the line indicated on the plan as running from MH# 20897 to MH# 20910. This line connects Caroll Drive with Spook Rock Road and will receive both the flows from Caroll Drive and Marget Ann Lane and has the minimum allowable slope of .4%. Please analyze this line.

2. Note that when analyzing the line on Carroll Drive all 15 proposed units will travel through it not just the 4 that are proposed off the new cul-de-sac.

Be advised that I do believe that once the new figures and calculations are performed you will demonstrate that we will not have any capacity related issues in these sewer line with either the standard or clustered layouts.

If you have any questions, do not hesitate to call.

Very truly yours,

Michael J. Sadowski, PE
Deputy Director

Cc. Paul Gdanski

Robert Geneslaw Co.

PLANNING AND DEVELOPMENT CONSULTANTS

Two Executive Boulevard
Suite 401
Suffern, NY 10901
845/368-1785
FAX 845/368-1572

MEMORANDUM

TO: AL RUBIN, CHAIRMAN
MEMBERS, MONTEBELLO PLANNING BOARD

FROM: ROBERT GENESLAW, AICP
MAX STACH

SUBJECT: STATUTORY TIMEFRAME REQUIREMENTS RELEVANT TO THE WEINBERGER SUBDIVISION AND REVIEW OF FEIS DRAFT MATERIALS RECEIVED

DATE: AUGUST 8, 2006

CC: IRA EMANUEL, ESQ., ASSISTANT VILLAGE ATTORNEY
EVE MANCUSO, P.E., VILLAGE ENGINEER
WARREN BERBIT, ESQ., VILLAGE ATTORNEY
GEORGE WEINBERGER, APPLICANT
JOSH MOREINIS, AICP, PLANNER FOR APPLICANT
DENNIS ROCKS, P.E., ENGINEER FOR APPLICANT
BURT DORFMAN, ESQ., ATTORNEY FOR APPLICANT

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Review of Statutory Requirements of SEQR, New York State Village Law, New York State General Municipal Law and Montebello Village Code

EXECUTIVE SUMMARY –

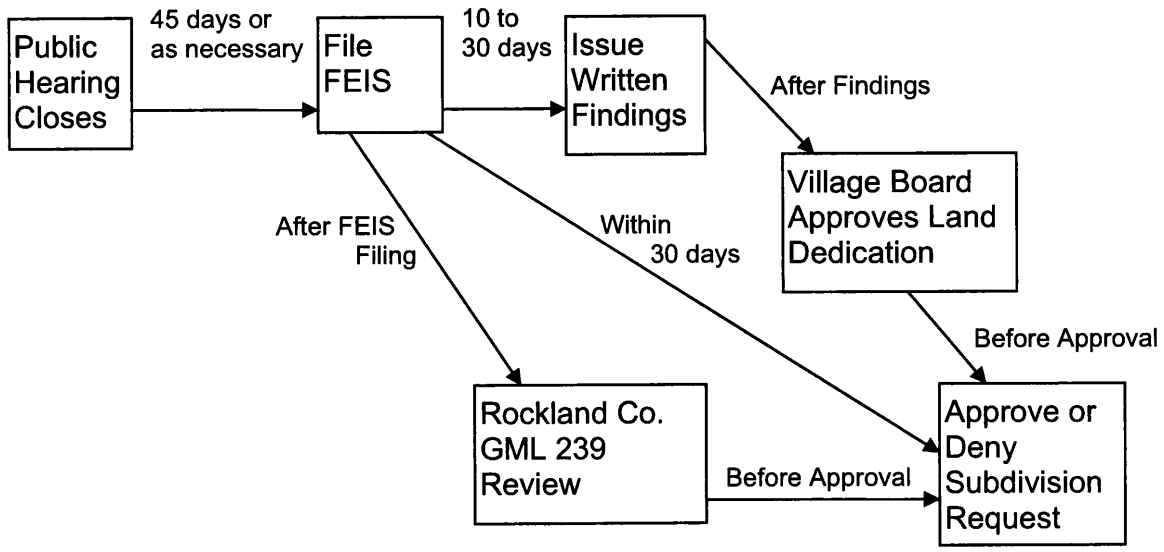
There are several timeframes that are relevant to the review of a subdivision that is the subject of an Environmental Impact Statement (EIS). SEQRA requires that a Final EIS (FEIS) be filed by the Lead Agency within 45 days of the close of the SEQR public hearing, although this time period may be extended as necessary. Within 10 to 30 days after the filing of an FEIS, the lead agency must issue written findings on the proposed action.

NYS Village Law requires that when a Subdivision is the subject of an EIS, that the decision of whether to approve or deny the subdivision be made within 30 days of the filing of the FEIS. The time period to act on the subdivision can only be extended with the consent of the applicant and violating this time period may result in a default approval.

Because the mandatory time frames revolve around filing of the FEIS, and because the FEIS is the basis for the SEQR findings, it will be important that the Planning Board verify that the Subdivision Plan is in approvable form including agreement by the Village Board on proposed lands to be dedicated. The Planning Board should be ready to make planning decisions on the various project alternatives. The day after filing, the FEIS should be sent along with the subdivision application to the Rockland County Planning Department along with a letter stating the intention of the Board to make a decision within 30 days as required by State Village Law.

Alternatively, the Planning Board could ask the applicant to consent to an extension for the decision on the subdivision to 60 or 90 days following the FEIS filing.

The following chart shows the relevant SEQR, State Village Law, and Montebello Local Law timeframes:



Relevant Time Periods Following FEIS Filing

DETAILED DISCUSSION OF TIMEFRAME ISSUES

State Environmental Quality Review (SEQR) requires the Planning Board as Lead Agency to prepare or cause to be prepared and file a Final Environmental Impact Statement (FEIS) within 45 day after the close of any hearing. The hearing on the Weinberger draft EIS (DEIS) was closed on February 14, 2006 and the date to file the

FEIS would have been March 31, 2006. The timeframe to prepare and file an FEIS may be extended under 6 NYCRR 617.9(a)(5)(ii) if additional time is needed to prepare the statement adequately. Although the regulations do not require it, it is advisable for the lead agency to make a statement of the reasons for extension on the record where such timeframe is exceeded. Because the draft FEIS currently before the Board was prepared by the applicant and only recently submitted to the Board, the consent of the project sponsor to the extension is inferred, but not required by the regulations.

The preparation of the FEIS is the responsibility of the Lead Agency; therefore the document needs to reflect the perspective of the Planning Board in both the substance and "voice" of responses to comments. SEQR requires that the findings of the Lead Agency be based on the FEIS. It is therefore important that the FEIS supports the opinions and conclusions of the lead agency on the various impacts that are likely to occur, the adequacy of proposed mitigations and the comparative impacts and benefits of the presented alternatives.

The Planning Board is not required to hold a public hearing on the FEIS. If the Board decides to hold a public hearing, it should be prior to acceptance of the FEIS as complete, so that there is an opportunity to make revisions to the FEIS and preliminary plat within the required timeframe. As can be seen from the material that follows, there is a somewhat constricted timeline from FEIS acceptance to preliminary plat approval. Unless the time periods are extended by mutual agreement of the Planning Board and the project sponsor, all planning decisions i.e. whether or not to cluster, whether or not to connect the roads to South Parker Drive, whether to pipe the Martha Road ditch, whether to require money-in-lieu-of-parkland, and any others should be resolved before FEIS acceptance.

When the Planning Board decides that the FEIS is adequate, the Board must publish a Notice of Completion (NOC) and file the NOC along with the FEIS with all Involved and Interested Agencies. The FEIS must be available for review on the internet. The Notice of Completion must provide a ten day period for consideration by agencies and the public, but the Board is not required to respond to any received comments. No less than ten days and no more than 30 days after filing of the FEIS and NOC, the Planning Board must make its findings on the application (usually by adoption of a Statement of Findings). According to New York Village Law, a decision on Preliminary Approval must be made within 30 days of the filing of the FEIS and can only be extended by the mutual consent of the applicant. The Planning Board may make its decision on the Preliminary Subdivision application simultaneously with the findings but does not need to do so (unless both are made on the 30th day following the FEIS filing). The decision on the application may be to approve, approve with modifications or to deny, but the decision should be consistent with the findings. Failure to make a decision on the application within 30 days without the consent of the applicant could provide the applicant with an opportunity to claim a default approval of the preliminary subdivision plat.

We suggest that the Planning Board require that the Preliminary Subdivision application be made consistent with the FEIS and in an approvable form prior to filing, so that a

decision may be made within 30 days as required by New York State Village Law. We note that under Montebello Village Code (§163-11C), in order to be in approvable form, the Preliminary Plat must show,

> *all roads and public improvements to be dedicated, all trees that are required to be preserved, all districts for water, fire or utility improvements which shall be required to be established or extended upon petition of the applicant to the Village Board* ***and any other special requirements deemed necessary by the Planning Board*** *in order to conform the subdivision plat to the Official Map and Master Plan (Comprehensive Plan) of the Village....*

The Village of Montebello Code (§163-11C) also requires that the Village of Montebello Board of Trustees approve of any parks or other lands to be dedicated to the Village or Town prior to approval of the Preliminary Plat. To avoid SEQR segmentation, such a decision should not be made prior to the Planning Board making its findings. However, because of the timeframe requirements of applicable regulations, we suggest that the Planning Board send the application to the Village Board to issue an opinion on the suitability of lands to be dedicated under the Standard and Cluster Plans as well as any other alternatives under consideration for approval.

The Planning Board should be prepared to act on the wetlands and stream protection permit after the acceptance of the FEIS and before granting preliminary subdivision approval.

A very recent NY Supreme Court decision (Seyferth v. Town of Woodbury) on an application in Orange County found that an FEIS was a necessary part of the "full statement of proposed action" that is required to be referred to the County Planning Agency for recommendation. In the case, the referred actions included several local laws as well as a preliminary cluster subdivision application. The court remanded the actions back to the lead agency for a revote stating that the lead agency had not given the County Planning Agency adequate time for review even though four separate reviews were conducted at various stages of the SEQR process and the actions had not changed throughout that period. While the Weinberger application is not a direct correlation to this case, and although the decision is under appeal, we suggest that FEIS be sent to the County Planning Department as soon as it is substantially complete. Alternatively, the Planning Board could request a letter from the County Planning Department stating that the materials already submitted are adequate. The foregoing may create some timing issues that need to be resolved. One of the court's reasons for concluding that the County GML time period overruled the SEQR timeframe was that there was no default approval in that case. Therefore, in the case of this application it would seem that the timeframe for approval of a subdivision may overrule the GML time period. Legal counsel should advise the Board on this issue.

Review of Draft FEIS Recently Submitted

We have conducted a review of Draft Materials that comprise the majority of the Final Environmental Impact Statement (FEIS) for the Weinberger Subdivision dated May, 2006, prepared by Tim Miller Associates, Inc., and received by our office from the applicant on May 25, 2006. A cultural resources report, original written comments annotated to responses and a number of figures that are intended to accompany the text of the FEIS were more recently received on or around June 28. We note that the document received was marked; "Draft for Review Only."

It is our opinion that the document is not adequate for filing (for the Board to accept) at this time. We suggest the following changes and clarifications are needed prior to filing. We further suggest that the project sponsor address the points raised in this memorandum as well as points raised by Planning Board members and its other consultants and submit a second draft. It may be necessary after the submission of the second draft for the Planning Board to rewrite the document in its own "voice," or to direct its consultants to rewrite the draft prior to acceptance and filing. We are available to perform this task as the Planning Board requires.

The Planning Board held a workshop meeting on August 1, 2006 to discuss a draft of this memorandum and the detailed comments that follow among other agenda items. We have been asked to incorporate Planning Board member comments into this memo. Therefore this memo includes a consolidated list of the comments of the Planning Board and the planning consultants. Board members may subsequently have additional comments. This memo does not include review comments by other Village consultants.

1. General Comment – SEQR requires that the FEIS include a description of revisions and supplements to the DEIS. In several locations the responses indicate agreement with comments indicating the unsuitability of material included in the DEIS or the need for more information. A section should be added at the front of the DEIS detailing where changes have been made to the original document and summarizing additional material that has been added in response to comments.

2. General Comment – The document should be checked for spelling and grammar errors. Spelling, punctuation and grammar errors have not been commented on, although a few were noted.

3. General Comment - Our complete comments should be included to give proper context to the response. In places, the paraphrasing of our comments have left details unaddressed, or have changed the context of the comment. Paraphrasing should be kept to a minimum given the limited number of comments received. For example, in our comment identified as 3.5-2 we stated several reasons why the DEIS tree survey was inadequate and commented that DEIS only dealt with the preservation of trees outside the clearing limits (area not cleared). Among other detailed criticisms, we presented several ways in which the DEIS treatment of tree preservation was substantively insufficient and the clearing plan was not protective of the environment. By not including these details in the paraphrased version of our

comment, the response simply concluded that a tree survey had been included, sample "reasonable" clearing limits were developed, and the preservation of trees could be revisited prior to final approval.

4. Page 1-1, Paragraph 4 – What is "PDEIS"?

5. Page 1-1, Paragraph 6 – "Project Sponsor" is the preferred SEQRA term to "Applicant." The document should be changed wherever appropriate.

6. Page 1-3, Paragraph 2 – The sentence beginning "the drainage system as been modified," is confusing. Is this a typo? Should it be "has been modified" or "as modified?"

7. Page 1-3, Paragraph 5 – The first sentence is confusing. It seems to state that each lot is receiving access from the detention basin maintenance driveway.

8. Page 1-5, Paragraph 2 – The no-action alternative should not be equated with an open space preservation alternative, which could be mistaken for a plan to buy the property for open space preservation. The no-action alternative would simply defer a development proposal to an uncertain time in the future. The text should be revised to avoid confusion.

9. Page 1-5, Paragraph 2 – Previous development proposal was Rosedale and Valley Manor Subdivisions.

10. Page 1-5, Paragraph 2 – A statement should be added that there would be no public open space and no protection of the on-site wetlands as open space under the no-action alternative.

11. Page 1-6, Paragraph 3 – A discussion should be included of the planning value of a full-time connection of the roads including any recommendations received from Emergency Service Providers. This discussion also should discuss the Subdivision Regulation requirement §196-23(I) for maximum number of dwelling units to be served by a permanent cul-de-sac (14) and the adherence of each proposed layout with this requirement.

12. Table 1-1 –It should be verified that there will be no difference (to the hundredth of an acre) in impervious surfaces and upland woods among the four cluster plan alternatives (Figures 1-2 through 1-5). Fiscal impact should be expressed in terms of revenue minus cost, not revenue only.

13. Page 1-8 – Rockland County Planning Board should be Rockland County Planning Department and should indicate a county road and a county stream as described in comment 2-5 by that agency.

14. Page 1-9 –Brewer Fire District should be removed from circulation list if that district has indicated no interest in the project. Also, United Water should be listed as United Water NY

15. Response 2-7, Paragraph 2 –This paragraph should be revised to make it more consistent with the lead agency's voice. The following is suggested,

    The project sponsor has indicated that townhouses are not a reasonable alternative given the objectives and capabilities of the project sponsor and would not best satisfy market demand. Townhouses are prohibited in the R-50 zoning district and development of them at this site would require a zone change and amendment to a Comprehensive Plan that was only recently adopted. Townhouses in this location would be out of character with nearby neighborhoods. Wetlands, streams and the Town Parks can be adequately protected without altering housing types or decreasing lots sizes to less than 35,000 square feet..

16. Response 2-7, Paragraph 2 - The responses to comments on SEQRA scoping deficiencies belongs to comment 2-8. Also, the agency notification and the two public hearings on the draft scope should be referenced in the response.

17. Response 2-7, Paragraph 3 – It is suggested that this sentence should be revised to read, "as a result of a resolution of the VILLAGE Board;" and, "the VILLAGE Board authorized the potential use…"

18. Response 2-7, Generally – It is agreed that attached housing would be inconsistent with the Village's adopted Comprehensive Plan, but there is opportunity for further clustering. While the provision of 40,000 square feet (a "builder's acre" which makes the property more marketable) up to the original minimum lot area of 50,000 square feet is understandable, some of the lots are well in excess of the minimum lot size. Specifically, lots 6, 7, 13, 14, 15, 16, 17, 43 and 48 of the cluster layouts (on Figure 1-2 through 1-5) are all in excess of 50,000 square feet net lot area and are as large as 80,000 square feet net area and 142,499 square feet gross area (lot 16). Many of these lots are encumbered by environmental constraints and additional mitigation is possible and advantageous. The following concerns remain regarding these larger lots:

    a. Residents may not fully understand the restrictions of wetlands, DEC wetland adjacent areas and Village stream protection regulated area and it may be best to include this land as open space to the greatest extent practicable. Any land encumbered with environmental constraints and/or adjacent/regulated areas should be sized to contain as little constrained area as possible while still providing a net area of 35,000 square feet. If this were done, the gross lot area (upon which maximum floor area is calculated) of these lots will still allow homes well in excess of 6,000 square feet in most cases.

    b. Lot 16 is the most encumbered lot in the proposed subdivision and it would be sensible to extend the open space to Road "B" by relocating the southern boundary of Lot 16 to the north side of the detention pond access road. This would also eliminate the need for an access easement across Lot 16.

c. The larger lot areas of some lots would permit some homes to be much larger than their neighbors under floor area ratio requirements. This may or may not be desirable. To be specific, most lots in the subdivision will allow homes as large as 6,000 square feet. However, lot 16 will allow a home as large as 21,375 square feet. By way of comparison, the homes depicted on subdivision maps and on cross-sections are approximately 4,800 square feet. If the Planning Board is concerned about the appearance or impact to community character of extremely large homes, large lots could be reduced or a maximum floor area could be established for the subdivision. The Planning Board should give consideration to such limitations.

19. Response 2-9 – "Applicant's opinion" should be changed to "Project Engineer's judgment" and change "feasible" to "likely."

20. Response 3.1-3 – The FEIS states that the SWPPP will indicate the responsibility for monitoring of the erosion control plan. We believe that the success of erosion control is directly related to the party responsible for monitoring the plan. It is therefore recommended that the Village requires the applicant to make a specific proposal or that the Board requires a specific entity itself.

21. Response 3.1-5 – The FEIS should quantify the cut and fill estimated for the cluster layout. Also the two figures (3.1-2 and 3.5-2) provided recently are not consistent in the portrayal of the extent of clearing and grading and in some instances do not realistically portray a sufficient area behind the dwelling for family use.

22. Response 3.2-1 – It should be stated that the no-action does not include a cross-connection to South Parker Drive over the short-term. The Planning Board requests a more complete evaluation of the prior project engineer's suggestion that Grandview Avenue be raised by about ten inches to alleviate flooding of the roadway.

23. Response 3.2-4 – The project engineer should verify that soils are adequate for leaching wells.

24. Response 3.2-10 –This concept requires clarification as it is not clear. It would seem that over-sizing a detention pond does not necessarily mitigate stormwater runoff if the water doesn't get to the oversized detention pond.

25. Response 3.2-12 – No mitigation has been offered to inhibit future filling of open streams by future homeowners. Also, please verify when USACOE will verify compliance with jurisdictional requirement.

26. Response 3.3-7 and 8 –It may be better to indicate by correspondence that Rockland County Sewer District No 1 received all requested information and fees. Further, it would be an appropriate safeguard to condition preliminary approval upon receipt of necessary permits and ESA waivers from Rockland County Sewer District # 1 and DEC accordingly.

27. Response 3.3-9 –All jurisdictional determinations received should be referenced.

28. Comment 3.5-2 – Our comment has been rephrased to such an extent that many of our original questions and comments were not addressed. The comment should be addressed in more detail.

29. Response 3.5-2 –Figures submitted in the DEIS that show the tree survey overlaid on the proposed plan should be specifically identified. This figure needs to include tree diameter, species and condition, or needs to be keyed to a table and specimen and significant stands of trees need to be identified. Further, the response indicates that detailed extent of clearing will be determined during final site plan review. The deferral of tree review to a late stage diminishes the value of such a review because the project sponsor will be less willing to make changes to a highly engineered plan to incorporate specimens or important stands of trees. Review and changes should be made while the plan is still largely preliminary.

30. Response 3.5-4 – The project sponsor has agreed to provide stone walls throughout the development. In order to delineate where wetlands and "adjacent areas" exist on private property, these constrained areas should be delineated with stone walls or partial stone walls, or other physical methods of demarcation.

31. Response 3.6-3 –AM and PM peak hour should be indicated.

32. Response 3.6-4 – The applicant indicates agreement with the Village's Comprehensive Plan recommendations for the provision of pedestrian facilities along the subdivision roadways. However, it should be noted, that the Comprehensive Plan favors non-traditional pedestrian facilities in the form of narrower vehicular lanes with directly adjacent incorporated pedestrian facilities that are separated from vehicular travel lanes by pavement markings or a short mountable curb (See Village of Montebello Comprehensive Plan Circulation Element, pages 34-36 for appropriate treatments). This has a dual purpose of accommodating pedestrians and cyclists while slowing travel speeds along residential roads and should be incorporated into the plan. Extension of these pedestrian and cycle facilities should provide access to Orchard Hills and Ward-Ling Park, if necessary wetland permits are obtainable.

33. Response 3.6-6 – The response states that elimination of through-roads would discourage speeding. This comment should be substantiated or omitted. Some data supports a finding that speeding on residential streets is mostly done by residents of the street.

34. Response 3.6-8 –The party that performed the study should be identified. Any relevant correspondence received by John Sarna or follow-up correspondence by Rockland County Highway should be discussed.

35. Response 3.6-13 – It should be verified that the data will be added to all subdivision plans and when.

36. Response 3.6-14 –A detail to the plan set incorporating these requirements should be added.

37. Response 3.6-15 - It should be verified that the data will be added to the subdivision plans and when.

38. Response 3.6-20 –If the correction requires any amendment to the text and if it changes any of the analyses, impacts, or potential mitigations, these should be described as revisions to the DEIS.

39. Comment 3.10-1 – There is no need to repeat this comment here and it should be deleted.

40. Response 3.10-3 – The response does not answer the commenter's requests for information regarding summer average and peak-day usage. Also the last sentence is not an adequate response, given the first sentence of comment 3.10-4.

41. Response 3.10-4 – This response does not address the comment. All points need to be addressed sufficiently for the Planning Board to conclude whether there will be impacts and if mitigation is needed.

42. Response 3.10-5 – This response should be revised with attention to "peak" and "max day" demand.

43. Response 3.10-6 – In response to this comment, it may make sense to reduce the lot size for lots 5, 6, and 7 to provide additional open space connectivity. Because much of these lots are encumbered by the wetlands and the DEC 100-foot adjacent area it would not reduce the functionality of the lots to do so. Generally, it would be more protective of the environment, if lots that exceed the 35,000 square foot minimum are reduced in order to maintain more wetland and "adjacent area" in the open area.

44. Response 3.10-7, Paragraph 1 – Fiscal Impact does not project that the proposal will generate $622,000 in tax revenue. It states that if the project were fully built and occupied in the base year that it would have contributed $622,000 and have resulted in the deficit of $277,710. Fiscal Impact analysis is a measure of the impact of the development on taxing jurisdictions, it is not a projection of what revenues and costs will actually be generated. The fiscal impact on the schools should be based on the public school age ratio for Montebello Pines, which the Board believes is the closest available model within the Village. The reference to mitigating school impact by limiting Certificates of Occupancy to 16 per year from the date of filing the Subdivision Plat, should instead refer to beginning at the issuance of the first Building Permit, since site preparation may take eighteen months or so, and should be limited to 12 Certificates of Occupancy per year.

45. Response 3.10-7, Paragraph 1 - "Would not be unlike" is double negative and confusing. No basis is given for stating that the "majority" of resident students will

not attend public schools. This statement should be eliminated or a basis provided. Also, statements like, "the Applicant expects [more private school enrollment]" should be omitted.

46. Response 3.10-7, Paragraph 2 – Please omit "-- not the applicant --"

47. Response 3.10-7, Paragraph 4 – "Et al." should be added to the parenthetical note. The sentence starting, "Mitigation to address" should be deleted as this is tantamount to a finding.

48. Response 3.10-7, Paragraph 5 – This paragraph is comprised of inaccurate characterizations of fiscal impact results and heavily relies on the unsubstantiated opinions of the project sponsor. It should be omitted in its entirety. Instead a description should be added of how the cost to expand facilities is already reflected in the per capita schoolchild cost to the extent that the school district is currently paying or is committed to pay debt service for recently funded expansions, including that now in construction. It would be useful to present a more detailed description here of what the fiscal impact results actually indicate. Fiscal impact is a measure of the impact (costs versus revenues) of a project if it were fully constructed and occupied in a given (past) year for which all economic variables (such as budgets, assessments, tax rates, and population estimates) are certain to some degree. It is not a projection of future tax revenue or future cost but a measure of impact that will cause the taxing jurisdiction to adjust tax rates and/or services to all users in the future. An example of why the fiscal impact results cannot be cited as projections is that since there will likely be a deficit in the future with this project (since one was calculated for a past condition) the school district will need to raise its tax rate, and the project will result in more revenues than were predicted in the fiscal analysis, but still less than cost.

49. Response 3.10-7 Paragraph 6 – "To mitigate anticipated increases" should be changed to "to mitigated impacts from anticipated increases." "The applicant agrees to limit the issuance of certificates of occupancy" should be changed to "the issuance of certificates of occupancy will be limited to." The lead agency had spoken previously of limiting the number to 12 and should determine whether 16 is adequate since the findings will need to be consistent with the FEIS.

50. Response 3.10-9 – If the facts presented change the conclusions regarding impacts and mitigations, this should be described as a revision to the DEIS.

51. Response 3.10-10 – It would seem that a more detailed response is merited here. In general, what were the findings and has the Town responded? A Town response of adequacy should be received prior to making findings.

52. Response 3.10-11 – It would be better to clarify that no disturbance within 50 feet of the Town Park is proposed.

53. Response 3.10-12 – The response should be written with attention to the fact that a United Water well is located in the vicinity of the project site. Do opportunities exist for groundwater recharge on-site without impacting proposed or existing basements? A basis should be provided for (or it should be omitted) the statement beginning, "it is anticipated." Also delete statement of no impact as this does not follow from preceding statements.

54. Response 3.10-14 – Statement that, "the ULI multipliers assume no existing services; thus the actual demand for personnel is expected to be lower" is only correct if there is existing service slack. If there is an existing service deficit, the actual demand would be expected to be higher. An estimate of existing service slack or deficit should be provided or the response should be rephrased accordingly.

55. Response 3.10-14 – It should be clarified whether land for a substation is being offered as part of this development.

56. Response 3.10-14 –The project will not provide additional tax revenue of $30,000. See previous comment regarding the mischaracterization of fiscal impact results.

57. Response 3.10-15 – "Considered a valid number," should be changed to "considered a reasonable estimation of the number of public schoolchildren to live in the development." The ULI multipliers which are based on 1987 data are not relevant. The unsupported expectations of the applicant regarding public school enrollment should be omitted.

58. Response 3.10-17 – See previous comment regarding the mischaracterization of fiscal impact results.

59. Response 3.10-18 – The number of Montebello Pines students that attend private schools should be indicated here. The project planner should verify whether the report from the school district on the number of schoolchildren from Montebello Pines was a description of public schoolchildren or total schoolchildren. The project planner should clarify that public and private school enrollment projections are consistent with Montebello Pines.

60. Response 3.10-20 – The response should indicate that the upland area described was used for density calculation and is being preserved due to its unique open and natural character (otherwise it does not qualify for clustering). The FEIS should indicate that the applicant will provide money-in-lieu-of-parkland consistent with the standard Village policy as have all preceding standard and cluster subdivisions.

61. Response 3.10-23 – This response ignores the preceding four to five comments, which establish that additional ACTIVE parkland such as ball fields are needed, the need is established in the Comprehensive Plan, and opportunity does not exist for the parkland on-site under the standard plan or cluster plan. The response should be revised to indicate that the project sponsor will provide money-in-lieu-of-land consistent with the standard Village policy as have all preceding standard and

cluster subdivisions, or reduce the density to correspond with the needed two acres of ACTIVE parkland under the standard plan. The FEIS must reflect the lead agencies opinions, not the project sponsors, and the FEIS can be revised accordingly by the Planning Board's consultants if needed.

62. Response 3.10-23 – It should be noted that the ESA waiver shall be received prior to Preliminary Subdivision Approval or that it would be a condition of preliminary approval obtained prior to applying for final approval.

63. Response 3.10-31 –Documentation should be provided from the Town on the adequacy of material submitted.

64. Response 3.10-33 –Reference should be made to where revised calculations and analyses can be found. This response should be consistent with responses to the Rockland County Health Department. Details should be provided of how the applicant will implement the limitation on expansive lawns cited here. The statement that the proposal is attempting to maximize the preservation of existing trees is dubious since no map depicting priority and specimen (and how this is established) trees to be preserved has been provided. The Planning Board intends to review disturbance locations in relation to priority and specimen tree locations, and needs this information to carry out that review. The cited engineering evaluation by United Water New York should be received and included in the FEIS prior to filing.

65. Section 4.0 – Alternatives Comments and Responses – There should be a more detailed statement in support of the reasons for selecting the cluster alternative (Figures 1-2 through 1-5), as the Board is giving serious consideration to these alternatives.

66. Response 4-2 – If it is known with some certainty that the "alternative use allowed by law" referred to in the DEIS is going to be a religious school, then this was not adequately covered in the DEIS. In order to properly meet the requirements of SEQRA, a Supplementary DEIS should be prepared that considers such an alternative to a level of detail adequate to explore the potential impacts of a religious school along with single-family homes at this location. Scoping for the SDEIS would be necessary, but it is fairly certain that a reasonable drainage, noise, lighting, zoning, and traffic analysis would need to be performed to determine the impacts of such a use in this location. Also, to avoid improper segmentation, the Planning Board should halt further review on the FEIS until the SDEIS is scoped, prepared, accepted as complete and given proper opportunity for public comment. --- Alternatively, the response to this comment could be revised to reflect a greater degree of uncertainty as to the types of alternative uses that would be sought.

67. Response 4-2 – It is clear that the withholding of a stream crossing permit and a commensurate reduction in density by approximately 35% would not be commensurate with the objectives of the project sponsor. It is understood that lots on cul-de-sacs often require a reasonable reduction in frontage. The need for the requested waivers on eight subdivision lots with inadequate lot width is less certain.

The project sponsor has not adequately explored how the withholding of these discretionary approvals would affect its objectives. Adequate information has not been provided to conclude that the granting of the waivers would not create more lots than would otherwise be permitted, which is a requirement of the waiver. Although the applicant has not provided the information, the granting of the waivers would seem to permit three to four more lots than would otherwise have been permitted. This would seem to indicate the need for a lot width variance in order to permit the standard plan or a 48-lot cluster because a waiver that increases lot count is not permitted.

68. Figures – The following adjustments to the included figures are provided:

    a. As these figures are to be part of the FEIS, which is the lead agency's document, all references to "ditch" should be revised on all figures to "watercourse" as this flow has been determined by the Village Engineer to meet the standard for watercourse under the Village's Wetland and Stream Protection Chapter. All references should also be changed in the FEIS.

    b. The scale notation 1 inch = 100 feet on all figures is not accurate and should be revised or removed.

    c. The southernmost lot line of all figures contains the notation, "Village of Montebello" making it appear as though this is a municipal boundary. This should be clarified and corrected as necessary.

    d. The note on Figure 1-1 stating that "all lots listed above require reduction of lot width as per zoning code Article IV part 5 [most recently codified as §195-16]" is inaccurate, since the Planning Board cannot permit more units under this waiver than could be built without this waiver.

    e. Orchard Hill Park extends into the Town of Ramapo and does not terminate at the Village of Montebello boundary as shown on Figure 3.8-4. Also the open space should be shown on the original cluster plan, not on the Cluster Plan Alternative #1.

    f. It is understood that the project sponsor will be rerouting the drainage trench that flows north of Road B, however, culverts and deep setbacks are still shown. What is the status of the permitting of the relocation, and if relocation is probable, shouldn't the deep setbacks of lots 34, 35, 36 and 38 be adjusted and the culverts also adjusted? Does this outflow from the Martha Road subdivision present an opportunity for groundwater recharge as suggested by the Town of Ramapo Engineer?

    g. On most of the figures the lot numbers are difficult to read. Since many comments refer to lots by number, the numbers should be easier to read.

h. Figure 3.2-1 – Proposed Stream Crossing, shows a stone-faced crossing. The Board prefers this treatment to the other illustration and requests that it be used on all the stream crossings. Guide rails should be wooden timbers rather than steel highway guide rails.

i. All Figures portraying house locations – It has been the Board's practice wherever possible to have new homes on corner lots face existing streets. The proposed homes along Grandview Avenue should face Grandview Avenue, with driveway access from the interior street.

69. We are not certain we are in receipt of all appendices.

BLACK & VEATCH NEW YORK LLP

MEMORANDUM

United Water New York

B&V Project 138140.3034
June 12, 2006

To: Jackie Bubenko

From: Jeff Stillman and Mark Funston

Subject: Proposed Weinberger Subdivision

Background

A new 48-unit housing development on new roads connecting to Grandview Avenue and South Parker Drive is proposed. The housing development will be served by approximately 5,450 feet of new 6-inch main within the development. Connections will be made to the existing 20-inch main in Grandview Avenue and the 8-inch main in South Parker Drive.

Projected peak hour demands (PHD) for this development were estimated by the developer's engineer to be 81.6 gpm (1.7 gpm per house). Projected max day demands (MDD) for this development were calculated as 60 gpm using the system-wide ratio of PHD:MDD = 1.36. The required fire flow was given by the developer's engineer as 750 gpm.

Model Setup

Service to the proposed housing development was simulated by adding pipes and demand nodes at the appropriate location in the existing UWNY WaterGEMS water distribution system model. Figure 1 shows the configuration of the proposed development in the model.

To model the proposed housing development, a steady-state model has been developed for the United Water New York System, representing peak hour and maximum day demands in separate scenarios. The maximum day demand in the model was set to be 47.5 mgd, the predicted maximum day demand for 2006. Note that this demand incorporates the 1.56 factor to convert average day demand to maximum day demand. The system-wide peak hour demand of 64 mgd was calculated using the historical (2001) peak hour to maximum day ratio of 1.36.

For the maximum day demand scenario, tank levels were set to near steady-state levels (only moderate rates of filling or draining permitted). For the peak hour demand scenario, tank levels were reduced from the maximum day levels by an appropriate amount, based on the predicted outflow from the tank during high demands.

Model results were evaluated by (1) comparing predicted post-development pressures and available fire flows to UWNY service requirements to determine the ability to provide service to the proposed housing development, and (2) comparing system-wide pressures before and after the development to identify the maximum reduction (and increase, where applicable) in system pressures.

Ability to Serve Proposed Development

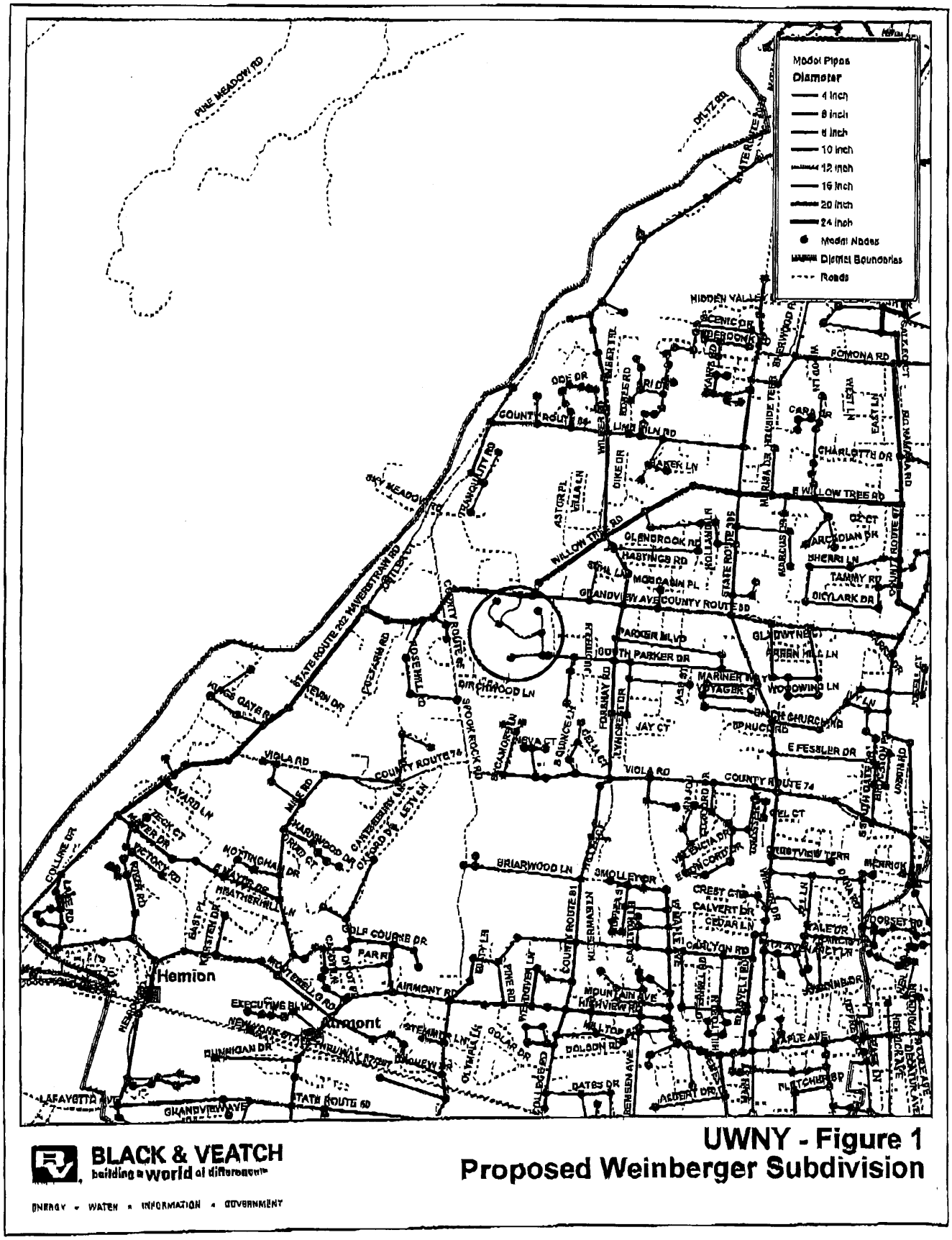
The United Water New York service standards call for a minimum pressure at the service connection (in the street) of 35 psi, and a minimum residual pressure under fire flow conditions of 20 psi. The ability to serve the proposed housing development was determined by running the following simulations, all post-development:

- Maximum Day Demands (provides static pressure, pre-fire flow)
- Peak Hour Demands (provides minimum service pressure)
- Fire Flow Demands (750 gpm for 2 hours), concurrent with maximum day demands

For the proposed housing development adjacent to Grandview Avenue and South Parker Drive, the minimum pressure was found to be 138.4 psi under peak hour conditions. The static pressure prior to fire flow during maximum day conditions was predicted to be 150.2 psi, and the minimum residual pressure after 2 hours of fire flow at the proposed housing development was predicted to be 137.7 psi.

Impact on System-Wide Pressures

The proposed housing development was predicted to have a minor impact on system pressures. Because the projected demand for the housing development is small, the maximum drop in pressure during peak hour conditions is predicted to be approximately 0.32 psi. This small drop in pressure would not be discernable on a color-coded pressure figure, so a figure was not deemed to be necessary.



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building a world of difference™

ENERGY • WATER • INFORMATION • GOVERNMENT

UWNY - Figure 1
Proposed Weinberger Subdivision

LJA Leonard Jackson Associates **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

May 11, 2006

Tallman Fire Department
289 Route 59
Tallman, New York 10982

Att: Todd Miraglio, Fire Chief

Re: **Weinberger Subdivision**
LJA #03126

Dear Fire Chief Miraglio:

This memo will confirm our recent discussion regarding the Weinberger subdivision in which you advised me that the site was not within the Tallman Fire District and therefore you had no comment and advised us to contact Chief Schlissel.

Very truly yours,

LEONARD JACKSON ASSOCIATES
Leonard Jackson, P.E.

LJ/db
cc: Chief Andrew Schlissel – Monsey Fire Dept.

LJA Leonard Jackson Associates Consulting Engineers
26 FIREMENS MEMORIAL DRIVE • POMONA, NEW YORK 10970 • (845) 364-4382 FAX (845) 364-4401

May 10, 2006

Monsey Fire Department
P.O. Box 12
Monsey, NY 10952

Att: Andrew Schlissel, Fire Chief

Re: **Weinberger Subdivision**
LJA #03126

Dear Fire Chief Schlissel:

This memo will confirm the meeting we had on May 8, 2006 at which you strongly recommended that the South Parker Drive extension on to the site be provided without a locked gate.

Very truly yours,

LEONARD JACKSON ASSOCIATES
Leonard Jackson, P.E.

LJ:leb
cc: Todd Miraglio, Fire Chief – Tallman, NY

P:\Word-Files\2003\03126\Schlissel 5-10-06.doc

BROOKER ENGINEERING, P.L.L.C.

May 9, 2006

MEMO

To: Village of Montebello Planning Board Members
From: Eve Mancuso, P.E.
Re: Weinberger Subdivision
Wetlands Review

We are in receipt of the Wetlands and Stream Protection Permit Application prepared by CEA Engineers, P.C., dated March 2006 and have the following comments.

1. The Wetlands and Stream Protection Law regulates an area within 50 feet of a stream or intermittent watercourse yet the Martha Road ditch does not reflect such a regulated area. Does this ditch not run for at least 3 months per year? The applicant should provide testimony regarding this matter. A 100 foot regulated area for the wetlands as well as the 50 foot regulated area for the unnamed intermittent ditch is shown.
2. In accordance with the Procedure outlined in section 191-6 the owner of the property should be clearly noted.
3. On page 5, section 6.1, the last sentence should be corrected. ."to prevent sediment…".

LJA | **Leonard Jackson Associates** **Consulting Engineers**

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

April 18, 2006

New York District Corps of Engineers
Eastern Permits Section – Room 1937
Jacob K. Javits Federal Building
26 Federal Plaza
New York, NY 10278-0090

Att: Craig Spitz, Project Manager

Dear Mr. Spitz:

This memo will confirm our recent discussion regarding the proposed crossings over waters of the United States at the Weinberger subdivision.

Our designs will provide bridges to span these waters to avoid their disturbance.

Abutments will be designed so that their construction also will not disturb these waters. By incorporating these designs which yield no disturbance to waters of the U.S., Corps of Engineers' jurisdiction is avoided and therefore ACOE permits are required.

Very truly yours,

LEONARD JACKSON ASSOCIATES
Leonard Jackson, P.E.

LJ:leb
cc: Village of Montebello Planning Board

Appendix B

WRITTEN COMMENTS RECEIVED
ON THE DEIS

Applic

BROOKER ENGINEERING, P.L.L.C.

February 13, 2006

Village of Montebello
Planning Board
One Montebello Road
Suffern, New York 10901

RECEIVED
FEB 14 2006
Planning & Zoning Clerk

Attn: Carol Adduce – Planning Board Secretary

Re: Weinberger Subdivision
DEIS Drainage Review
BE# MTB 0034

Dear Planning Board Members:

Our office has completed our review of the Draft Environmental Impact Statement dated December 14, 2005 and offers the following comments:

3.2-12

1. We recommend that provisions or alternatives be prepared to provide underground closed conveyance of the "open ditches", a.k.a. Martha Road Ditch and "Intermittent Unnamed Ditch". The "open ditches" pose a safety risk, are unsightly and will pose a maintenance issue in the future. There appears to be no adverse impacts with closing these ditches and will only improve the aesthetics of the area as well as maintain a more effective drainage conveyance system. The ditches can be piped utilizing open bottom culverts, which have been highly requested by the Army Corps of Engineers to promote a natural stream bottom for any species that may migrate through the watercourse. In addition, this will also minimize any damage that could result from flooding conditions from the ditches during storm events. The piped conveyance systems should be designed for the 100-year storm recurrence interval.

   Note: Closing in the ditches may require permitting with various agencies that should be obtained prior to construction. These approvals should be made a condition of approval.

3.1-1

2. Most dwellings on the lots throughout the subdivision appear to be graded on a "perched berm" that does not appear to conform to the general area's development. These "undulating hills" between properties will cause the homes to stand out from the natural landscape of the area. The dwellings should compliment the area, not overwhelm it. The houses should be lowered to conform to the natural topography of the area, while still maintaining positive drainage away from the living spaces and basements.

3.1-4

   A separate dedicated footing and underdrain system should be utilized as an alternative to mitigate seasonal perched ground water tables. The lowering of the homes will also reduce the volume of fill required for the site.

3.1-5

3. According to the DEIS, 31.4 acres of disturbance will occur for the Cluster development. The proposed development will require 2,867 twenty-ton trucks to import soil to provide for the Cluster grading plan proposed (not counting the trucks required to export soil that is insufficient for building standards). This not only changes the geology of the area, it indicates the proposed grading does not compliment the existing topography. An alternative grading plan should be provided to show less of an impact to the natural geology as well as reduce the amount of fill required. Again, lowering the dwellings, closing in the open ditches and providing adequate underdrains should assist in providing a better design.

3.10-13

4. As requested by Paul Gdanski, P.E. of the Town of Ramapo Department of Public Works, dated August 11, 2005, a sewer study must be performed to determine capacity of the existing county sewer main. In addition, a review by the Rockland County Sewer District should be performed.

3.10-24

5. The requirements for a Water Main Extension in accordance with the Rockland County Department of Health must be addressed and adhered to.

3.1-6

6. An original survey must be provided signed and sealed by a New York State Professional Land Survey. A datum reference or conversion must be provided to NGVD 29 and NAVD 88. This will assist reviewing agencies in identifying the published floodplain elevations (NGVD 29) in relation to the project and a reference to the current Rockland County GIS mapping (NAVD 88).

Upon completion of the re-designed grading plan, all associated plans and infrastructure including the drainage system, road and utility profiles, soil erosion control plans, cut/fill calculations and cross sections, etc. should be revised accordingly.

Any questions or comments regarding this matter, please feel free to give me a call.

Very truly yours,

Eve Mancuso, P.E.
BROOKER ENGINEERING, PLLC

EM:gm

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Josh - G. Weinberger -
L. Jackson
B. Portman
file

Village of Montebello

One Montebello Road
Suffern, New York 10901

(845) 368-2211
Fax (845) 368-2044

MEMO TO: Montebello Planning Board

FROM: Ira M. Emanuel, Esq., Asst. Village Attorney

DATE: February 8, 2006

RE: DEIS for Weinberger Subdivision

At the request of various Board members, I have consolidated various concerns and comments relating to the Draft Environmental Impact Statement for the Weinberger Subdivision. It is the intent of the Board members that these comments be entered into the proceedings for the DEIS, and that they be considered by the applicant when preparing the Final EIS.

3.1-2

1. The applicant is proposing building some of the homes upon land that is purposely mounded or otherwise regraded above the existing grades. The Board has noted in other projects that mounding is not desirable, as it creates a safety issue, is unattractive and creates the need for additional fill. This is partially illustrated in the minutes of the 11/8/2005 Planning Board meeting, where discussion was recorded regarding the construction schedule and the necessity for heavy trucking. This discussion mentions that there will be approximately 2300 truckloads of fill brought into the subdivision. This activity was further discussed at the meeting of 1/10/2006. The EIS should discuss the elimination of the proposed mounding as a method of reducing the amount of outside fill needed for the subdivision.

3.10-18

2. The impact of adding an estimated 69 children to the Ramapo Central School District system needs mitigation. The applicant expects no more than 12 homes will be built in a given year. The EIS should discuss how this metric can be met, such as providing that no more than 12 C/Os will be issued in a 12 month period beginning with the issuance of the first C/O.

3.2-12

3. We are concerned about the proposed use of open drainage channels. This method of handling water runoff is unsightly. We are concerned that the eventual homeowners will fill in their respective sections of open conduit, even though doing so may be contrary to applicable laws or regulations. The EIS should discuss methods of preventing such filling, such as underground carriage of stormwater.

3.5-3

4. Because of the widespread network of wetlands and waterways on the site, we are concerned that stagnant water will be available as a breeding ground for mosquitos which could carry West Nile virus and other diseases. The EIS should discuss appropriate mitigation methods.

Robert Geneslaw Co.

PLANNING AND DEVELOPMENT CONSULTANTS

Two Executive Boulevard
Suite 401
Suffern, NY 10901
845/368-1785
FAX 845/368-1572

MEMORANDUM

TO: VILLAGE OF MONTEBELLO PLANNING BOARD

FROM: ROBERT GENESLAW, AICP
MAX STACH

SUBJECT: WEINBERGER SUBDIVISION DEIS – SUBSTANTIVE REVIEW

DATE: FEBRUARY 13, 2006

CC: IRA EMANUEL , ESQ., PLANNING BOARD ATTORNEY
EVE MANCUSO, P.E. VILLAGE ENGINEER
CAROL ADDUCE, PLANNING AND ZONING CLERK

****

We have reviewed the revised Draft Environmental Impact Statement (DEIS) for the Weinberger Subdivision. The following are our comments:

A. Project Description

A.1. Page 2-9 states that the applicant proposes to make staging enforceable to the Village through a number of possible measures. Limitation of the number of certificates of occupancy or building permits would seem to be the most effective. It is recommended that the limitation have a specific time frame associated with it, rather than being left to a certain amount of units in any given year. By specifically identifying time frames, the school district and other service providers can be certain of when they should be ready to accommodate the new load generated by the development. For example, the staging plan could state that within one year of final subdivision approval, no more than 12 certificates of occupancy (or building permits) will be issued, within two years no more than 24, within three years no more than 36 and within four years no more than 48. The staging plan should weigh the need to gradually increase loads on local service providers against the comfort of neighboring property owners that will need to endure noise impacts of adjacent development.

3.10-17

B. Soils & Topography

3.1-1

B.1. On page 3.1-6 it states that basements were not considered in calculating fill. If basements were not considered, why have residences been conceptually proposed atop mounds? We presumed the mounds were included in the design to keep basement elevations above seasonal high water. If slab on grade construction is satisfactory to the builder all of these mounds should be eliminated from the conceptual design and a more natural at-grade design substituted. The elimination of these mounds will reduce the need to import fill. These mounds are not realistic in that they do not provide level yards for recreation, which would likely be demanded by future residents. Further, these mounds raise the homes on "pedestals" presenting an overly formal appearance which is not consistent with the rest of the Village. A more natural appearing plan would be superior.

3.1-3

B.2. On page 3.1-9 it states that the responsibility for the maintenance and monitoring of the erosion control plan will be detailed in the project specifications and construction drawings. The party responsible for monitoring can ultimately determine the success of the plan. The party should be determined and indicated in the FEIS.

C. Water Resources

3.2-11

C.1. On page 3.2-3 it states that the United States Army Corps of Engineers would need not be notified of proposed work if the stream is spanned from bank to bank. Verification of this was sought at the time of completion review. Verification should still be provided in the FEIS, however we note that we are less concerned knowing that the Army Corps received a copy of the DEIS containing the statement.

3.2-12

C.2. In Figure 3.2-3 it shows the on-site drainage ditch and intermittent stream left as open channels. With increased residential usage in the area, the open channels may end up collecting debris over time including rubbish, leaves and grass clippings. Future residents that do not wish to have an open ditch in their front yard or perceive the ditch as a source of flooding or other problems, may decide to replace the ditch with a pipe. Also, the bank-to-bank driveway bridges will eventually need replacement. Independent homeowners will be tempted to replace these bridges with culverts or pipes due to cost. Uncoordinated and individually installed pipes on residential lots may result in flooding impacts. To preclude potential future impacts it is recommended that the chosen alternative include the piping of the ditch and intermittent stream where it travels within a proposed front yard at pipe diameters adequate to convey storm flows. All appropriate permits will need to be sought.

D. Noise and Air Resources

3.4-1

D.1. On page 3.4-5 it is stated that development will be limited to 8 AM to 6 PM Monday through Saturday exclusive of Sundays and Holidays. On page 2-9 it states that the applicant has agreed to limit construction to weekdays. Please clarify the applicant's proposed hours of operation.

E. Terrestrial and Aquatic Resources - Vegetation

E.1. Tree preservation and the preservation of the Village's woodland character is identified as the first goal of the Village's Comprehensive Plan. Overall, the discussion and treatment of tree preservation in the DEIS for the Weinberger Subdivision has been cursory. Rather than attempt to identify, preserve and protect significant specimens and stands of trees, the DEIS discounts the quality of trees on-site. For example the DEIS points out that 50% of trees over 8" DBH are young trees of less than 12 inches rather than the more useful conclusion that 50% of the trees over 8" are mature trees of greater than 12". The DEIS discounts the trees' value as "second-growth" and states that the forest is neither "mature" nor "unique." The woodland character of the site is similar to many other parts of the Village.

3.5-2

The applicant requests on page 3.5-1 that the Village approve tree clearing of any tree not outside the limits of clearing. However, the limits of clearing are not realistic. Hardly any usable yard area has been provided for the new residences. Access to some lots are shown on the maps as being no wider than ten feet, a dubious width to provide access to bulldozers, dump trucks, backhoes, etc. Further, the clearing limits shown in the DEIS at figures 3.5-2 and 3.5-3 are not consistent with those shown in the full-sized plan set at 4A and 4B. The tree map provided is not adequate in that it does not provide a reference of where trees are located in relation to limits of clearing or other subdivision plan features. Approval of a tree clearing plan based on currently submitted materials would not be protective of the environment, and would likely require the applicant to make supplemental applications in the future once a more realistic grading plan that provides yards for residents is developed.

It would be far more useful to provide a reasonable and realistic clearing limit plan, at this appropriate time, which shows a more realistic amount of site clearing for grading, lot access and construction of infrastructure and building pads. The plan for tree preservation should be based on a map that shows trees overlain on the site plan, with each tree identified to remain or to be removed and specimens identified. It would then be more beneficial to provide for stands of healthy, desirable and attractive trees to be preserved within the limits of clearing. Thought should be given to preservation of excellent specimens as well as desirable species. Where mature trees are present near the proposed roads, they should be incorporated into the street tree plan. We will provide such a plan to our associate landscape architect for review and suggestions upon receipt. The currently submitted materials are not adequate for landscape architect review.

F. Terrestrial and Aquatic Resources – Fish and Wildlife Resources

3.5-4

F.1. The DEIS clearly identifies the value of stonewalls as habitat for small wildlife. Additionally they are attractive and highly valued by the community as described in the Comprehensive Plan. As a mitigation to both wildlife and to aesthetic resources, the existing on-site rock walls as well as any on-site rocks unnecessary for fill should be relocated to key locations, such as along Grandview Avenue, proposed site roads and/or between lots.

G. Transportation

G.1. On Page 3.6-21 the DEIS states that sidewalks are inconsistent with the Village's rural character. It is agreed that generally sidewalks are not consistent with the Village's character, however the recent Comprehensive Plan provides insight into the types of pedestrian facilities that should be provided for residential streets. Specifically, the Comprehensive Plan recommends that Montebello Pines, Fields and West all provide separated shoulders for bicycle and pedestrian use. In addition to providing a safer environment for pedestrians and cyclists, a separated shoulder (see Comprehensive Plan for details) narrows the roadway travel lane and helps to calm traffic on the residential streets. The DEIS describes similarities between this and the aforementioned subdivisions and separated shoulders would be appropriate for this subdivision as well.

3.6-4

G.2. The traffic study does not provide a clear statement of whether connection of the proposed roadways to South Parker Avenue will negatively impact the safety and operational characteristics of the roadway. As interconnectivity is often a preference when planning road systems, any potential negative impacts should be discussed so that the Board can make an informed decision. It would also be helpful to the Planning Board if the FEIS provides a suggestion on appropriate traffic calming measures as identified in the Comprehensive Plan.

3.6-6

H. Visual Resources

H.1. The cross-sections included in this chapter demonstrate that two mitigations are necessary. First it is necessary that the subdivision plan provide for the preservation of stands of mature trees within the limits of clearing lines. Secondly it is necessary that a more natural grading plan be developed where the homes are not provided on mounds that quickly descend around the building.

3.9-2

3.1-2

I. Community Resources

I.1. The Town of Ramapo Police Department has stated that a site plan that included locked gates within the subdivision would not be acceptable. The Monsey Fire District has stated that it would oppose any subdivision without full connectivity to South Parker Drive. The opinions of emergency service providers should be given heavy consideration when deciding whether to interconnect neighborhoods. Both letters are included in the DEIS Appendix B.

3.10-19

I.2. On page 3.10-12 the DEIS confuses open space and parkland as a basis for concluding that the proposal does not need to mitigate recreational resources. The fact is that no parkland is being provided as part of this subdivision. Under the cluster plan a parcel of land, which is predominantly wet, is proposed for dedication to the Village as open space. The development potential of this open space parcel has been accounted for in the total development potential of the site. Consistent with New York State Village Law, the land being set aside is being set aside due to its natural and scenic qualities of

3.10-20

open lands. The preservation of these lands in a natural state is not conducive to the provision of active recreational opportunities to the future residents.

While the DEIS describes the abundance of existing recreational acreage within the Village, it fails to clarify that the majority of the acreage is natural and wooded lands (mostly controlled by the Palisades Interstate Park Commission and the County of Rockland) and a golf course offering only limited recreational activities to the public. The DEIS also mischaracterizes the recommendations of the Village Comprehensive Plan with regard to the nearby Orchard Hill Park. The DEIS does not explain that the park is not directly accessible from Montebello as is succinctly stated on page 44 of the Comprehensive Plan. The DEIS states that the Comprehensive Plan, "specifically identifies Orchard Hill Park as an underutilized park which could support passive and active recreational uses." The Comprehensive Plan actually only raises the possibility of providing wider usage of Orchard Hill Park by recommending that "potential and active uses that could be supported by this property should be explored."

3.10-2

The Comprehensive Plan clearly recommends that the Village "Acquire and develop property for active recreational facilities, e.g., league fields," and that it "Introduce improvements that would allow expanded seasonal and daily use." The DEIS does not identify how the future residents will compound the existing need for active recreational land identified in the Comprehensive Plan, and how this compounding can be mitigated. As mitigation to community recreational resources, the applicant should set aside parkland under a standard plan (before computing density for a cluster plan) or should provide money-in-lieu-of-land consistent with identified Village needs and policies. Consistent with decisions of the court (Bayswater v. Lewisboro) it is our understanding that the Planning Board is authorized upon a proper finding of need to require both cluster open space and parkland or money-in-lieu-thereof. The Planning Board attorney should verify this.

3.10-1

COUNTY OF ROCKLAND

SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
(845) 365-6111
Fax. (845) 365-6686

C. SCOTT VANDERHOEF
County Executive

DIANNE T. PHILIPPS, P.E.
Executive Director

JULIUS GRAIFMAN
Chairman

February 23, 2006

VIA FACSIMILE

Ms. Carol Adduce
Planning and Zoning Board Clerk
Village of Montebello
1 Montebello Road
Suffern, NY 10901

RECEIVED
FEB 24 2006
Planning & Zoning Clerk

Re: Weinberger Subdivision
Tax Lots 41.13-2-5, 41.13-2-6, 41.17-1-5 & 41.17-1-6

Dear Ms. Adduce:

Our office has received and reviewed, for the above referenced project, standard and cluster layout plans that were last revised on July 19, 2005 and October 31, 2005 respectively and prepared by Leonard Jackson Associates, and a Draft Environmental Impact Statement that was last revised on December 14, 2005 and prepared by Tim Miller Associates. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. The subdivision under review lies wholly or partly within Tax Lots 41.13-2-5 (9./63/A), 41.17-1-5 (9./63/C1) and 41.17-1-6 (9./63/D3), which the United States Environmental Protection Agency (EPA) has designated as Environmentally Sensitive Areas (ESAs).

   a. Prior to connecting any building to sanitary sewers, the developer must obtain a waiver of the EPA's grant condition, which restricts sewer connections from ESA lots. Any sewer application for these parcels cannot be approved until the New York State Department of Environmental Conservation (DEC) and EPA approve the waivers.

   b. An ESA waiver request must be submitted to this office **along with the correct number of plans and narratives** as indicated below. The District cannot forward an ESA waiver request to the DEC until **four (4)** copies of the information outlined below are submitted to this office:

      i. **PROJECT PLANS:** Please provide a detailed site plan of the existing and proposed topography, drainage, soils, etc., and other features of the site.

      ii. **ESA BOUNDARY DELINEATION:** Please provide a precise delineation of the ESA boundary on the same scale as the aforementioned subdivision plan. Also, provide a

brief written report that delineates the boundaries of both the wetland and the 100-year flood plain boundaries.

iii. **EROSION AND SEDIMENTATION CONTROL (E&SC) PLANS:** Please provide a complete erosion and sediment control plan for the entire site to protect the ESA wetland and floodplain both during and after construction (include standard notes and details).

iv. **ESA CHARACTERIZATION AND EVALUATION:** Please describe the current wetland features of the ESA wetland areas on the site in terms of the following parameters: acreage, flora, fauna, wildlife habitat, soils, rock, flood control, and the surrounding setting. Please also evaluate the wetland values in accordance with the latest available U.S. Army Corps of Engineers Wetland Evaluation Manual. Also, please quantify the floodplain characteristics and evaluate the effects of your project on it.

v. **EFFECTS OF MODIFICATIONS:** Please explain how the proposed site disturbances would affect the site features and values discussed in response to Item 4 above.

vi. **ESA MITIGATION:** Please provide a detailed narrative discussion of your proposed mitigation plan in order to comply with the standards for waiver approval listed below. As necessary, the plan should include the creation of new wetland acreage of, at a minimum, equal size and value to that which would be lost.

vii. **STANDARDS FOR WAIVER APPROVAL:** The standards applied by the DEC and EPA for ESA Waiver Approval are similar to the DEC standards for a Freshwater Wetland Permit. There will be a sufficient demonstration of:

(1) no net loss of wetland acreage or wetland values;
(2) no reasonable non-wetland alternate locations existing on the site for this development;
(3) minimization of loss of wetland and wetland values;
(4) mitigation of any loss of wetland acreage or wetland values;
(5) no appreciable increase in turbidity or sedimentation in the wetland or any watercourses above background levels; and
(6) no net increase in downstream flooding during storm events.

c. The *Procedural Rules for Working on Rockland County Sewer District No. 1 Sewers* impose a fee of two hundred dollars ($200.00) to process an application for an ESA waiver.

d. Once the above requirements have been met, our office will forward the required information to the DEC. It should be noted that three (3) of the four (4) sets as requested above are required for DEC purposes.

2. Details for sanitary sewer construction must comply with the District's construction standards and should be shown on the plans.

a. Drawing No. 3A [Utility Plan (Standard)] shows that the sewer connection for Lot No. 31 ties into a proposed sanitary manhole identified as SMH #10. However, Rockland County Sewer District No. 1 construction standards specify that, "All sewer connections shall be via a properly installed wye, tee or saddle **on the main sewer pipe.**" Please revise the house connection to conform to District standards.

b. Drawing No. 3A and 3B [Utility Plan (Cluster)] show the connection from the proposed sewer on Road "D" to the existing sewer on Grandview Avenue without a manhole. However, Section 34.1 of "Ten State Standards" specifies, "Manholes shall be installed...at all intersections." The connection between the new eight-inch (8") sewer pipe and the existing sewer pipe on Grandview Avenue must be via a manhole.

3.10-26

c. The "Sanitary House Connection Detail" on Drawing No. 6 (Details) does not conform to District standards. District standards specify a six-inch (6") diameter pipe from the cleanout at the property line to the sewer main. Attached please find the District's "Building Connection Detail" and "Building Connection Trench Detail".

d. The "Bedding Detail: Storm & Sanitary Pipe" on Drawing No. 6 does not conform to District standards. District standards call for:

i. a minimum of six inches (6") of ¾" crushed stone embedment all around the pipe as measured from the outside of pipe, and

ii. a minimum of two feet (2'), as measured from the top of pipe, of select fill containing up to fifteen percent (15%) fines passing #200 sieve with a maximum size of four inches (4").

Attached please find the District's "Pipe Trench Backfill Detail" and" Trench Sections".

e. The drawings do not include a detail for the connections to existing manholes on Caroll Drive, Marget Ann Lane and Grandview Avenue. Attached please find District's "Sewer Connection to Existing Manhole" detail.

3. The sewers within this project will connect directly to the District's sewer main on Grandview Avenue.

3.10-27

a. A hookup permit must be obtained from the District, prior to starting the sewerage portion of this job. Details for connecting to the District's sewer must be approved prior to construction.

b. The contractor must obtain required insurance and sign a waiver to defend, indemnify, save and hold harmless both the **County of Rockland** and **Rockland County Sewer District No. 1** from any claims arising from work performed on our facilities.

c. As-built drawings for any extensions to the mainline sanitary sewers within the District must be submitted to Rockland County Sewer District No. 1 upon completion of the project.

3.10-28

4. Rockland County Sewer District No. 1 requires sanitary sewer construction to conform to District standards. This includes but is not limited to relative air, vacuum and deflection testing of mainline sewer and manhole construction. The District must receive and approve certification of test results from a licensed professional engineer before approving the sewers on this project.

3.10-29

5. In order to reduce infiltration into the system, the District requires that the precast and doghouse sanitary manhole construction be in accordance with the District's standards. The District's standard details require the joints to have butyl rubber seals with *mortar in and out, and then to be coated with "Infi-shield" EPDM rubber seal wrap or approved equal.*

   a. The "Sanitary Manhole Detail" on Drawing No. 6 does not conform to District standards. The non-conformities include but are not limited to the specification of the frame and cover, the absence of Infi-Shield®, and the bedding specification. Attached please find the District's "Precast Standard Manhole Section", "Doghouse Manhole Detail" and "Manhole Frame & Cover" detail.

3.10-30

6. We request that submission of as-built drawings of the proposed sanitary sewer extension to Rockland County Sewer District No. 1 be made a condition of granting a Certificate of Occupancy.

3.10-31

7. Details for the sanitary sewer connections are subject to approval by the Town of Ramapo.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

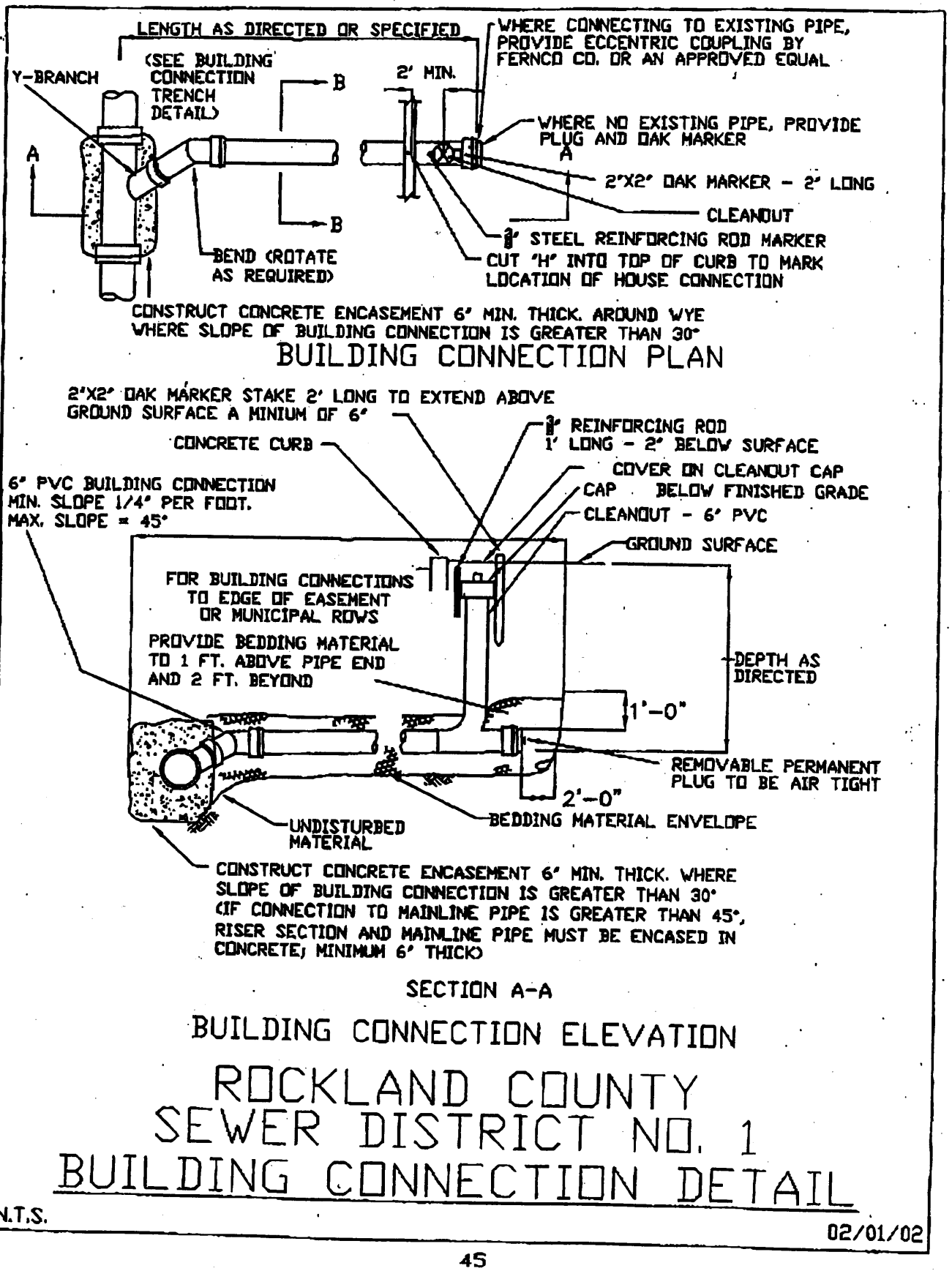
Very truly yours,

Joseph LaFiandra
Engineer II

Attachments

cc: D. Philipps M. Saber G. Hurban
Helen Kenny-Burrows – Rockland County Planning Department
Paul Gdanski, P.E. – Town of Ramapo DPW
Dennis Rocks – Leonard Jackson Associates

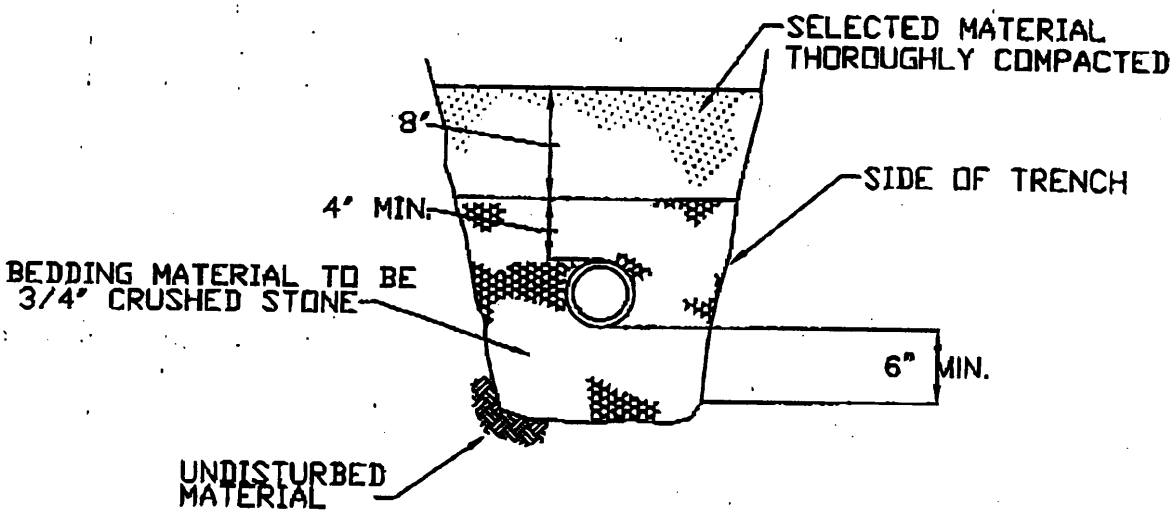
File: TOR 41.13-2-5 et al. – Weinberger Subdivision
ESA
Reader



ROCKLAND COUNTY
SEWER DISTRICT NO. 1
BUILDING CONNECTION DETAIL

N.T.S.

02/01/02



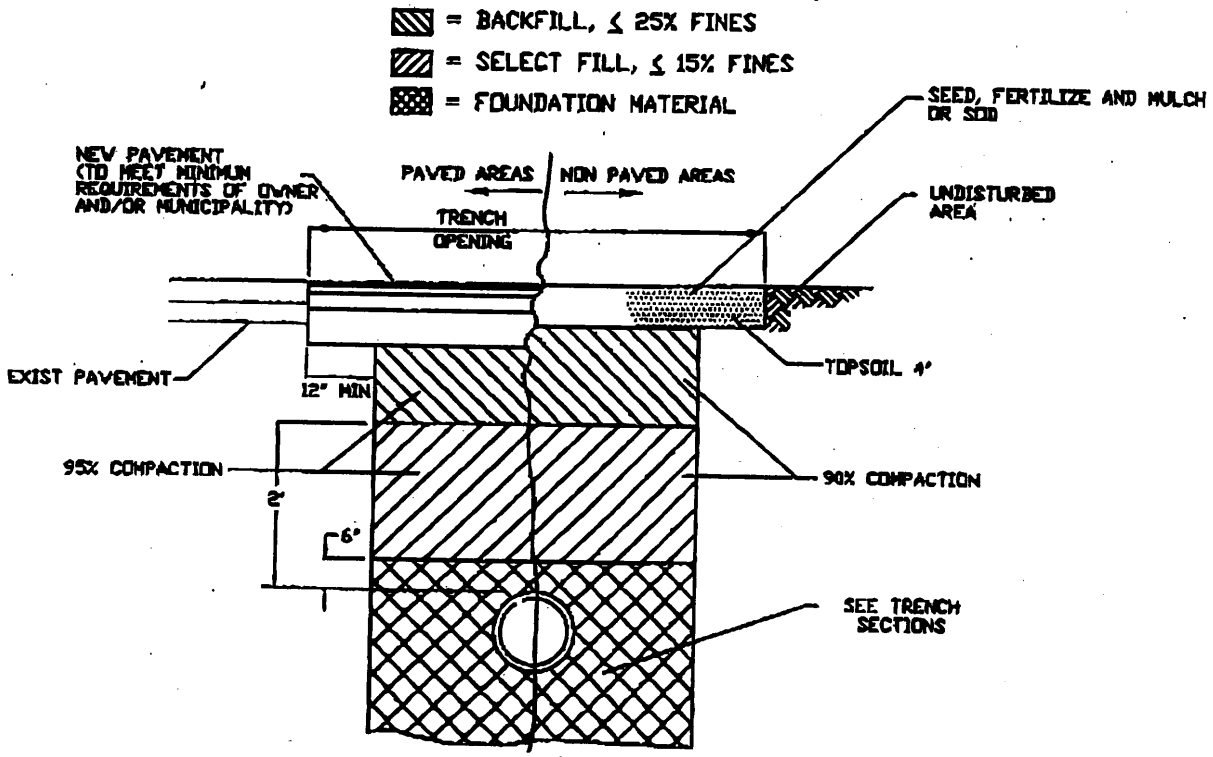
SECTION B-B

ROCKLAND COUNTY SEWER DISTRICT NO. 1

BUILDING CONNECTION TRENCH DETAIL

N.T.S.

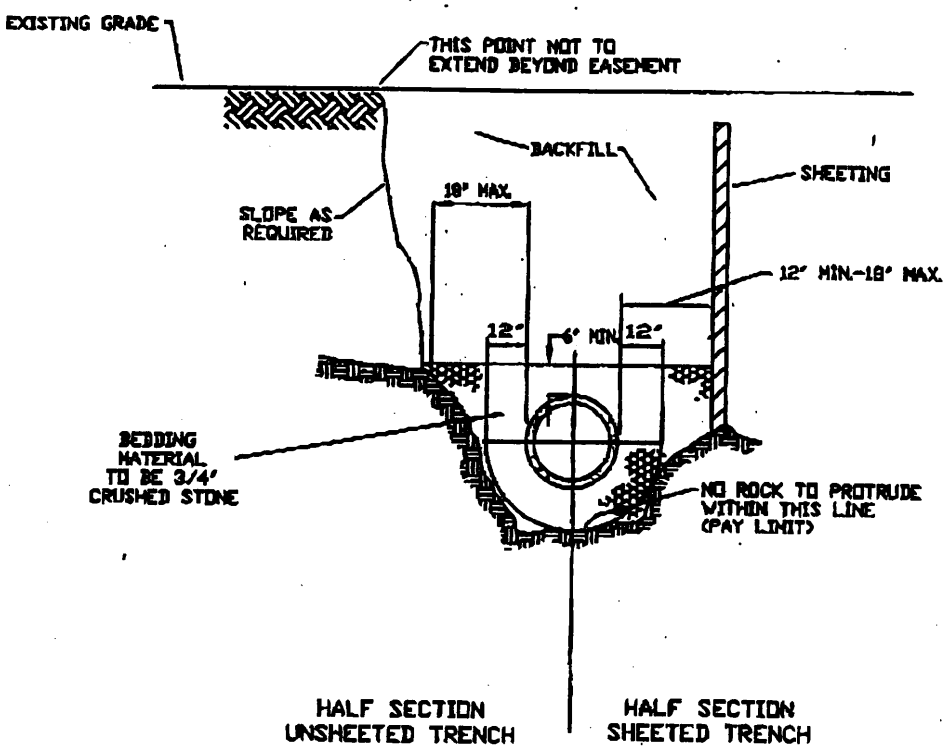
02/01/02



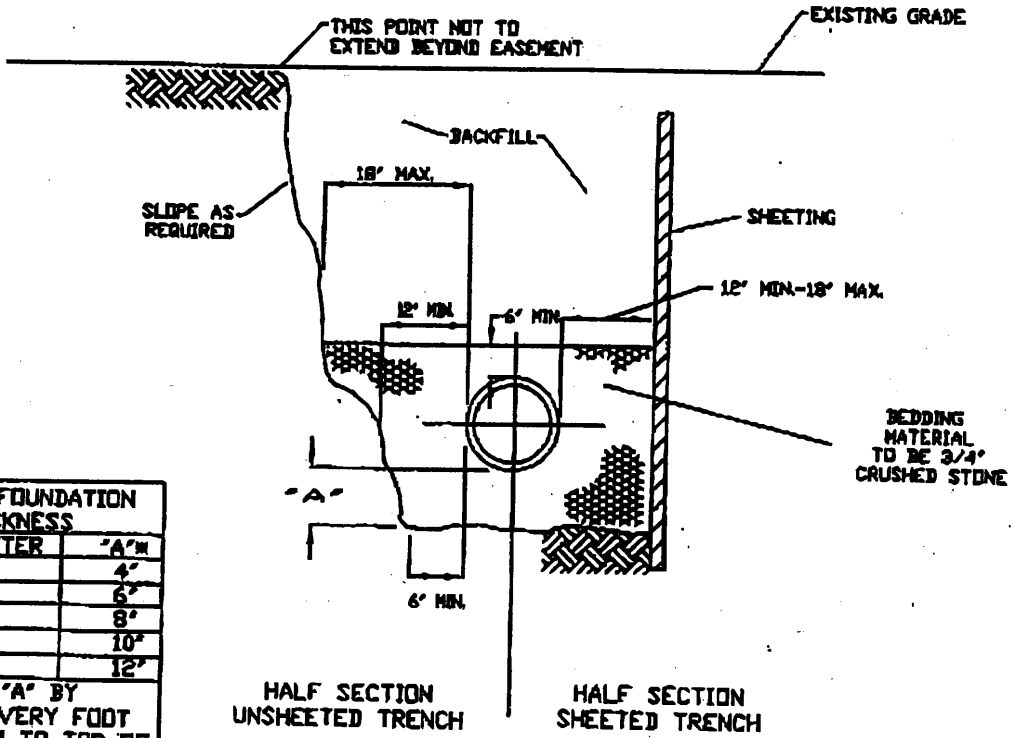
ROCKLAND COUNTY SEWER DISTRICT NO. 1
PIPE TRENCH BACKFILL DETAIL

N.T.S.

02/01/06



TRENCH IN ROCK



MINIMUM FOUNDATION THICKNESS	
PIPE DIAMETER	"A"*
4"-6"	4"
8"-18"	6"
21"-24"	8"
27"-30"	10"
36"-78"	12"

*INCREASE "A" BY 1/2" FOR EVERY FOOT THAT DEPTH TO TOP OF PIPE EXCEEDS 16'

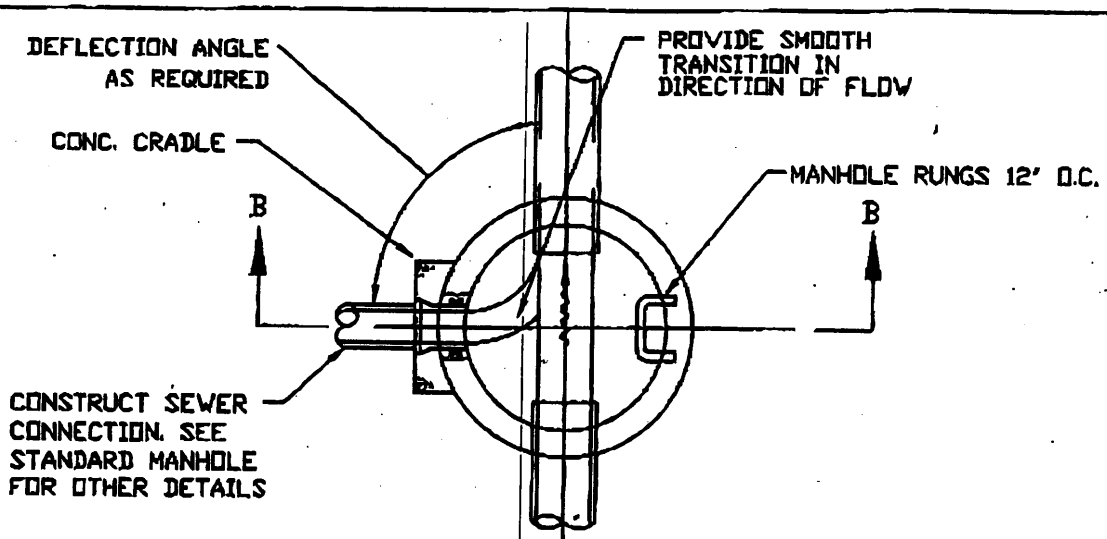
TRENCH IN EARTH

ROCKLAND COUNTY SEWER DISTRICT NO. 1

TRENCH SECTIONS

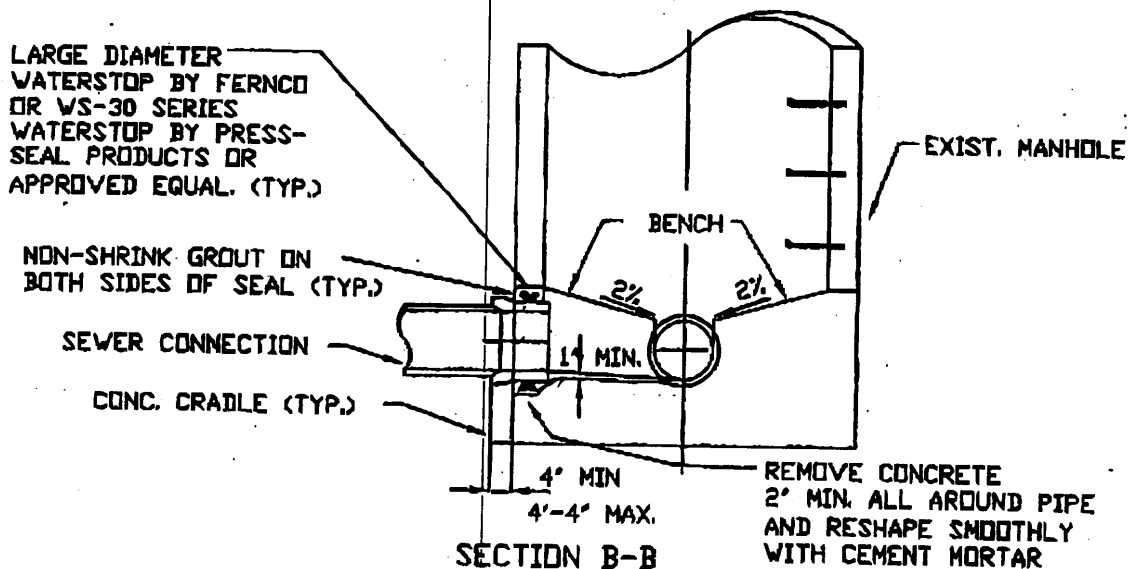
N.T.S.

9/20/90



SECTIONAL PLAN

1. CLEAN AND ROUGHEN ALL SURFACES AGAINST WHICH NEW MORTAR IS TO BE PLACED.
2. EXIST CONC TO BE REMOVED TO MEET NEW CHANNEL. CONC TO BE REMOVED TO A LINE AT LEAST 1-INCH BEYOND FINISHED CHANNEL LINE AND FINISHED OFF TO NEW LINE WITH CEMENT MORTAR.
3. WHERE PIPE IS ABANDONED, PLUG PIPE WITH 12-INCH MIN CONC. AND BUILDUP CHANNEL TO ELEV OF EXISTING BENCH TO DIVERT FLOW OF NEW MH CHANNEL.
4. THE PIPE PENETRATION MUST NOT BE THROUGH THE CONE SECTION OR A MANHOLE JOINT NOR SHALL IT INTERFERE WITH THE MANHOLE RUNGS.

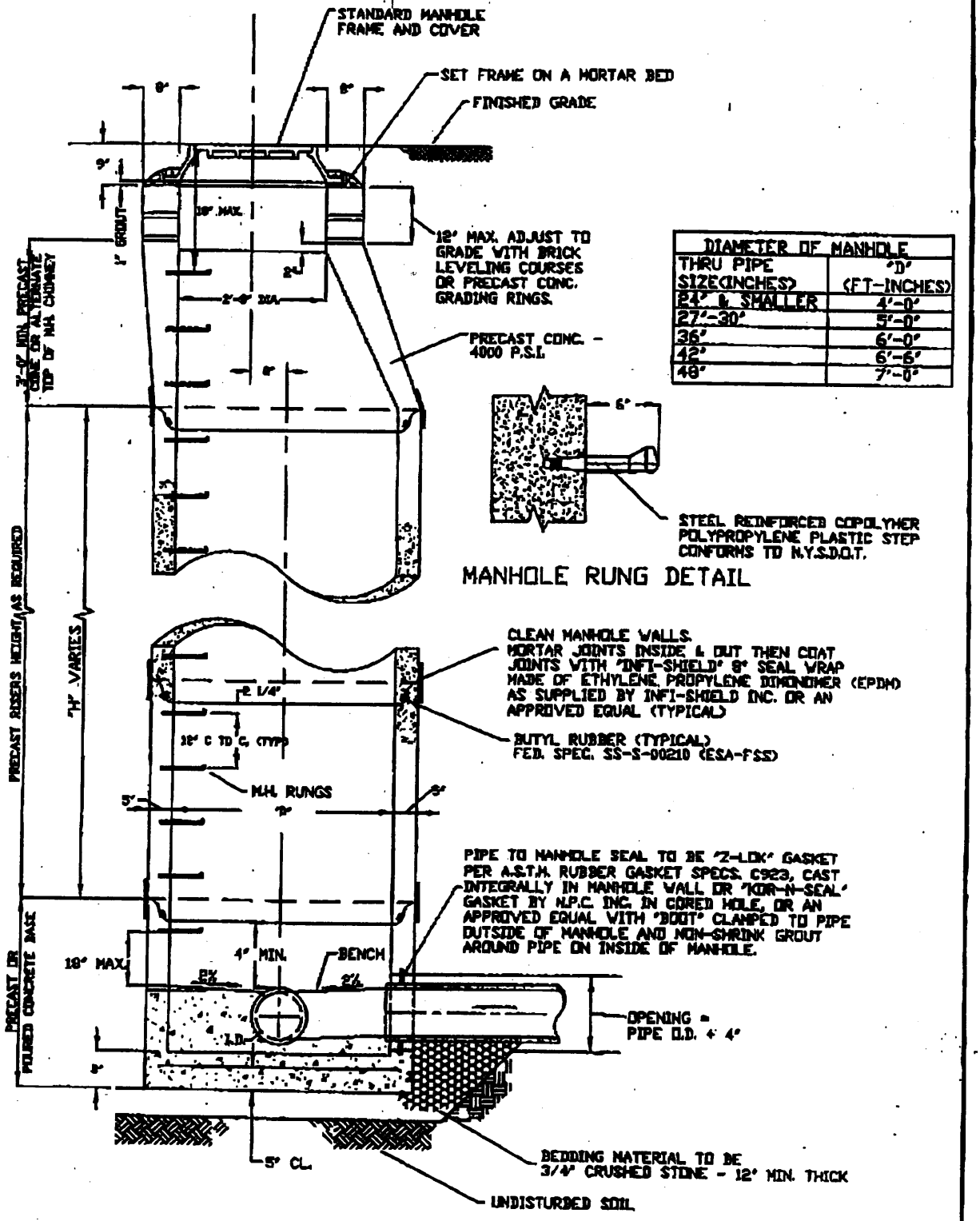


SECTION B-B

ROCKLAND COUNTY SEWER DISTRICT NO. 1 SEWER CONNECTION TO EXISTING MANHOLE - SECTION

N.T.S.

02/01/02

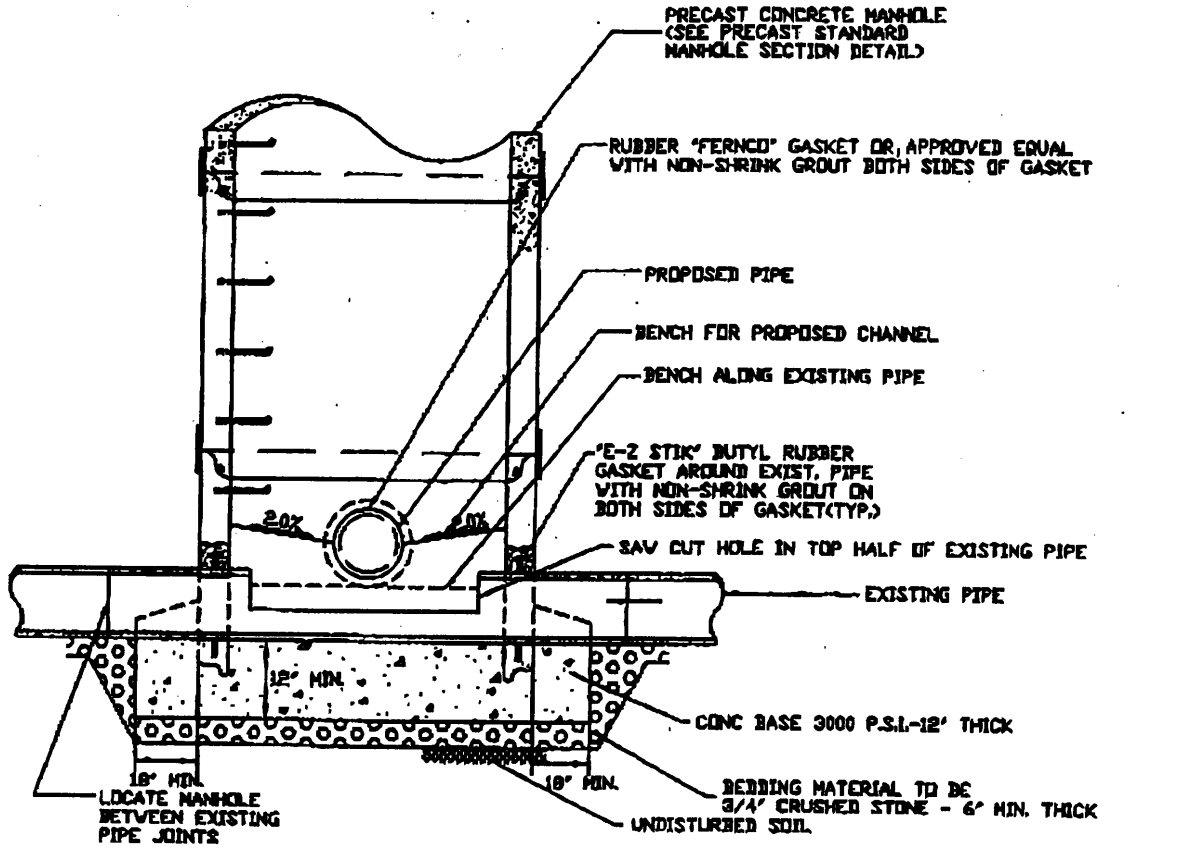


DIAMETER OF MANHOLE	
THRU PIPE SIZE(INCHES)	"D" (FT-INCHES)
24" & SMALLER	4'-0"
27"-30"	5'-0"
36"	6'-0"
42"	6'-6"
48"	7'-0"

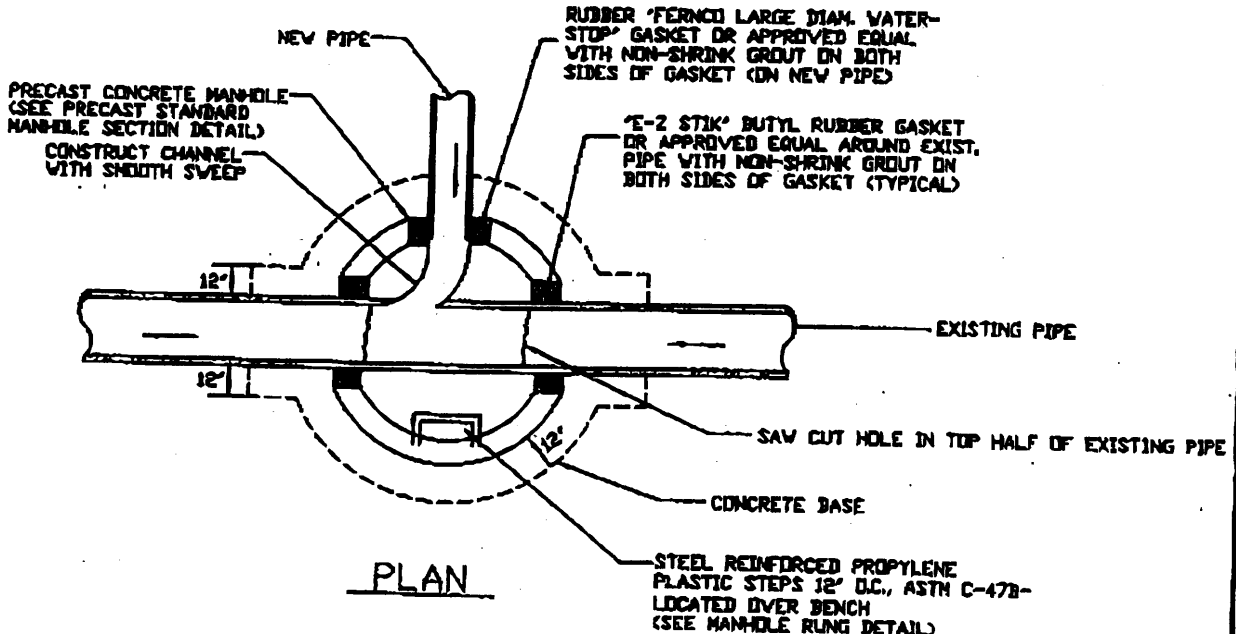
ROCKLAND COUNTY SEWER DISTRICT NO. 1
PRECAST STANDARD MANHOLE SECTION

N.T.S.

02/25/02



SECTION

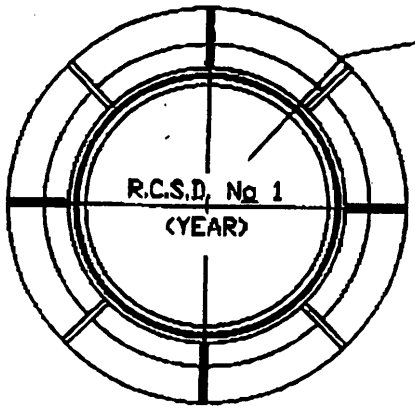


PLAN

ROCKLAND COUNTY SEWER DISTRICT NO. 1

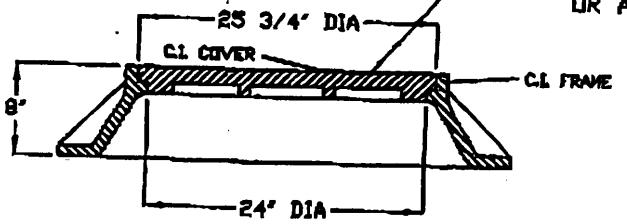
DOGHOUSE MANHOLE DETAIL

N.T.S.



FOR MUNICIPAL SEWERS, PLACE THE NAME OF THE MUNICIPALITY HERE RATHER THAN RCSD NO1

PLAN



CAMPBELL FOUNDRY CO. CASTING NO. 1203B OR APPROVED EQUAL

SECTION

ROCKLAND COUNTY SEWER DISTRICT NO. 1
DETAIL OF STANDARD
MANHOLE FRAME & COVER

N.T.S.

02/01/02

COUNTY OF ROCKLAND
DEPARTMENT OF HIGHWAYS
23 New Hempstead Road
New City, New York 10956
(845) 638-5060
Fax. (845) 638-5037
Email: highway@co.rockland.ny.us

C. SCOTT VANDERHOEF
County Executive

CHARLES H. VEZZETTI
Superintendent of Highways

February 22, 2006

Village of Montebello
Planning Board
One Montebello Road
Suffern, New York 10901

RE: Weinberger Major Subdivision – Proposed 48 Lots
Grandview Avenue – County Highway Route 80

We have reviewed the DEIS and site plan pertaining to the above-mentioned project, and offer the following comments:

3.6-7

1. The Rockland County Highway Department is in favor of the cluster layout design plan, which limits the number of curb cuts required along the county highway.

3.6-8

2. In the Traffic and Transportation Section 3.6.10 entitled Sight Distance, paragraph 4 refers to sight distance table 3.6-12. This should be corrected to reference Table 3.6-13 AASHTO Sight Distances. The study claims that there is adequate sight distance for speeds up to 45 miles per hour. The Sight Distance requirements should be based upon the 85 percentile existing speed conditions. The study did not include data pertaining to prevailing vehicle speeds along this section of Grandview Avenue.

3.6-9

3. The traffic study states that "vegetation along Grandview Avenue be trimmed to ensure sight distance is maintained. Trimming should be done in such a manner so as to retain the rural scenic nature of this roadway." The applicant will be responsible to perform any trimming and clearing of vegetation required to achieve the required sight distance for the construction of the new access on Grandview Avenue.

3.6-10

4. ~~Sight~~ Distance calculations noted in the DEIS should appear on all future site plans.

5. We request that the drainage system be extended to include catch basins on the new curb returns along Grandview Avenue. Drainage structures installed along or within the county right of way should utilize Campbell pattern 2617 bicycle type curb inlet grates. The applicant shall include a standard detail in the site plan.

6. The site plan should clearly identify the existing right-of-way line and dedicated street line along Grandview Avenue. The applicant should consider an offer of gratuitous dedication be made to the County of Rockland for the area that exists between the right-of-way and dedicated street line.

7. The site plan should demonstrate the turning radii for the new road where it connects to the Grandview Avenue in compliance with New York State D.O.T. and AASHTO standards.

8. The extent and material for any curbing that may be proposed along the new roadway that connects to Grandview Avenue must be demonstrated on the site plan. Any curbing must taper for 15 feet from a 6-inch reveal to zero within the county right-of-way.

9. The plans shall indicate the location and details of a stabilized construction entrance. Based upon future plans submitted for this project, we may require the applicant post advanced warning signs along Grandview Avenue during construction to alert motorists of potentially slow moving construction vehicle entering and exiting the site.

10. A Separate Rockland County Highway Department **Work Permit** will be required for the development of each lot that fronts the county roadway.

11. A Separate Rockland County Highway Department **Work Permit** will be required for the construction of any new or improved street connection to the county highway.

12. A Separate additional Rockland County Highway Department **Road Opening Permit** will be required for any utility or sewer connections that require the disruption of the paved surface within Grandview Avenue.

Very truly yours,

Joseph Arena
Principal Engineering Technician

COUNTY OF ROCKLAND
DEPARTMENT OF PLANNING
Building T
50 Sanatorium Road
Pomona, New York 10970
(845) 364-3434
Fax: (845) 364-3435

C. SCOTT VANDERHOEF
County Executive

SALVATORE CORALLO
Commissioner

ARLENE MILLER
Deputy Commissioner

February 24, 2006

Planning Board
Village of Montebello
One Montebello Road
Suffern, NY 10901

Re: Draft Environmental Impact Statement (DEIS) for the Weinberger Subdivision

Dear Planning Board Members:

As an ongoing interested party for the State Environmental Quality Review Act (SEQRA) process, our department has reviewed the DEIS for the Weinberger subdivision. The proposal is for a 48-lot residential subdivision of 84.15 acres in an RR-50 zoning district. This action is subject to our review under Sections 239-l, m and n of the New York State General Municipal Law (GML). The subject site has frontage on Grandview Avenue, a county road, and is within 500 feet of the Village of Wesley Hills, an adjacent municipality. In addition, the northwest corner of the site is within 100 feet of the 100-year floodplain of the Willow Tree Brook, a county regulated stream. Our review of the DEIS focuses on the impact of the proposed subdivision on these GML criteria as well as community character and infrastructure issues.

2-5 The environmental impacts of both a standard layout and an average density or cluster development are examined in the DEIS. The cluster layout plan is the applicant's preferred alternative. This department also favors the cluster development plan because it results in a more flexible layout that reduces the impacts to the environmentally sensitive features on the site. The cluster plan allows for the preservation of 23.85 acres of dedicated open space encompassing most of the wetlands on the west side of the site.

EXECUTIVE SUMMARY

1-5 Section 1.5 of the Executive Summary lists the Involved and Interested Agencies. The Rockland County Planning Board is listed under the Section 239 Referral. The Rockland County Planning Department should be listed instead as it is the correct reviewing agency. In addition, the reasons for referral should also include both a county road and a

county stream as the proposed site is also within 500 feet of Grandview Avenue and within 100 feet of the 100-year floodplain of Willow Tree Brook.

1-5

PROJECT DESCRIPTION

2-6 The third sentence of the fourth paragraph on Page 2-1 incorrectly states that the eastern border of the site abuts the 6.4-acre Ward-Ling Park. This should be changed to the western border of the site.

Section 2.4 lists the required reviews and approvals for the proposed subdivision. As noted above, the Rockland County Planning Board is not the reviewing agency for the 239 Referral. The Rockland County Planning Department should be listed instead as it is the correct reviewing agency. The reasons for referral should also include both a county road and a county stream as the proposed site is within 500 feet of Grandview Avenue and within 100 feet of the 100-year floodplain of Willow Tree Brook.

1-5

SOILS AND TOPOGRAPY

3.1-7 The typo in the second sentence of the fourth paragraph on page 3.1-2 should be corrected. The sentence reads, "These soils can be found on ridge tops and goot slopes."

3.1-8 Soil impacts for both the standard layout and cluster layout are discussed on pages 3.1-5 and 6. Given the amount of fill that will be have to be imported to the site under both layouts and the fact that the most likely truck route will be Spook Rock Road to Grandview Avenue, we believe that a hauling permit will be required by the Rockland County Highway Department.

3.1-9 The reference to the Town of Yorktown in the fourth paragraph on page 3.1-9 should be changed to the Village of Montebello.

WATER RESOURCES/WETLANDS

3.3-9 As noted in its letters of May 2, 2005 and December 29, 2005, this site is within the jurisdiction of the Rockland County Drainage Agency and will require a permit pursuant to the Rockland County Stream Control Act. The May 2, 2005 letter notes that the site is within mapped state and federal wetlands and recommends that the New York State Department of Environmental Conservation (DEC) and U.S. Army Corp of Engineers be contacted to make a jurisdictional determination regarding the proposed activity. The applicant shall comply with all conditions set forth by these agencies.

TERRESTRIAL AND AQUATIC RESOURCES

3.5-5 On Page 3.5-1, under Existing Conditions, it states, " ... it is likely that much of the area was used as pasture or for agricultural purposes in the past with the exception of the wetland areas in the northwest corner of the site, which was probably left undisturbed." A review shall be completed by the Rockland County Health Department to determine if there are any residual pesticides on the site.

3.5-6 On Page 3.5-18, in the section entitled "Potential Wildlife Habitat Impacts – Cluster Plan," the references to "standard residential subdivision plan" in the first paragraph and "standard plan" in the second paragraph, should be changed to "cluster layout plan".

TRAFFIC AND TRANSPORTATION

As noted above, this site has frontage on Grandview Avenue, a county road, and is therefore under the jurisdiction of the Rockland County Highway Department. The applicant shall comply with the conditions of the Rockland County Highway Department's May 3, 2005 and February 22, 2006 letters.

In the second to last paragraph on Page 3.6-2, it incorrectly states that Grandview Avenue provides north-south movement in the Village of Montebello; Grandview Avenue provides east-west movement.

LAND USE AND ZONING

As noted in the DEIS, the standard layout and cluster layout plans generally comply with the Village of Montebello's subdivision and zoning regulations and are compatible with the surrounding land uses. Forty-eight residential lots are proposed under both layouts. The cluster layout limits access to two locations including an entrance off of Grandview Avenue and an extension of South Parker Drive. There is no cul-de-sac proposed in the southwest corner of the site under the cluster layout plan. While both layouts are also generally consistent with the goals and objectives of the Village's Comprehensive Plan and the County's Comprehensive Plan, the cluster plan is more compatible in that it results in less disturbance to natural features such as wetlands, greater protection of stream corridors and drainage ways and preservation of 23.85 acres in the western portion of the site to be dedicated as open space to the Village.

VISUAL RESOURCES

The Montebello Comprehensive Plan recommendations for protecting the character of the Village's historic and scenic roads are listed on Page 3.8-2. The word "district" in the fourth recommendation should be changed to "distinct."

CULTURAL RESOURCES

In the fourth paragraph on Page 3.9-1, it states that the Rockland County Comprehensive Plan process led to the formation of the "Rockland County Historic Society." This should be corrected to read the "Rockland County Historic Preservation Board." The Historical Society of Rockland County prepared the historic sites and structures survey with technical assistance from the Rockland County Planning Department.

COMMUNITY SERVICES

In a July 6, 2005 letter, Andrew Schlissel, Chief of the Monsey Fire District, stated, "We would oppose the approval of this subdivision if clear access were not provided from South Parker Drive." Chief Schlissel goes on to say that clear access via South Parker will considerably reduce response time in the event of a fire. As stated above, this department prefers the cluster layout plan. Only two accesses are proposed under this plan. We strongly concur with Chief Schlissel that a second access is necessary. A subdivision of this size warrants two distinct points of entry for emergency access purposes, provision of municipal services and the safe and efficient movement of the residential population.

3.10-3

The Rockland County Health Department issued their comments on the water supply section of the DEIS on January 6, 2006. The applicant must comply with the conditions outlined in this letter.

3.10-3A

In a letters dated April 28, 2005 and February 23, 2006, the Rockland County Sewer District No.1 points out that the proposed subdivision lies within a United States Environmental Protection Agency (EPA) designated Environmentally Sensitive Area (ESA). A waiver of the EPA's grant condition that restricts sewer connections from ESA lots must be obtained prior to connecting any building to sanitary sewers. A sewer application cannot be approved until the NYS DEC and the EPA approve the waivers. Section 3.10.10 of the DEIS does not mention the ESA designation or the waiver requirement. The applicant must comply with all of the conditions in the Sewer District's April 28, 2005 and February 23, 2006 letters.

We thank you for the opportunity to review this document. If you require additional information or clarification, please contact Helen Kenny Burrows at 364-3453.

Sincerely,

Salvatore Corallo
Commissioner

C: Rockland County Highway Department
Rockland County Drainage Agency
Rockland County Health Department
Rockland County Sewer District No. 1
Village of Wesley Hills
United Water NY
Orange & Rockland

BROOKER ENGINEERING, LLP
BUFFERN, NEW YORK

MEMORANDUM

January 11, 2006

TO: Dennis Rocks, P.E., Leonard Jackson, P.E.
FROM: Alan M. Garfinkel, P.E.
RE: Rio Vista Estates
Arterial Access

About a year ago, I was asked to provide a list of environmental issues that should be covered in the DEIS, for the subject project. One of the matters that I included in the summary report was the emergency access to this site during periods of heavy storm activity. This question had been only partially investigated in the older Rosedale-Valley Manor subdivision.

3.2-1

The basis for this inquiry is the periodic flooding of the intersection of Grandview Avenue and Spook Rock Road. Backwatering from Willow Tree Brook has been a problem at this location for more years than I can remember, and insofar as I know, still remains a problem. However, the solution to access by the emergency service vehicles is one that is considered unique to your proposed subdivision project. At one time, Bill Youngblood (Senior) had suggested raising the local roadway in this area by about ten (10) inches. Clearly a rise of even 10 inches would require the reconstruction of a significant length of roadway. From the standpoint of construction, the relatively small number of driveways that also access the roadway in this area of flooding made that proposal viable.

Your evaluation may simply be that the responding emergency services need to bypass the flooded area or alternatively to have a different service group attend the emergency by approaching the location from a different direction. Perhaps the flooding is so shallow that the emergency responders can negotiate the flooded roadway area with their vehicles. Whatever the answer is, it needs to be acceptable to all of the emergency services.

Will you kindly prepare a supplement to the DEIS that addresses this matter so that the Planning Board will have time to consider your response before their next meeting in February. Thank you for your attention to this matter.

cc: Planning Board Files
Robert Geneslaw, Village Planner

Alan M. Garfinkel

70 South Parker Drive
Monsey, New York 10952
December 20, 2005

Village of Montebello
Planning Board
1 Montebello Road
Montebello, New York 10901

Re: Weinberger Subdivision

Gentlemen:

I understand that the Montebello Planning Board is in the process of reviewing the Draft Environmental Impact Study submitted by the developer regarding the above referenced project.

3.6-1

An examination of the various preliminary plans submitted by Mr. Weinberger for the subdivision, shows that he desires to utilize South Parker Drive as a through street from Martha Road to his new development. I believe that a more sensible alternative would include two new roadways connecting the subdivision with County Route 80, Grandview Avenue while keeping South Parker Drive closed in its present configuration. This option would still allow Mr. Weinberger to incorporate cul-de-sacs and through streets totally within the confines of his property. Also, South Parker Drive and Martha Road and the surrounding neighborhood would not be burdened by increased noise and private and commercial traffic preserving the quiet, bucolic nature of the area.

3.6-2

There has been some discussion of continuing South Parker Drive into the property leading to a cul-de-sac as well as a through street to the rest of the development. The designer has suggested placing locked barricades across these streets, to be opened in the event of emergency. This option is unworkable, both in theory and in practice. Which agencies will have keys to the locks, who will be responsible for both unlocking and relocking the barricades, roadway maintenance and security, as well as access by emergency traffic, school vehicles and trash haulers are all potential problems obviated by the utilization of two new roadways connecting to Grandview Avenue.

In light of the above, I believe that the Grandview Avenue alternative would benefit both Mr. Weinberger as well as his South Parker Drive-Martha Road neighbors. I suggest that the Planning Board request that he submit a redesign of the general layout to incorporate this change. Also, I am sure that the Planning Board will weigh the environmental impact to the community of all prospective design changes as the project develops. Thank you for your consideration.

3.61

Sincerely Yours,

Fred Newmark

Fred Newmark, P.E.

Sheree Newmark

We support the attached letter, and respectfully request that the board consider the changes proposed in Mr. Newmark's letter.

Name	Address
Yocheved Salamon	23 Amsterdam Ave.
Shmuel Salamon	23 Amsterdam Ave.
Menajem Salamon	23 Amsterdam Ave.
[illegible] Salamon	23 Amsterdam Ave.
Mordechai Salamon	23 Amsterdam Ave.
Yael Kahn	69 S PARKER DR
Yitzchok Kahn	69 S PARKER DR
[illegible]	19 Parker Blvd
Aaron Knopfler	19 Parker Blvd
[illegible]	19 Parker Blvd
[illegible]	71 S. Parker DR
Moshe Dick	4 Judith Ln
C. Shem Rosenberg	6 Judith Ln
Himme Ballen	5 Crabapple
Eli Katz	23 Winesap
Rochel Katz	23 Winesap
Ari [illegible]	18 Parker Dr
Jack Friedman	44 Parker

We support the attached letter, and respectfully request that the board consider the changes proposed in Mr. Newmark's letter.

Name	Address
	10 MARTHA Rd WESLEY HILLS
	12 MARTHA Rd MONSEY NY 10952
	19 Juliet Dr. Monsey, N.Y.
	9 Judith Dr. Monsey, N.Y.
	11 [illegible]
	56 So. Parker Dr Monsey NY 10952
	61 So. Parker Dr. Monsey, NY 10952
	61 So. Parker Dr. Monsey NY 10952
	41 N. Quaker Lane Monsey NY 10952
	174 GLENVIEW MONSEY 10952
	55 Parkway Blvd 10952
	1 [illegible] 10952
	9 FORSTHAY RD 10952
	73 South Park Dr 10952
	73 South Park Dr. 10952
	71 South Parker Dr. 10952
	66 South Parker 10952
	66 South Parker Dr 10952

We support the attached letter, and respectfully request that the board consider the changes proposed in Mr. Newmark's letter.

Name	Address
Mr. Lorman	71 South Parker Drive
Mrs. J. Klein	735 PARKER Drive
D. Fell	14 Martha Rd
[illegible]	16 Martha Rd
[illegible]	15 Martha Rd
[illegible]	15 Martha Road
[illegible]	22 Judith Ln
[illegible]	22 Judith Ln.
[illegible]	1 JUDITH LN
[illegible]	5 Seth LN
[illegible]	left S Parker Dr.
[illegible]	42 PLUM RD
[illegible]	12 MACARTHY CRK
[illegible]	115 Norben Road
[illegible]	60 SOUTH PARKER
[illegible]	104 NORBEN
[illegible]	93 S Parker Drive
[illegible]	27 BRIARCLIFF DR.

COUNTY OF ROCKLAND
DRAINAGE AGENCY
Division of the Highway Department
23 New Hempstead Road
New City, New York 10956
(845) 638-5081
Fax. (845) 708-7116
Email: highway@co.rockland.ny.us

C. SCOTT VANDERHOEF
County Executive

CHARLES H. VEZZETTI
Superintendent of Highways
Chairman, Drainage Agency

EDWARD F. DEVINE
Executive Director

Via Certified Mail No. 7004 0750 0000 8715 1988

May 2, 2005

Village of Montebello
Office of the Planning Board
One Montebello Road
Suffern, New York 10901
Attn: Carol Adduce, Clerk to the Planning Board

Re: Weinberger Major Subdivision Review
Section 41.13, Block 2, Lots 5 & 6 and
Section 41.17, Block 1, Lots 5 & 6
Town of Ramapo Tax Map
Resource: Willow Tree Brook

Dear Ms. Adduce:

The Rockland County Drainage Agency ("RCDA") has reviewed the above referenced proposal as prepared by Leonard Jackson Associates dated October 15, 2004 and last revised December 21, 2004.

Based on the information provided and maps available to the RCDA, the site has been determined to be within the jurisdiction of the RCDA. Accordingly, a permit from the RCDA pursuant to the Rockland County Stream Control Act is required. Please have the applicant submit an application to the RCDA immediately. Enclosed is a copy of a permit application and Chapter 846: Rockland County Stream Control Act.

2-2 Any further decisions or determinations made by the Village of Montebello land use boards in this matter should indicate that the site is within the jurisdiction of the RCDA and that a permit from the RCDA is required. The RCDA recommends that the Village of Montebello Planning Board, as lead agency in this matter pursuant to SEQRA, ensure that the applicant has secured the necessary permits and approvals from all interested and involved agencies as a prerequisite to granting any final approvals.

2-2 The site also appears to be located within mapped state and federal wetlands. The RCDA suggests that the New York State Department of Environmental Conservation and U.S. Army Corps of Engineers be contacted by the lead agency and requested to make a jurisdictional determination regarding the proposed activity.

3.2.2

Furthermore, please be advised that the Rockland County Stream Control Act, Chapter 846, requires that all subdivision maps must be signed by the Chairman of the Rockland County Drainage Agency before the Rockland County Clerk will accept same for filing. Please direct any questions regarding the RCDA subdivision review requirements of Chapter 846, Rockland County Stream Control Act, to this office. Enclosed is a copy of the RCDA subdivision plat application form. Please forward the enclosed RCDA subdivision application form to the applicant.

The Rockland County Drainage Agency ("RCDA") does not object to the Village of Montebello Planning Board assuming responsibilities of lead agency for SEQRA purposes in the above referenced matter.

If you have any questions regarding this matter, please contact Kevin Kenny of the RCDA at 638-5081.

Very truly yours,

Edward F. Devine

Edward F. Devine
Rockland County Drainage Agency

cc: Charles H. Vezzetti
Kevin Kenny, RCDA
Rockland County Planning Department
New York State Department of Environmental Conservation
U.S. Army Corps of Engineers

COUNTY OF ROCKLAND
DRAINAGE AGENCY
Division of the Highway Department
23 New Hempstead Road
New City, New York 10956
(845) 638-5081
Fax. (845) 708-7116
Email: highway@co.rockland.ny.us

C. SCOTT VANDERHOEF
County Executive

CHARLES H. VEZZETTI
Superintendent of Highways
Chairman, Drainage Agency

EDWARD F. DEVINE
Executive Director

Via Certified Mail No. 7004 0750 0000 8715 2381

December 29, 2005

Village of Montebello
Office of the Planning Board
One Montebello Road
Suffern, New York 10901
Attention: Carol Adduce, Clerk to the Planning Board

Re: Weinberger Major Subdivision Review
Section 41.13, Block 2, Lots 5 & 6 and
Section 41.17, Block 1, Lots 5 & 6
Town of Ramapo Tax Map
Resource: Willow Tree Brook

Dear Ms. Adduce:

The Rockland County Drainage Agency ("RCDA") has reviewed the State Environmental Quality Review – "Notice of Completion of Draft EIS and Notice of Hearing Pursuant to the State Environmental Quality Review Act", regarding the above-mentioned subject, dated December 13, 2005.

The RCDA is also in receipt of the following items:

A. **"Weinberger Subdivision" drawings prepared by Leonard Jackson Associates. (Drawings are not signed and stamped or sealed by a Professional Engineer licensed in the State of New York):**

- "Layout Plan (Standard)", dated July 19, 2005 (Drawing Number: 1A),
- "Layout Plan (Cluster)", dated July 19, 2005 and last revised October 31, 2005 (Drawing Number: 1B),
- "Alternative Layout Plan #1 (Cluster)", dated July 19, 2005 and last revised October 31, 2005 (Drawing Number: 1C),
- "Alternative Layout Plan #2 (Cluster)", dated July 19, 2005 and last revised October 31, 2005 (Drawing Number: 1D),
- "Grading &Drainage Plan (Standard)", dated July 19, 2005 and last revised October 31, 2005 (Drawing Number: 2A),
- "Grading &Drainage Plan (Cluster)", dated May 20, 2005 and last revised October 31, 2005 (Drawing Number: 2B),
- "Utility Plan (Standard)", dated July 19, 2005 (Drawing Number: 3A),
- "Utility Plan (Cluster)", dated May 20, 2005 (Drawing Number: 3B),
- "Erosion Control Plan (Standard)", dated July 19, 2005 (Drawing Number: 4A),
- "Erosion Control Plan (Cluster)", dated May 20, 2005 (Drawing Number: 4B),
- "Road Profiles – Standard Plan", dated July 19, 2005 (Drawing Number: 5A),
- "Details", dated July 19, 2005 and last revised October 31, 2005 (Drawing Number: 6),

- "Details", dated July 19, 2005 and last revised October 31, 2005 (Drawing Number: 7),
- "Existing Conditions and Wetland Delineation", dated July 14, 2005 (Drawing Number: 8),
- "Planting Plan (Standard)", dated November 22, 2005 (Drawing Number: 9A),
- "Planting Plan (Cluster)", dated November 22, 2005 (Drawing Number: 9B); and
- "Existing Tree Schedule", dated November 22, 2005 (Drawing Number: 9D).

B. **"Weinberger Subdivision – Draft Environmental Impact Statement – Volume I" prepared by Tim Miller Associates, Inc., dated August 24, 2005 and last revised December 14, 2005; and**

C. **"Weinberger Subdivision – Draft Environmental Impact Statement – Volume II" prepared by Tim Miller Associates, Inc., dated August 24, 2005 and last revised December 14, 2005.**

The Rockland County Drainage Agency ("RCDA") has previously reviewed the above-referenced proposal. By letter dated May 2, 2005, the RCDA advised the Village of Montebello Planning Board that the site above-referenced has been determined to be within the jurisdiction of the RCDA and that a permit from the RCDA pursuant to the Rockland County Stream Control Act is required. A copy of the RCDA letter dated May 2, 2005 is attached hereto. As of the date of this correspondence, the RCDA has not received a permit application with respect to the above-referenced matter as required by the Rockland County Stream Control Act.

Please have the applicant submit an application to the RCDA with the required information immediately. Enclosed is a copy of a permit application and Chapter 846: Rockland County Stream Control Act.

22

Any further decisions or determinations made by the Village of Montebello land use boards in this matter should indicate that the RCDA is an interested and involved agency pursuant to SEQRA, and that a permit from the RCDA is required pursuant to the Rockland County Stream Control Act, Chapter 846.

Furthermore, please be advised that the Rockland County Stream Control Act, Chapter 846, requires that all subdivision maps must be signed by the Chairman of the Rockland County Drainage Agency before the Rockland County Clerk will accept same for filing. Please direct any questions regarding the RCDA subdivision review requirements of Chapter 846, Rockland County Stream Control Act, to this office. Enclosed is a copy of the RCDA subdivision plat application form. Please forward the enclosed RCDA subdivision application form to the applicant.

If you have any questions regarding this matter, please contact Kevin Kenny of the RCDA at 638-5081.

Thank you for your time and attention.

Very truly yours,

Edward F. Devine
Rockland County Drainage Agency

enc.

cc: Charles H. Vezzetti
Kevin Kenny, RCDA
Rockland County Planning Department
New York State Department of Environmental Conservation
U.S. Army Corps of Engineers
George Weinberger **via Certified Mail No. 7004 0750 0000 8715 2459**

County of Rockland

ROCKLAND COUNTY DEPARTMENT OF HEALTH

The Dr. Robert L. Yeager Health Center
50 Sanatorium Road – Building D
Pomona, New York 10970

C. SCOTT VANDERHOEF
County Executive

ENVIRONMENTAL HEALTH PROGRAM
Telephone: (845) 364-2608

JOAN H. FACELLE, M.D., MPH
Commissioner of Health

KATHLEEN HENRY, RN, MA
Deputy Commissioner of Health

THOMAS M. MICELLI, P.E.
Director Environmental Public Health

January 6, 2006

Via Facsimile: (845) 368-2044, and

Village of Montebello Planning Board
Carol Adduce – Planning and Zoning Clerk / Lead Agency Contact Person
Village of Montebello
One Montebello Road
Suffern, New York 10901

Re: Weinburger Subdivision Draft Environmental Impact Statement
Rockland County Department of Health Comments

Dear Planning Board Members:

The Rockland County Department of Health (RCDOH) has reviewed Section 3.10.9, "*Water Supply*," of the above-referenced document and offers the following comments.

Existing Conditions – Although much of the potable water supplied by UWNY to the Village of Montebello may, in fact, be derived from the glacial outwash deposits referenced as the "Valley-Fill aquifer," the UWNY distribution system is completely interconnected. Therefore, water delivered to any given service connection could also be derived from the Lake DeForest reservoir and/or any of the numerous UWNY supply wells completed within fractured bedrock of the Passaic Formation. Additionally, many of the individual wells in Montebello are completed within fractured bedrock (locally the Hammer Creek Fm.) rather than within the Valley-Fill aquifer.

3.10-2

Potential Impacts – While 75 gallons per person per day is a reasonable estimate for annual average domestic water use, this per capita demand does not account for outdoor water use, particularly during the summer months. Therefore, the applicant should also provide well-documented estimates of both summer average and peak-day demand that will result from the proposed subdivision, since UWNY has had difficulty meeting such demands in prior years. These estimates should account for the extensive nature of the landscaping and irrigation systems that typify such developments as well as for the probability that many of these homes will have swimming pools and/or spas.

3.10-3

A "willingness-to-serve" letter from UWNY will not be sufficient for approval of the proposed water supply for this subdivision. In order to complete their Application for Approval of Plans for Public Water

3.10-4

3.10-4 Supply Improvement, which will be required for UWNY to expand their distribution system to serve this project, UWNY will need to supply an engineering evaluation that demonstrates their ability to serve this project while meeting the criteria contained within the "Recommended Standards for Water Works," commonly known as 10-State Standards. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. For the convenience of the Planning Board, we have attached a copy of the RCDOH Procedure for Water Main Engineering Submittals and Installations.

3.10-5 UWNY's ability to reliably meet projected future water demands county-wide should also be considered for planning purposes. In a presentation to the Rockland County Legislature on July 20, 2005, UWNY projected peak day, or "Max Day" demands of 46.6 – 47.2 MGD for 2005, 48.9 – 51.4 MGD for 2010, 50.6 – 52.8 MGD for 2015 and 52.1 – 54.5 MGD for 2020.

RCDOH appreciates the opportunity to review this document. If the Planning Board has any questions concerning these comments, please feel free to contact me.

Sincerely,

Daniel M. Miller, Ph.D.
Bureau Head, Water Supply
(845) 364-2289

cc: C. Scott Vanderhoef – Rockland County Executive
Joan H. Facelle, M.D., MPH – Commissioner of Health
Thomas Micelli, P.E. – Director, Environmental Public Health, RCDOH
Salvator Corallo – Commissioner, Rockland County Planning Department

County of Rockland
ROCKLAND COUNTY DEPARTMENT OF HEALTH
The Dr. Robert L. Yeager Health Center
50 Sanatorium Road – Building D
Pomona, New York 10970

C. SCOTT VANDERHOEF
County Executive

ENVIRONMENTAL HEALTH PROGRAM
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Commissioner of Health

KATHLEEN HENRY, RN, MA
Deputy Commissioner of Health

THOMAS M. MICELLI, P.E.
Director Environmental Public Health

Procedure for Water Main Engineering Submittals and Installations

This procedure is to be used for all applications to extend and/or replace water mains and to obtain approval to put the installed main into service. Additional requirements are outlined in Sections 1.0 through 1.6 of the Recommended Standards for Water Works 2003 Edition.

Application for Water Main Extension/Replacement

For each main extension or replacement, the following items need to be submitted for review and approval. One (1) copy should be submitted for preliminary review. At least three (3) copies must be submitted for final review and signature.

1. Engineer's Report – An Engineering Report must be submitted in accordance with Section 1.1 of the Recommended Standards for Water Works 2003 Edition. Reports must also include the following:

    a. Minimum pressure that will be maintained in the distribution system.

    b. Minimum and maximum flow demands including fire flow demand if the main will be used for fire service.

    c. A hydraulic analysis showing the ability of the water service to meet the requirements outlined in items a. and b. above. The hydraulic analysis must be completed for normal operating conditions and during peak demand.

2. Engineering Plans – Engineering plans must be completed in accordance with Section 1.2 of the Recommended Standards for Water Works 2003 Edition and must be certified by a Professional Engineer licensed in New York State. Plans must also include the following:

    a. Plan and profile views showing the proposed location of the water main including all valves and appurtenances and the locations of the nearest existing fire hydrants.

    b. Location of existing utilities including both sanitary and storm sewers.

c. Required construction details.

d. Sampling locations where bacteria samples will be collected before the main is put into service. The sampling must be in accordance with ANSI/AWWA C651-05.

3. Completed DOH-348 form.

4. If the main extension is not part of a subdivision, the required water main extension fee must be submitted.

5. If a water main extension is part of a subdivision, the main must be approved by the RCDOH before final subdivision approval is given by any municipal agency.

Installation and Final Approval

For each main extension or replacement, the following items need to be submitted after installation in order to obtain final approval to put the main into service. These items must be submitted and approved **BEFORE** the main is put into service.

1. A written certification that the main was installed in accordance with the approved engineering plans must be submitted to the RCDOH. If changes to the main are necessary during construction, RCDOH approval must be obtained prior to making the changes and as built drawings must be submitted.

2. The bacteria results must be submitted along with a written certification that the bacteria sampling was completed as per the approved plan and the main was disinfected and flushed in accordance with ANSI/AWWA C651-05. If additional bacteria samples are required as per ANSI/AWWA C651-05, the results and locations of the additional samples must also be submitted.

3. A written certification documenting the pressure test results must be submitted.

4. Once the above items are submitted and approved by the RCDOH, notification will be made by RCDOH that the water main can be put into service.

Applicant

TOWN OF RAMAPO
237 Route 59
Suffern, New York 10901
(845) 357- 5100 (Fax) 845-357-5140

RECEIVED
JAN 10 2006
Planning & Zoning Clerk

Brian A. Brophy, Director
Building, Planning & Zoning

January 10, 2006

Carol Adduce, Planning and Zoning Clerk
Village of Montebello
One Montebello Road
Suffern, New York 10901

Re: Weinberger Major Subdivision Approval – SEQRA Review

Dear Ms. Adduce

Enclosed please find a memorandum from Frederick P. Clark Associates, dated January 10, 2006, which contains the comments of the Town of Ramapo Department of Public Works as an involved agency, and the Town of Ramapo as an interested agency, with respect to the above titled action.

Very truly yours,

Brian A. Brophy, Director
Building, Planning & Zoning

BB/pac
Enclosure

Cc: P. Gdanski, DPW
Frederick P. Clark Associates

FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Rye, New York and Fairfield, Connecticut

350 Theodore Fremd Avenue
Rye, New York 10580

(914) 967-6540 • FAX (914) 967-6615

David H. Stolman, AICP, PP
Michael A. Galante

Joanne P. Meder, AICP

David J. Portman, FAICP

MEMORANDUM

To: Brian Brophy – Director Building, Planning and Zoning

Date: June 16th, 2005

Subject: **Weinberger Subdivsion**

Comments: This office, as requested, has received and reviewed Volume I and II of the Draft Environmental Impact Statement for the Weinberger Major Subdivision in the Village of Montebello. The following comments represent a consolidated view of the Department of Public Works, Building Planning and Zoning and this office.

ADMINISTRATIVE ISSUES:

5-1 The Town of Ramapo has been asked to provide comments on the DEIS for this major subdivision, but was surprised to find that the scoping document limited the analysis to only two base alternatives in the Village's approval. Without the ability to have evaluated other reasonable alternatives, the Town is confronted with choices that do provide the maximum environmental protection for its resources. The lack of other reasonable alternatives represents a serious flaw in the execution of the SEQR process, and hampers the effectiveness of this response.

2-1 More significantly, the documents for this review did not arrive until December 28th, despite a date on the Notice of Completion of December 13, 2005. The delay

2-1 in delivery of these documents did not provide adequate time for an in-depth review.

Traffic comments will be provided under separate cover as time does not permit assessment of the information provided prior to the Public Hearing scheduled for Tuesday, January 9, 2006.

GENERAL COMMENTS:

The site visit to this site demonstrates the extremely sensitive nature of this property. It is agreed that the wetlands in this parcel would be best protected by a cluster subdivision. However, reducing the lot size from 50,000 square feet to 35,000 square feet does not go far enough to protect the environment, or the parklands of the Town of Ramapo which border this property. The standard layout lot count includes lots which appear not to be permitted as of right, including lots requiring access across regulated waterways, construction in wetlands and stream buffers as well as road construction in same.

3-2

The latest guidance from NYS DEC regarding wetlands and wetland buffers as well as sound environmental practice dictates that no disturbance be permitted in these sensitive areas. In circumstances where there are no other alternatives, roadways and driveways that **must** cross wetlands should utilize bridges instead of fill with culverts to do so. This should be taken into consideration when evaluating the number of lots under the standard layout. The standard layout provided includes at least 5 lots with driveways over regulated watercourses. There has been no determination that these lots would be approvable and they should not be counted without verification that permits can be obtained.

3-3-2

3.2-3

Second, the entrance road in the southwest corner encumbers not only the Spook Rock Brook, but the floodway as well. These should not be counted in the standard layout without verification that permits could be obtained.

2-2

Regardless of the determination of the number of lots, this subdivision would be better served with smaller lot sizes, smaller areas of disturbance and potential for attached housing to minimize impacts and maximize environmental benefits. Sound planning practice would seek to avoid at all costs, wetlands, streams, and buffers.

2.3-3

The cluster subdivision, although an improvement over the standard layout, still has driveways over regulated waterways, roadways across wetlands and buffers, and a drainage basin with the buffer area. Clearly the integrity of the wetlands and watercourses is significantly impacted.

3.10-8

The text notes that west of the western boundary of the property is a Town of Ramapo Park as is the case south of the southeastern border of the property. The fact that these adjoining lands are parks is not highlighted on the maps and could easily be overlooked. Moreover, the report does not mention how significant it is

3.10-6

to protect the linearity and continuity of parklands, wetlands and water bodies. The potential to link the existing Town Parks was not even mentioned let alone evaluated. The importance of the linear linkages created for wetlands, water

3.10-6

bodies and flora and fauna protection, have been ignored. It would have been ideal to see an alternative that would have safeguarded these resources by creating a linear park between the two Town Parks. The best way to facilitate that linkage

2-3

would be to provide the lots on a subdivision with smaller lots than proposed. Again, this input was thwarted by the SEQR scoping deficiencies.

The zero net runoff measures do comply with existing regulations to handle runoff. However, a better solution would be to return stormwater runoff to the ground instead of using curbs and storm sewer runoff to the streams and wetlands. As a minimum, all roof leader runoff should be turned back to the ground via drywells, where possible, eliminating the potential for erosion. As the Town of Ramapo's Supplemental Environmental Impact Statement concluded, providing groundwater recharge is a central factor in assuring the adequacy of the water supply since the water supply from this area is predominantly from wells. The SEIS recommended groundwater recharge of roof leader runoff seeking Village support for this initiative by adopting a similar requirement. This will not only help prevent flooding, but can minimize erosion while recharging ground waters. Percolation tests should be performed to see how much stormwater runoff could be redirected to groundwater recharge. In addition, the use of curbs and storm sewers could be minimized by providing recharge areas and overland flows to help the recharge efforts. In this manner, the detention ponds that are shown encroaching upon the wetlands, streams and buffers could be reduced or eliminated for either option.

32-4

ALTERNATIVE EVALUATION

Although the DEIS focuses on two alternatives, it appears that one alternative described in Section 5.1.2 as the **No Discretionary Approvals Alternative**, was not effectively evaluated or was dismissed prematurely. In this alternative, the applicant could create complying lots and not require discretionary action by the Town or Planning Board. No details regarding the number of units were provided for this layout, other than to say that the number of single family homes would be reduced to the extent that the applicant would not be able to meet his goals for this property. That rationale is not sufficient for rejection and this alternative should

4-2

have been provided as a gauge against the costs and benefits of the other alternatives.

4-2

The evaluation of this alternative does state that "construction of this alternative would result in lower levels of environmental impacts in comparison to the currently proposed action of a residential subdivision of 48 lots". Each impact is estimated to be reduced by approximately 35% with no impacts to wetlands and water courses. Based upon this description, reducing the number of lots by 35 % would yield a 32 lot subdivision with no environmental impacts and no traffic impacts. At face value, this alternative merits further consideration.

3.10-7

In evaluating the impacts of selected alternatives upon the schools, the DEIS states that the mitigation of the shortfall of the number of elementary school seats is offset by the fact that this development will not occur immediately and that the Districts can "redistrict" to accommodate the shortfall. First, there is no evidence that this is acceptable to the School District. Second, an assumption has been made that there will be no other school children generated from this area which is unlikely in the next 5 years. Third, the tax revenue generated will offset the financial cost of additions or new schools. That clearly is not true. Enrollment has been growing and there is little room for redistricting within the other elementary schools without incurring additional costs. The existing school was not evaluated for the ability to expand classrooms on site, nor was there mention of mitigating factors including a school site or other incentive.

DETAIL COMMENTS:

2-1 1) The date of mailing was 12/20/05; the package was received on 12/28/05; Scheduling a public hearing on Jan. 10 does not constitute 30 days as required by SEQRA

1-1 2) The "Design Standards for Wastewater Treatment Works Intermediate Sized Sewerage Facilities" states that a 3 Bedroom home uses 400 Gal/day which would be 19,200 gal/day for the water consumption on page 1-13. 4BR houses should be 450; The more conservative standard should be used.

1-2 3) We are not listed as an involved agency in 1-21. The Town processes the application for sewerage system connections.

3.2-5 4) Page 3.2-3 talks about intermittent streams. Is there data to support this designation?

3.10-9 5) Page 3.10-4 states the Town handles solid waste for this development. This is incorrect.

3.10-6 6) There is no discussion of the importance of this property in relation to the Town's parks adjacent to the development in section 3.10-10&11. including Orchard Hills and the wetlands on the corner of Ward Ling Park. Mitigation measures for this project should include as a minimum a connection for the two existing Town Parks to create a more protected, workable linear environmental asset.

3.10-9 7) Section 3.10.8 states the Town of Ramapo Department of Public Works provides Municipal refuse collection and disposal services. This is incorrect. Refuse collection is handled by private carters.

3.10-10 8) Section 3.10.10 is not correct. All of the projections for water and wastewater are overly optimistic. The Public Works department asked for a proper sewer analysis evaluating the capacities of the Town's system. This was not done and as stated above the calculations are not correct (see item #2 above). A peaking factor was not provided in the calculations as well.

3.2-6 9) The drainage reports should be based on the maximum development coverage allowed by code.

3.3-4 10) General Layout & cluster: The standard layout as shown is not approvable. The amount of crossings and development within the buffers are extreme and would be problematic at best.

3.3-5

11) There is no reference to a survey. The maps should be signed and sealed by a licensed surveyor to certify that the layouts and areas are correct.

3.10-11

12) A minimum buffer of 50 feet would be required from each of the Town Parks

3.6-6

13) The development of water quality basins and detention ponds in the wetlands, wetland buffer and close proximity to these sensitive areas is an unacceptable practice. It appears that some development (the basin) is taking place on the Town's property as well.

3.2-7

14) It appears the bottom of the detention pond is below the 100 year flood elevation. Clearly this will impact the functioning of the pond during high water times. This needs to be corrected.

3.9-1

15) The Cultural Resource study recommends further study which was not completed. They recommend a 1B assessment be completed. Impacts to the layouts can not be determined to develop the standard lot count until this is completed.

3.10-12

16) Impacts to Water Supply (Section 3.10.9) do not assess potential for water recharge

3.10-13

17) There is no sewage system report detailing size and capacity of the collection system, although there is a statement that there is sufficient capacity to handle the flow from this development. Town of Ramapo engineering personnel provided the applicant's engineer with a host of maps and details and expected a complete report based upon the information provided. This did not occur.

Should you have any questions regarding these comments, please do not hesitate to contact this office.

John F. Lange
Senior Associate for Planning
Frederick P. Clark Associates, Inc.

Appendix C

PUBLIC HEARING MINUTES

VILLAGE OF MONTEBELLO
PLANNING BOARD MINUTES
JANUARY 10, 2006

Weinberger Subdivision - Public Hearing
Subdivision Plat
Draft Environmental Impact Statement

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY 11229 for a proposed 48 lot subdivision entitled "Weinberger Subdivision" consisting of 84 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1,Lots 5 and 6 in a RR-50 Zone.

Present: George Weinberger, Applicant
Josh Moreinis, AICP,PP of Tim Miller & Associates
Burt Dorfman, Esq.
Leonard Jackson, PE

Mr. Rubin gave a brief outline of what would take place at this meeting based on the appended "Agenda and Procedure" outline dated January 10, 2006.

Mr. Dorfman summarized the development proposal.

Mr. Moreinis, who prepared the DEIS, outlined the project and studies that were done regarding any environmental impacts from the project and explained the DEIS process. He explained after all the comments are in, a Final Environmental Impact Statement (FEIS) will be prepared with responses to any comments or questions that were brought up.

Mr. Jackson stated that they submitted two layouts, one is a standard plan with 48 lots having a minimum area of 50,000 sq. ft. each, and a cluster plan for 48 lots, which allows lot sizes to be 35,000 sq. ft. or greater. He stated that they prefer the cluster plan because it disturbs less land and allows more open areas. Mr. Jackson explained the layout and the proposed access points.

Margery Rothenberg, 1 Camberra Drive, stated that she was concerned for flooding of her property from streams that flow downstream near her property. She said, that she prefers the cluster plan and would not like two accesses onto Grandview Avenue and prefers the access onto South Parker Drive. 4-3

Fred Newmark, 78 South Parker Drive submitted a petition signed by 54 residents opposing the proposed access onto South Parker Drive; they would rather have two accesses be out to Grandview Avenue instead. He stated that the number of car trips predicted by the traffic study did not make sense. He said it is the Wesley Hill residents hope that the interior roads would be realigned so that the traffic would be delivered out towards Montebello rather than Wesley Hills. 1-4 3.6 4-4

Weinberger Subdivision - Public Hearing
Subdivision Plat
Draft Environmental Impact Statement

Mr. Rubin stated that since the DEIS was submitted just before the holidays he would like to extend the comment period which was to end on January 20, 2006.

Mr. Emanuel advised that the public hearing can be kept open until the February 14, 2006 meeting and when the public hearing is closed there will be an additional 10 days to accept written comments.

Discussion regarding whether to keep the public hearing open until the next meeting.

Mr. Rubin stated that he would rather give the public some extra time to respond. He stated he realizes that the applicant would like to move forward, but he did not want to rush through the process. Therefore, he thinks the public hearing should remain open until the next meeting of February 14, 2006 and the comment period would be open until ten days after the public hearing was closed.

Mr. Dorfman requested that because all the detail that has been provided, the applicant would like the subdivision to be included at the next meeting.

Mr. Emanuel advised the Board that it would be better to wait until the public hearing on DEIS was closed before discussing the subdivision.

Mr. Rubin questioned if the subdivision could be discussed at the next meeting after the public hearing was closed.

Mr. Emanuel said, yes.

Mr. Dorfman stated the Wetlands Permit should also be included in the discussion.

Mr. Geneslaw stated that one of the items that the Board asked for when the DEIS was deemed complete, was a confirming letter from the Army Corps of Engineers that an individual permit was not needed.

Mr. Jackson stated that the Army Corp of Engineers will not write a letter if you disturb less than a tenth of an acre of wetland under their jurisdiction because you are covered under a nationwide permit. Mr. Jackson stated that they actually have a Nationwide Permit, but the Army Corp of Engineers holds it. Under this permit we can disturb a tenth of an acre without notifying the Corp of Engineers. Craig Spitz from the Corp of Engineers said the reason why there is a Nationwide Permit is so they do not have to write letters. Mr. Jackson stated that if you disturb more than a tenth of an acre and up to a half acre, you are still covered under the Nationwide Permit, but you have to inform the Corp and they then have to confirm that you are disturbing under a half an acre and then you have to deal with the Corp and they will respond. Beyond a half acre then you have to apply for an Individual Permit. Mr. Jackson stated that they are significantly under a half an acre by design.

Weinberger Subdivision - Public Hearing
Subdivision Plat
Draft Environmental Impact Statement

Mr. Garfinkel stated he agrees with Mr. Jackson's general explanation regarding the permits, but the Board will need a letter from the Village Engineer's office confirming in a final design analysis that they meet the obligations of a Nationwide Permit. Mr. Garfinkel stated when the design element is completed it will be evaluated by his office and a report will be submitted as to whether or not a permit is needed.

Mr. Rubin stated that there are a number of different streams that are being looked at on this particular property; there are a number of different solutions that are available and those solutions have not been discussed yet in detail. The Board will be discussing those details as it looks at the alternatives, the cluster versus the standard. Mr. Rubin stated we have heard a number of different issues, and one of them is the applicant's belief that they qualify for the less than one tenth of an acre of wetlands. The applicant has heard from the Board that we are not prepared to discuss impacts that may reverse or change that; or may require an Army Corp of Engineer permit by the very nature of the site development.

Sheree Newmark, 78 South Parker Drive questioned how and in what form will she find the responses to the DEIS?

Mr Rubin stated that the Weinberger group will respond in writing as part of the FEIS to the comments, both written and verbal that are made.

Mr. Emanuel stated that each comment will be listed along with the response to the comment made by the applicant and those comments will have to be acceptable by the Board. Then after that there will be a Final Environmental Impact Statement (FEIS) and there will be a public hearing and comment period. This will give the pubic an opportunity to comment on the responses to their comments.

Motion to adjourn the public hearing to the February 14, 2006 meeting.

MOTION: Michael Iatropoulos

SECOND: Jane Burke

VOTE: Unanimously accepted.

VILLAGE OF MONTEBELLO
PLANNING BOARD MINUTES
FEBRUARY 14, 2006

Weinberger Subdivision - Public Hearing Continued
Subdivision Plat
Draft Environmental Impact Statement

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY 11229 for a proposed 48 lot subdivision entitled "Weinberger Subdivision" consisting of 84 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1,Lots 5 and 6 in a RR-50 Zone

Present: George Weinberger, Applicant
Bernard Freund
Burt Dorfman, Esq.
Josh Moreinis, AICP,PP of Tim Miller & Associates
Leonard Jackson, PE

Mr. Moreinis made a brief presentation for the public explaining the standard and cluster plan and the access points. He said, there were comments regarding no access out to South Parker Drive so they came up with another alternate plan showing two access points out to Grandview with a cul-de-sac at South Parker Drive. This plan will be included in the FEIS, however, there were comments from the Fire Department that said any alternatives that do not have unobstructed access from South Parker Drive would not be acceptable.

Review of the January 31, 2006 CDRC comments by Mr. Geneslaw.

Review of Mr. Geneslaw's memo of February 13, 2006 (appended)

Mr. Geneslaw advised the Board that they can accept the memo and address or modify it for the F.E.I.S.

Review of memo from Brooker Engineering dated February 13, 2006 (appended)

Review of Ira Emanuel's memo dated February 8, 2006 (appended) written on behalf of the Planning Board with their comments.

Weinberger Subdivision - Public Hearing Continued
Subdivision Plat
Draft Environmental Impact Statement

3.5-1 Michael Yeager, 229 Grandview Avenue was concerned with the protection of trees and the stockpiling of fill and the possible suffocation of the root systems.

2-3 Fred Newmark, 70 South Parker Drive thinks that instead of having to wait until the F.E.I.S. for a response to all the comments, that as part of the E.I.S. all the alternatives should be reviewed and environmentally studied contemporaneously with the Planning Board's review. It would give the
2-4 public more information to discuss with the Board on an on going basis. He also questioned if all the interested agencies have responded.

Mr. Geneslaw stated that not all agencies respond but if anyone is interested in any of the agency responses, they are available at the Village Hall and they are in the DEIS. The responses to the agency comments will be in the FEIS After the DEIS public hearing is closed there will be 10 days for the public to write in their responses or comments to be addressed in the FEIS.

Fred Newmark questioned what the Monsey Fire Department had in mind when they specifically mentioned that they must have access through South Parker Drive.

Mr. Geneslaw stated they were not contacted because their comment was quite clear as to what they wanted.

Nat Klein, 73 South Parker Drive stated that he understands that there is an alternate proposal that shows two accesses out to Grandview and no access to South Parker.

Mr. Emanuel stated an alternate proposal was just submitted at this meeting. It will be addressed in the FEIS. A copy is on file at the Village Hall.

2-9 Michael Yeager, 229 Grandview Avenue, suggested since there is so much water on this property, it would be easy to dig a pond and put in an aerator. This would clear up any problems and it would be a nice park for the whole neighborhood.

Fred Newmark questioned if the new proposal for two accesses out to Grandview with a cul-de-sac at South Parker has taken part in any impact studies.

Mr. Emanuel stated that is part of the reason it will be part of the FEIS so the impact of the plan can be reviewed and described.

Motion to close the public hearing for the DEIS, but the public written comment period will remain open for 10 days and to also keep open the public hearing for preliminary subdivision.

Weinberger Subdivision - Public Hearing Continued
Subdivision Plat
Draft Environmental Impact Statement

MOTION: Michael Iatropoulos

SECOND: Barry Krane

VOTE: Unanimously accepted.

Mr. Geneslaw commented that the applicant is preparing the draft FEIS but it is the Board's document and the responses to the comments have to be acceptable to the Board as representative of the Board's point of view. So, when the FEIS comes in, the Board members and advisers have to review it very carefully to be sure it is the Board's point of view.

Ms. Burke asked if the subdivision review can continue or does the Board have to wait until all the comments are reviewed in the FEIS.

Mr. Geneslaw stated that the subdivision can continue on a parallel course but the subdivision cannot be approved or a Wetlands Permit cannot be issued until the environmental process has been completed. There is one more step after the FEIS, it is called a Findings Statement. The Findings Statement summarizes the project, the impacts and the mitigation. This is very important because some of those mitigation elements will carry through to the subdivision approval.

Discussion with respect to the timing of the next public hearing and its proximity to the Jewish holiday.

Sheree Newmark, 70 South Parker Drive asked for a summary of the application and environmental process which was provided to her by Mr. Emanuel.

Appendix D

CULTURAL RESOURCES
SURVEY REPORTS

PHASE II CULTURAL RESOURCES SURVEY
SITE EVALUATION PHASE
PROPOSED WEINBERGER SUBDIVISION
VILLAGE OF MONTEBELLO, ROCKLAND COUNTY, NEW YORK

Prepared for
Tim Miller Associates, Inc.
10 North Street
Cold Spring, New York 10516

Prepared by
Stephen J. Oberon
Columbia Heritage, Ltd.
56 North Plank Road - Suite 287
Newburgh, New York 12550

Report CA543C-1-5-06
May 2006

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PHASE II SITE EVALUATION STUDY

INTRODUCTION AND BACKGROUND

A Phase IA Site Assessment Study was performed in July and August 2005 by Columbia Heritage, Ltd, of Newburgh, New York for the proposed 48-lot Weinberger subdivision in the Village of Montebello, Rockland County, New York. The goal of this literature search and site reconnaissance was to document known cultural resources with and adjacent to the study area and to evaluate the potential for project impact to standing or buried Native and/or European American era cultural resources.

Because of the proximity of documented Native American archaeological sites in the immediate vicinity of the 85.15-acre (34.0-hectare) parcel and its setting along and near Spook Rock Creek and associated tributary streams and wetlands, the flatter, better-drained portions of the affected area were seen as likely to have been attractive to indigenous populations of the region, and an above-average potential was assessed for the presence of as-yet-undocumented Native American cultural resources within the project impact area. The fact that European American era settlement of this part of what is now Rockland County dates from the early eighteenth century and the fact that structures are shown to have stood along the portion of Grandview Avenue west of Wesley Chapel Road during the second half of the nineteenth century were seen to give portions of the project area located near Grandview Avenue an above-average potential for containing buried cultural remains dating from this period of occupation.

In March of 2006, a Phase IB site identification survey was carried out for the portions of the property where development impact is proposed. Systematic shovel testing of the affected area produced no traces of Native American cultural activity. European American era structural remains and buried cultural items pertaining to the nineteenth century were identified along a tributary stream in the southeastern portion of the property and in a test hole dug in the northern part of the parcel near Grandview Avenue. Other Euro-American cultural items encountered in sampling and on the ground surface of the property dated to the World War II era or later and were not retained.

Because redesign of the project layout to avoid project impact to these subareas was not considered feasible, a Phase II site evaluation study was recommended to establish the spatial extent of the deposits collect sufficient data to allow state reviewers to determine whether the identified cultural remains have the potential to contain significant cultural information and therefore would meet eligibility criteria for inclusion on the State and National Register of Historic Places. This Phase II study was carried out by the Principal Investigator assisted by Archibald Miller, John Lott, Jaking Lott, Michael Dreadly, and Katrina Mobley in May 2006.

RESEARCH DESIGN AND METHODOLOGY

As noted in the preceding section, the Phase IA site assessment performed for the entire study area identified an above-average potential for buried Native American cultural remains to be present in portions of the affected area not characterized by steeper slopes, poor drainage, or prior removal or serious dislocation of upper soils. Flatter, better-drained locations near a tributary of a major water source like the Mahwah River and wetlands have been found to have been preferred by indigenous populations in the Northeast for occupations ranging from small camps to villages. In times of turmoil, defensive considerations were added to these criteria. Steeply sloping and poorly drained areas or wetlands would generally be seen as of low potential for the occurrence of Native American cultural resources.

Relative density of cultural remains are considered likely to indicate a location where focused cultural activity would have taken place. Areas of more focused cultural activity are seen to have an elevated potential for containing intact remains of cultural features and/or possible structural remains that might have been preserved. The presence of waste material related to the processing of lithic resources and/or stone tool manufacture is also recognized as possibly indicating the presence of very localized, specialized activity areas, such as lithic workshops. Such nodes of stone tool production might represent the efforts of one or two individuals over a very short time period but can be characterized by relatively dense concentrations of lithic debitage restricted to a very small area. Encountering intact parts of cultural features an/or traces of structures that have been protected from subsequent cultivation-related disturbance could yield significant cultural information about the indigenous inhabitants of this region. Those locations where food processing and preparation, tool manufacture and repair, and residential life took place are most likely to contain cultural information that can prove useful in adding to existing knowledge regarding the lifeways of past populations. Similarly, refuse deposits, privies and other activity areas associated with European American era buildings, as well as buried structural remains, are seen as potential sources of significant cultural information.

The goal of this Phase II study was to collect information regarding the spatial extent of the deposits of cultural material associated with the systematic shovel testing and reconnaissance performed as part of the Phase IB investigation, as well as to more clearly understand the quantity and nature of cultural information likely to be present at these locations. On the basis of these findings the Field Services Bureau of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) would be able to determine whether a significant cultural resource is subject to project impact.

In order to most efficiently accomplish these ends, it was decided to frame the Phase II investigation as two progressive components. First, the subareas in which cultural material had been encountered would be more intensively investigated. A series of close-interval shovel tests would be executed around the test hole in the northern portion of the property to determine whether a concentration of nineteenth century cultural material is present. The area within and adjacent to the identified foundation would similarly be intensively sampled by means of closely-spaced shovel tests dug in a grid pattern. The Phase II testing grid would be laid out at 15-foot (4.5-meter) intervals and shovel test contents would be screened through 1/4-inch (6.25-millimeter) hardware cloth to facilitate the recovery of smaller cultural items. The information collected through this sampling regarding the distribution of cultural items would produce a more complete picture of the nature and relative concentration of buried European American era cultural material in the affected area.

The second component of the Phase II study would involve the further investigation of locations that are considered to have the greatest potential for having seen focused cultural activity, an assessment to be based on the distribution and relative density of cultural material encountered. A series of standard archaeological test units would be placed in subareas where greater relative density of cultural material indicated a greater potential for the presence of cultural features and/or structural remains. The aim of this effort would be to provide a greater sample of the cultural material present and to assess the likelihood for cultural features such as refuse deposits, privies or builders trenches or the remains of additional structures to occur in the archaeological deposits.

FIELD INVESTIGATION

The Phase II site evaluation study was performed in May of 2005 by the Principal Investigator, assisted by Archibald Miller, Michael Dreadley, John Lott and Katrina Mobley. Weather and field conditions were generally good, with temperature ranging from 45 to 60 degrees Fahrenheit (7.2 to 18.3 degrees Centigrade) with excavation halted and the sampling areas protected during intervals of precipitation. Upper soil levels were well-drained in areas investigated as part of the Phase II study, although the high water table adjacent to the tributary steam adjacent to the foundation remains caused some seepage into the lower portions of test holes and excavation units. Recovered cultural material and field notes are stored at the Columbia Heritage repository facility in New Windsor, New York. No problems were encountered that might have affected the outcome of either component of the Phase II field investigation.

As mentioned in the preceding section, a primary goal of the Phase II study was to more intensively investigate the subareas where European American era cultural material dating from the nineteenth century had previously been recovered in order to determine whether human activity can in fact be seen to have been focused in the vicinity of the northern find spot and to what degree such activity had been focused within and adjacent to the foundation remains. Where the presence of a relative concentration of recovered cultural items indicates such focused behavior was likely, a second goal was to determine the spatial extent of the archaeological deposit and to ascertain whether remains of cultural features and/or structural remains might be present.

In order to achieve the first goal, it was considered necessary to better understand the distribution of cultural material in the portions of the affected area where the Phase IB investigation had encountered nineteenth century cultural items. Close interval shovel tests were dug at cardinal points around the find spot in the northern portion of the affected area near Grandview Avenue. No additional nineteenth century cultural material was recovered, although six items dating from the post-World War II era were encountered.

The area around and within the dry-laid field stone foundation remains was gridded for close-interval sampling as outlined in the previous section. The shovel test grid extended 20 feet (6 meters) beyond each of the foundation wall remains. Relative concentrations of cultural material were encountered in the upper level of two test holes,TrC1 TP-4 and TrC2 TP-4, consisting of iron, glass, ceramic, leather and shell. Thirty items were recovered from TrC1 TP-4 and TrC2 TP-4 produced 203 pieces of cultural material. Sampling adjacent to the foundation remains produced no evidence of a builders trench.

The second strategy for better implementing the goals of the Phase II study involved attempting to refine our understanding not only of the distribution of cultural material but also of the character of the archaeological deposit and its potential for containing significant cultural information. As was noted in the previous section, it is assumed that relative density of cultural material present indicates relative intensity of cultural activity. Such activity areas where the remains of storage or refuse disposal are found today constitute one aspect of focused cultural activity. Because they are characterized by a relatively high volume of cultural material, such locations are considered most likely to produce information regarding the age, nature and duration of the occupation of a site. Other locations of cultural activity, such as areas that were habitually kept free of refuse or stored items, would not be expected to contain as much potential cultural information.

To more intensively investigate a larger sample of the subareas where the greatest relative concentration of cultural material had been encountered, a standard archaeological test unit was executed adjacent to each of these locations. Each unit measured 40 inches (1 meter) on each side and was executed in arbitrary 4-inch (10 centimeter) levels within natural soils strata to maximize vertical control over the location of cultural material. All units were excavated by hand and their contents screened through 1/4-inch (6.25-millimeter) hardware cloth to facilitate the recovery of smaller cultural items. Profiles of excavation units were drawn to scale along with plan views and recovered material where warranted was stabilized for later laboratory analysis under suitable conditions by specialists.

Unit 1, dug adjacent to TrC1 TP-4, produced only nine pieces of cultural material and extended to a depth of just under 4 inches before culturally sterile soils were encountered. In contrast, cultural material in Unit 2 extended to a depth of almost 16 inches (40 centimeters) and consisted of over 1500 items. Glass and ceramics, indicative of a domestic assemblage, constitute some 92% of the recovered items, with the remainder consisting of iron and shell. A third test unit was placed adjacent to Unit 2 to further investigate the cultural feature that had been encountered. While a similar density of cultural material was recovered, the deposit in this area was found to extend only some nine inches (23 centimeters) below the ground surface inside the foundation remains, with fewer items noted to occur as the distance from Unit 2 increased.

ANALYSIS AND RECOMMENDATIONS

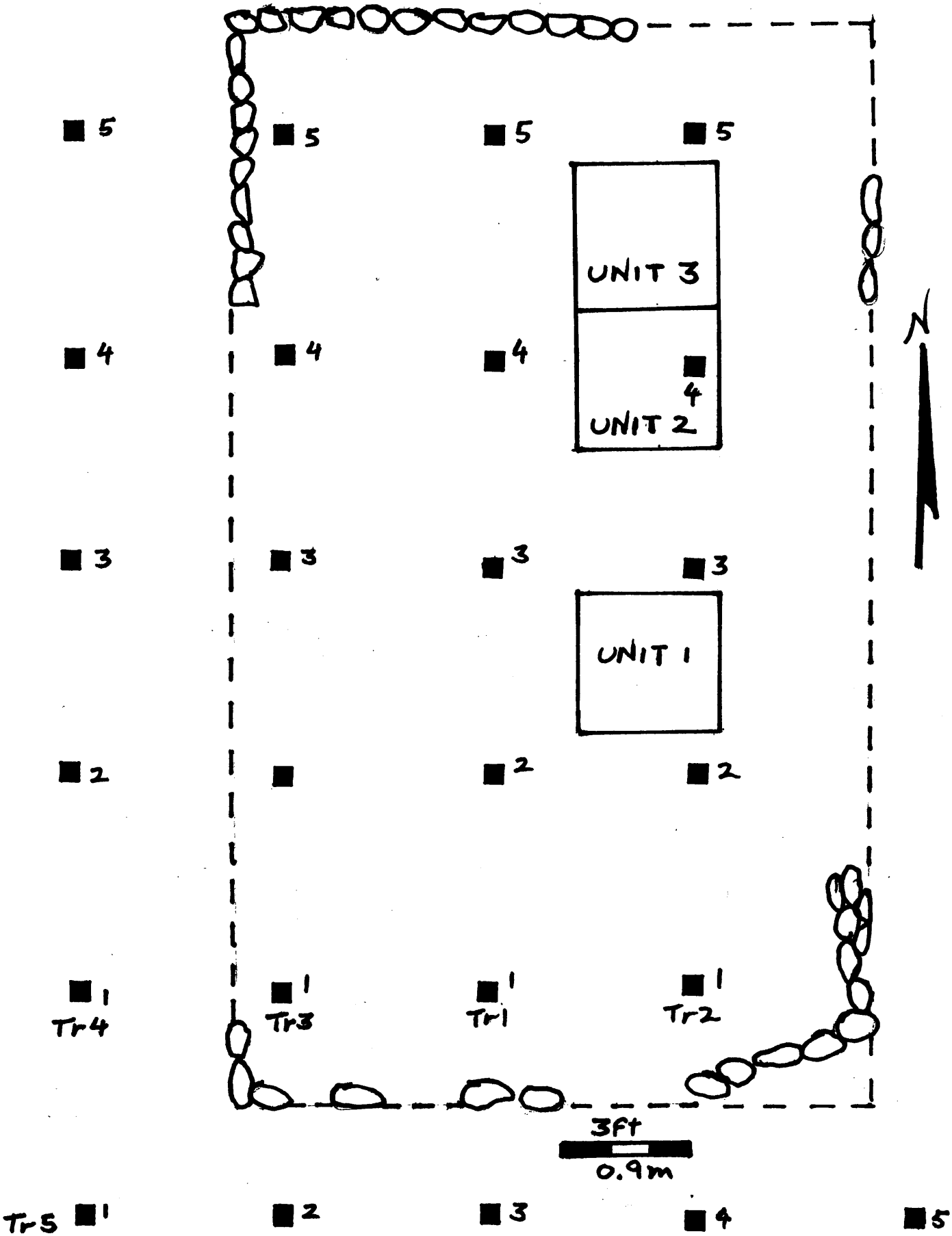
The Phase II site evaluation study was performed for the portion of the proposed Weinberger subdivision where nineteenth century cultural material had been identified during the Phase IB investigation. The results of this more intensive investigation indicated the nineteenth century ceramic encountered in a temporally mixed context in the northern part of the project area to be in fact part of a World War II-era twentieth century deposit associated with a recreational structure that stood near that location.

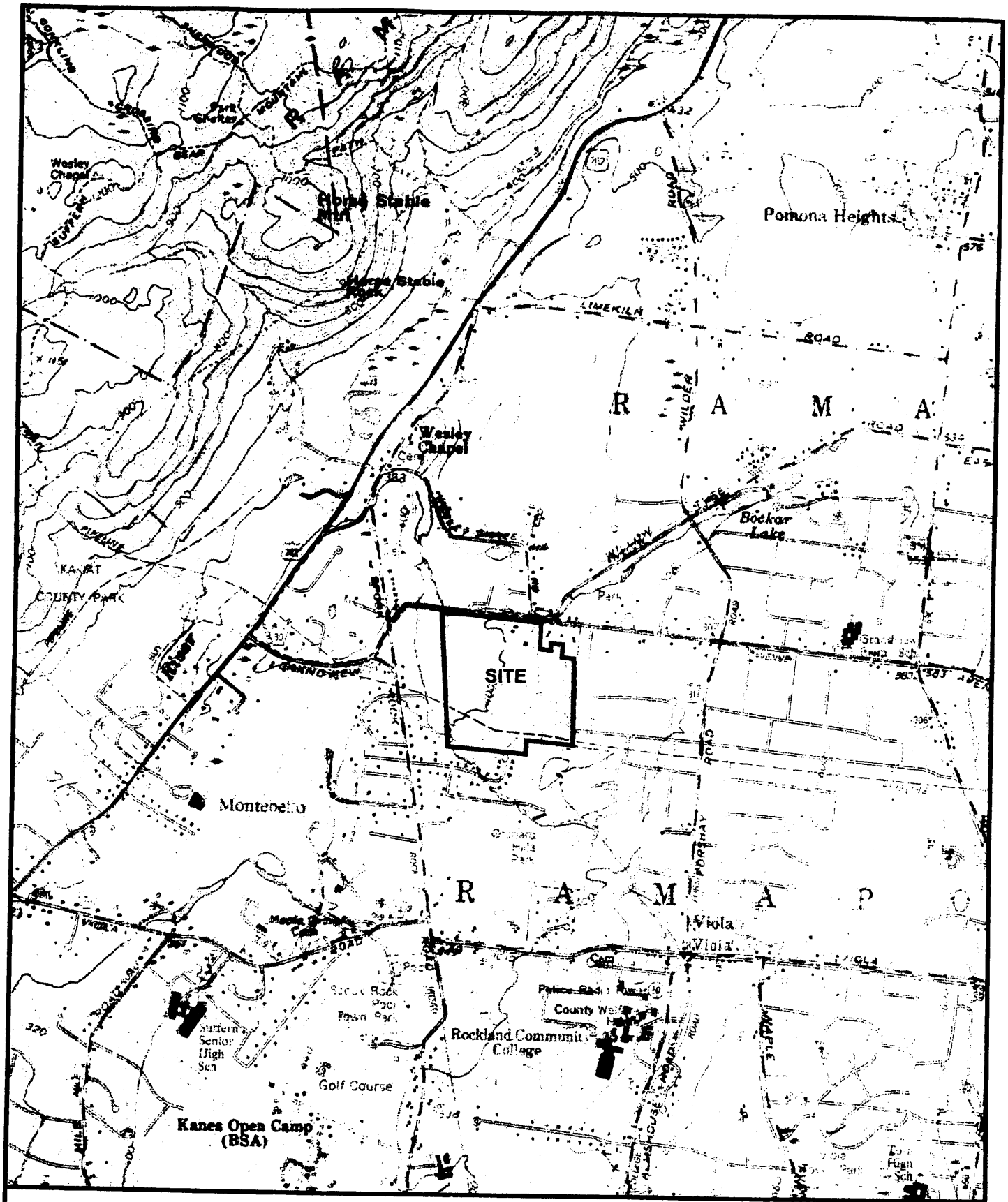
Phase II investigation of the vicinity of the dry-laid field stone foundation and water control structure identified in the southeastern portion of the affected area indicated the archaeological deposit did not extend beyond the foundation itself and identified two potential cultural features within the former structure, based on the relative concentration of cultural material encountered in close-interval testing. Further investigation of these locations identified a refuse deposit characterized by nineteenth century domestic material. Expansion of the sampling area related to this feature produced additional cultural material and also indicated the mid den had a bowl-like shape and ended at a point just beyond the edge of Unit 3. The presence of shovel tests that did not contain a relative concentration of cultural material to the south and east of the units defines the extend of the refuse deposit in those directions. The lack of a builders trench outside the foundation remains indicates the inside of the structure was excavated and the stones that make up the bases of the walls set into this area, which later served as the earthen floor of what appears to have been a humble structure.

All cultural material recovered from the Weinberger Site dates from the second quarter of the nineteenth century through the mid-century era. Since historical research could not discover mention of a structure at this location, it is likely to have been abandoned prior to 1854. Because of its proximity to the water control structure on the tributary stream, the building appears to have housed a person or persons whose function it was to manage the flow of water through the dam. No evidence was found to indicated the structure itself functioned as a mill or other manufacturing site. Based on the results of Phase II close interval sampling and the two test units that sampled the identified midden, it appears that approximately 50 percent of the cultural material associated with this feature has been excavated. A limited likelihood is seen for additional, potentially significant cultural information to be present here. Consequently, it is not considered likely that this site would meet eligibility requirements for listing on the National Register of Historic Places under Criterion D and no further investigation of this site is recommended.

FIGURES

DETAIL OF PHASE II SAMPLING





Site Location Map

Weinberger Subdivision

Village of Montebello, Rockland County, New York

Source: USGS Topographic Map, Theills Quad

Scale: 1 inch = 2,000 feet

PHOTODOCUMENTATION

View of Unit 1

View of Unit 2

View of Unit 3

View of Unit 2 / Unit 3 block

View of northwest corner of foundation, Unit 3 at lower right

Detail of northwest corner of foundation

ARTIFACT CATALOGUE

WEINBERGER MONTEBELLO CA543C

PHASE II ARTIFACT CATALOGUE

KEY TO ABBREVIATIONS

lt - light med - medium dk - dark gn - green br - brown bl - blue bk - black

ye - yellow PW - pearlware WW - whiteware RW - redware YW - yelloware

SW - stoneware SGSW - salt-glazed stoneware HP - hand-painted int - interior ext - exterior

QUANTITY	DESCRIPTION	PROVENIENCE
10	misc. iron	TrC1 TP-4 Level 1
3	iron container fragments	
1	aqua flat glass	
2	aqua bottle glass	
1	clear vessel glass	
2	dk aqua glass	
5	PW, plain	
2	PW? plain (burned)	
1	RW br glaze ext	
2	leather	
1	YW, plain	TrC2 TP-4 Level 1
4	industrial porcelain	
103	PW, plain	
2	PW molded rim	
1	PW vessel rim "National"	
1	PW molded plain	
1	PW HP red rim	
19	PW? plain (burned)	
1	PW jug? chamber pot? handle	
1	PW pitcher? handle	
6	misc. shell	
1	clam shell	
2	YW plain	
2	SGSW grey ext, blue floral; brown int	
6	leather	

2	RW unglazed	TrC2 TP-4, Level 1
1	RW clear glaze ext	
41	misc. iron	
6	iron vessel fragments	
1	leather sole?	
1	PW plain	Unit 1, Level 1
3	PW plain (burned)	
1	PW plain molded	
2	clam shell w/drilled holes	
1	misc. iron	
1	iron container vessel fragment w/green contents	
3	Rockingham	Unit 2, Level 1
2	YW plain	
2	PW? plain (burned)	
2	SW buff ext, brown int	
1	SW grey int, buff ext	
2	SGSW grey ext, dk brn int	
1	SW vdk br bl int/ext	
1	SW unglazed crock lid	
1	SGSW white ext/int	
3	porcelain plain, plates	
1	porcelain plain, cup	
8	industrial porcelain plain white	
15	industrial SW light blue molded	
9	WW plain	
186	PW plain	
1	PW cup handle	
1	PW cup base	
2	PW plate bases	
3	PW jug/pitcher handles	
1	SW bowl? rim "STO...GEORGE JONE[S]....STOKE ON TRENT"	
1	PW base w/lion	
1	PW? transfer print green/brown leaf (burned)	
3	WW transfer print balck tiny leaf	
23	white earthenware unidentifiable (burned)	
2	white paste body, glaze missing	
23	iron vessel fragments	
1	iron nail unidentifiable	
2	iron strapping	
2	iron rivets	
5	unidentifiable iron	
15	dk gn aqua vessel glass	
7	lt gn aqua bottle glass	
28	lt bl aqua bottle glass	

3	dk bl aqua bottle glass	Unit 2, Level 1
26	med gn bottle glass	
2	molded blue glass	
8	amethyst glass	
6	br bottle glass	
5	molded clear glass	
2	clear lamp glass	
1	clear vessel glass	
18	clear bottle glass	
3	etched glass	
23	dk gn bottle glass	
1	dk gn bottle base/pontil	
1	med gn bottle neck/lip (hand-blown/applique lip)	
1	lt aqua bottle neck/lip (hand-blown)	
1	lt aqua bottle neck w/shoulder molded, "JAN" vertically on face	
1	lt aqua bottle molded	
1	lt aqua bottle molded	
3	shell fragments	

Appendix E

EARTHWORK CALCULATION SUMMARY

LJA | Leonard Jackson Associates Consulting Engineers

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

9-19-06
LJA #03126

Weinberger Subdivision

Earthwork Summary

Standard Plan

Gross Cut	=	63,129 yd^3
Gross Fill	=	67,699 yd^3
Net Cut Available for Fill	=	0.9 (63,129 yd^3) = 58,816 yd^3
Man Made Import	=	10,777 yd^3
Total Available Fill	=	10,777 + 58,816 = 69,593
Surplus Cut	=	69,593 yd^3 - 67,699 yd^3 = 1,894 yd^3
Excess %	=	1,894 Surplus Cut / 67,699 Required Fill = 0.03 = 3% = Balanced

LJ:leb

Appendix F

TREE SURVEY

Table F-1 List of Trees to Remain				
Tree Number	**Map Coordinates: Northing**	**Map Coordinates: Easting**	**Elevation**	**Tree Description (See Table F-3 for Legend)**
5017	7395.6228	7040.4999	448.44	TBLKBRCH24
5018	7396.887	7033.4277	447.66	TBLKBRCH10
5019	7408.9668	7032.9877	448	TTUL20
5020	7412.0337	7032.0227	447.81	TMPL15
5021	7410.2323	7035.7048	448.35	TTUL16
5022	7409.512	7045.1663	448.44	THICRY14
5023	7422.9587	7056.5905	449.72	THICRY14
5024	7423.9166	7062.0446	449.57	TOAK12
5025	7427.7842	7062.0069	449.88	THICRY10
5029	7316.6685	7027.4108	449.67	TMPL8
5030	7299.2179	7050.0627	453.65	TOAK8
5031	7289.293	7046.9552	451.89	TOAK18
5032	7268.5538	7041.7648	457.34	TOAK10
5033	7258.8051	7024.1754	452.39	TOAK8
5035	7260.9681	6994.6176	452.39	TTUL9
5036	7271.0704	6994.2575	452.18	TTUL9
5037	7309.5621	6985.1258	452.84	TTWNOAK36
5039	7263.418	6959.6367	453.66	TTUL8
5041	7252.122	6994.4673	452.13	TSIKMR10
5051	7297.5317	6911.8056	451.59	TMPLE 24
5052	7293.3117	6910.1409	452.48	TMPLE 8
5069	7393.7011	6955.8716	447.74	TTWNMPL 18
5071	7414.7622	6955.6158	446.98	TMPL 12
5072	7421.1418	6952.5618	446.26	TMPL 12
5073	7430.5835	6963.2476	446.52	TTWN MPL 36
5074	7440.9897	6967.0274	446.44	TOAK 15
5075	7427.1182	6925.4199	447.8	TMPL 10
5081	7305.5426	6885.9387	450.84	TOAK 24
5082	7291.0972	6888.1895	453.03	TBLKBRCH 24
5134	7251.5636	6826.657	453.99	TOAK 14
5140	7268.3989	6845.4219	454.33	TMPL 20
5141	7288.2055	6854.8154	453.55	TBLK BRCH 14
5142	7289.6744	6862.9945	453.96	TBLK BRCH 18
5143	7310.3163	6858.7403	452.64	TOAK 8
5145	7316.4013	6834.5486	457.16	TBLKBRCH 18
5146	7274.7589	6799.9442	453.1	TASH 18
5147	7280.1067	6791.0095	452.6	TBLK BRCH 18
5148	7264.0458	6807.7397	453.54	TMPL 12
5149	7259.1005	6825.1886	454.01	TOAK 24
5150	7251.1741	6822.5648	454.19	TOAK 18
5162	7258.0595	6775.3544	451.21	TWOAK 11

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5163	7254.6642	6770.9352	451.24	TMMPL 12
5164	7258.0983	6757.0957	450.7	TOAK 13
5167	7257.7552	6732.3044	449.7	TGRY BRCH 12
5168	7280.0553	6744.8221	449.47	TASH 15
5169	7299.5268	6774.5716	450.35	TASH 18
5170	7304.7867	6788.2493	450.71	TASH 10
5175	7312.4792	6724.2286	448.34	TOAK 18
5176	7297.2817	6717.596	446.87	TASH 15
5177	7271.5548	6702.2667	448.2	TGRY BRCH 8
5178	7255.1694	6707.3925	449.49	THICK 14
5199	7269.0627	6679.6001	448.68	TTWN MPL 18
5200	7284.8086	6689.1353	448.81	TMPL 17
5202	7286.4735	6685.7007	448.94	TTRP MPL 48
5212	7290.8715	6599.6124	443.68	TWOAK 14
5216	7294.4641	6625.4814	444.33	TBLK BRCH 12
5217	7304.7578	6641.9898	444.33	TGRY BRCH 12
5220	7310.8758	6660.7316	444.72	TASH 10
5237	7375.7417	6589.6282	440.9	TWOAK 12
5283	7273.523	6503.3201	439.44	MPL8
5284	7271.642	6515.2464	440.14	MPL8
5285	7271.1355	6529.6737	440.38	HIC11
5286	7268.9466	6541.4922	441.51	MPL14
5287	7283.1639	6542.3153	441.11	ASH16
5288	7306.9557	6551.2142	441.47	WTOAK18
5292	7371.1689	6569.6977	440.97	ASH14
5293	7399.8883	6568.6172	440.6	DBLMPL36
5294	7384.7979	6551.8718	438.65	DBLMPL36
5295	7377.9637	6542.3934	440.36	TWOAK 12
5299	7311.3939	6508.9861	439.94	TMPL14
5301	7309.8315	6491.1273	438.95	TMPL8
5302	7299.0081	6492.6075	438.7	TBLKBRCH10
5303	7290.0121	6507.5277	439.28	TMPL20
5306	7283.2027	6423.681	437.04	TTUL20IN
5307	7292.3695	6440.972	436.84	TMPL10IN
5308	7281.3815	6451.4277	437.52	TMPL10IN
5309	7285.3471	6457.0416	437.92	TBLKBRCH10IN
5310	7292.281	6469.1511	438.27	TPAPBRCH 11IN
5311	7300.0561	6468.5263	437.8	TGRYBRCH13IN
5314	7306.9075	6431.6803	436.2	TOAK14IN
5317	7370.7748	6425.5711	434.99	TASH12IN
5319	7294.0519	6407.0427	435.61	TMPL22IN
5320	7298.6717	6402.5584	435.69	TASH8IN
5354	7371.4119	6399.2449	434.96	TTWN ASH 20

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5634	7288.6382	6966.7751	449.6	TTUL8
5693	7510.7418	6833.4702	441.99	THICK 16
5694	7519.0181	6838.1864	446.22	TMPL 8
5695	7541.2043	6837.1902	444.1	TTWNASH 24
5696	7506.9113	6856.139	442.4	TMPL 24
5697	7497.6701	6863.3521	443.12	TMPL 10
5726	7454.9207	6606.623	440.75	TMPL 12
5727	7426.2114	6588.5239	441.6	TWOAK 14
5736	7487.5989	6546.9806	435.68	TWOAK 24
5737	7487.9383	6582.9667	439.24	TWOAK 20
5738	7483.338	6600.4589	440.3	TWOAK 20
5739	7478.476	6609.1149	439.53	TWOAK 14
5743	7525.235	6614.0401	438.42	THICK 10
5744	7540.5733	6605.068	437.09	TGRYBRCH 10
5745	7544.4691	6620.9252	437.07	THICK 18
5746	7549.1014	6612.4595	437.27	TMPL 10
5747	7534.1259	6594.9867	437.13	TGRY BRCH 10
5748	7531.1514	6647.5594	438.16	TTUL 20
5749	7527.4444	6678.0158	439.37	TWOAK 24
5759	7540.6056	6704.0588	440.78	TWOAK 20
5760	7544.6223	6696.1449	436.49	THICK 10
5761	7538.7273	6685.9828	439.35	TGRYBRCH 12
5762	7553.0257	6687.2693	438.78	TPPRBRCH 10
5763	7564.2199	6690.5906	438.66	TMPL 12
5783	7431.7688	6412.652	436.88	THIK15
5784	7404.8129	6415.6111	434.7	THIK15
5789	7496.9565	6431.5647	435.97	TGRYBCH8
5790	7500.0128	6441.2035	435.34	TGRYBCH15
5791	7510.2068	6430.5925	433.71	THIK8
5792	7536.3958	6427.0218	433.09	TMPL10
5793	7530.0252	6502.8329	436.12	TPIN12
5794	7535.3797	6499.8888	436.45	TWHTOAK36
5795	7531.6816	6532.209	435.68	TGRYBCH12
5796	7510.5815	6538.1536	437.59	TGRYBCH12
5797	7501.5224	6524.6579	438.05	TOAK10
5798	7569.202	6525.0073	435.55	THIK24
5799	7569.5643	6495.2017	434.9	TOAK16
5800	7558.6539	6478.9676	434.55	TGRYBCH10
5801	7543.7692	6485.5996	435.38	TGRYBCH12
5802	7534.4958	6474.1408	434.21	TGRYBCH14
5803	7518.9373	6468.8832	434.7	TGRYBCH8
5804	7513.3995	6468.9603	435.2	TOAK15
5805	7499.1486	6477.7411	436.5	TGRYBCH10

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5808	7596.4748	6493.4133	433.11	TBLKBCH11
5809	7607.2695	6484.1168	432.98	TPIN10
5810	7595.7439	6466.7591	433.11	TBLKBCH10
5811	7581.3665	6463.5444	433.45	TPIN8
5812	7572.8383	6454.7593	433.78	TGRYBCH12
5813	7563.1968	6461.1871	434.45	TOAK18
5818	7598.0541	6460.1932	432.81	THEM11
5819	7616.4886	6463.992	432.15	THEM11
5821	7615.1423	6439.5666	430.91	TOAK18
5823	7616.0537	6444.4251	430.99	THEM8
5824	7636.7663	6432.4871	433	TOAKDBL30
5825	7656.2287	6431.1813	428.5	TMPL20
5826	7662.7721	6433.5939	430.22	TPIN8
5827	7659.9847	6450.5339	430.7	TMPL16
5828	7672.3033	6455.9469	429.18	TBCHDBL36
5829	7677.7164	6476.9419	429.31	TBCHDBL24
5830	7659.4144	6473.0454	430.12	THEM8
5831	7660.0557	6482.6583	430.15	THEM8
5832	7643.6157	6475.9255	431.37	TMPL10
5833	7643.9407	6490.2443	431.47	THEM10
5834	7649.5457	6489.6588	431.22	THEM12
5835	7640.6844	6495.0187	432.64	TWHTOAK20
5836	7636.8892	6492.7094	432.42	TGRYBCH18
5837	7626.389	6507.3649	434.62	THEM10
5838	7625.8305	6520.7198	433.59	TBCH11
5839	7628.0766	6530.8129	433.28	TOAK12
5840	7636.9198	6532.4575	433.15	THEM14
5841	7648.0265	6535.8774	430.12	THIK15
5842	7601.3436	6518.8988	434	TWHTOAK
5843	7580.5674	6512.8381	434.51	TBLKBCH10
5868	7519.342	6408.3894	434.47	THIK10
5869	7511.2079	6407.8885	434.24	TGRYBCH18
5901	7602.7224	6860.8612	447.16	TMPL12
5902	7596.5478	6867.8786	446.42	TGRYBCH12
5903	7583.5273	6875.7449	445.81	TDBLBLKBCH24
5904	7573.2562	6872.4621	444.31	TDBLMPL42
5905	7574.6276	6861.0669	443.79	THIK10
5907	7566.3579	6843.8062	440.87	TOAK12
5908	7548.6236	6857.4495	441.34	TOAK15
5909	7540.8775	6888.4264	442.4	TTUL24
5910	7528.2292	6909.8132	442.27	THIK12
5911	7560.1941	6908.6805	443.36	TMPL22
5912	7561.7472	6913.6207	444.64	TMPL12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5913	7581.6961	6919.4903	447.99	TOAK24
5914	7600.429	6911.1812	448.78	TDBLGRYBCH20
5915	7601.7012	6905.0412	448.9	TBLKBCH14
5916	7613.2955	6907.0521	449.82	TOAK20
5917	7608.14	6929.0785	450.4	TOAK20
5918	7594.5467	6928.2803	450.73	TGRYBCH12
5919	7583.1698	6951.068	450.98	TDBLOAK40
5920	7548.061	6947.6409	446.54	TOAK11
5921	7554.1493	6957.2407	448.25	THIK11
5922	7529.8934	6957.7285	445.43	TTUL11
5923	7518.8233	6971.646	445.92	THIK14
5924	7507.3385	6969.501	441.93	THIK16
5925	7555.8299	6990.6877	450.92	TMPL17
5926	7560.5489	6979.8833	450.36	TPAPBCH11
5927	7563.0106	6982.8758	451.24	TOAK24
5928	7571.469	7000.2836	451.55	TOAK28
5929	7559.5845	7012.8691	449.31	TBLKBCH15
5930	7559.4434	7023.2867	451.1	TOAK14
5931	7537.4817	7011.581	451.61	TDBLHIK48
5932	7530.0238	7002.5429	447.59	TDBLGRYBCH24
5933	7493.639	6972.2999	444.13	TBLKBCH8
5934	7492.1247	6974.4537	444.13	TDBLBCH16
5935	7493.721	6993.8721	442.32	THIK
5936	7471.8362	6998.6136	447.88	TBLKBCH9
5937	7474.5964	7017.2175	448	TOAK9
5938	7472.3606	7038.6916	445.85	THIK15
5939	7475.7571	7036.9414	445.69	TMPL8
5940	7496.7794	7066.4051	447.39	TDBLOAK52
5941	7510.5968	7029.8047	446.71	TMPL11
5942	7517.216	7036.5318	447.19	TBCH12
5943	7523.3523	7039.8596	452.15	THIKDBL36
5944	7526.9796	7056.3285	450.39	TOAK24
5945	7548.079	7037.9075	449.92	TBCH9
5946	7591.436	6999.6803	452.75	TGRYBCH
5947	7606.3896	6970.9874	451.56	TGRYBCH17
5948	7610.369	6965.2524	451.34	TOAK18
5949	7638.2855	6966.739	451.71	TOAKWHT11
5950	7642.2431	7026.2893	453.65	TDBLOAK48
5951	7656.1724	6998.7357	452.69	TMPL12
5952	7655.3351	6989.8242	452.01	TBLKBCH18
5953	7657.5537	6965.4679	451.74	THIK15
5954	7661.0317	6930.3942	450.71	TOAK12
5955	7675.4481	6923.0541	450.8	TTWNOAK 36

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5956	7632.2548	6914.8913	449.58	TBLK BRCH 20
5957	7599.5298	6894.0713	449.09	TPPR BRCH 14
5958	7610.8528	6827.7848	444.88	TGRY BRCH 28
5964	7692.9537	6810.1099	445.05	TGRY BRCH 12
5970	7734.5939	6815.0328	444.81	TMPL 13
5971	7736.2224	6802.0077	444.77	TGRYBRCH 13
5977	7761.2206	6798.7301	444.29	TGRYBRCH 14
5978	7756.4569	6809.4044	444.96	TGRYBRCH 20
5979	7738.3828	6843.7396	446.01	TGRYBRCH 20
5991	7675.4845	6922.4452	451.21	TTWN OAK 36
5992	7669.847	6953.9239	451.89	TOAK 24
5993	7678.5106	6969.1885	451.77	TPPR BRCH 10
5994	7676.6723	6983.2005	450.92	TGRY BRCH 12
5995	7674.7792	7014.754	452	TBLK BRCH 14
5996	7684.537	7027.5173	453.03	THICK 20
5997	7692.8327	7024.473	452.48	TGRY BRCH 10
5998	7694.4606	7036.0345	453.15	THICK 10
5999	7673.7468	7059.263	455.77	TMPL 13
6000	7678.9886	7052.921	453.13	TTWN MPL 8
6001	7690.052	7062.4138	452.09	THICK 28
6002	7704.4636	7062.7858	456.41	TTRP MPL 27
6003	7716.2505	7046.6503	453.91	TBLK BRCH 14
6004	7723.9068	7044.4746	450.35	THICK 12
6005	7738.3631	7064.2403	454.4	TMPL 28
6006	7746.5008	7061.9693	454.39	TMPL 12
6007	7755.9789	7064.5322	452.23	TTWN ASH 36
6008	7764.6598	7036.1343	452.98	THICK 14
6009	7764.7537	7006.869	450.27	TOAK 14
6010	7768.4259	6992.1121	451.53	THICK 20
6011	7745.8298	6997.5272	451.54	TPPR BRCH 13
6012	7742.9425	7016.3149	452.31	TMPL 10
6013	7732.1475	7017.181	451.27	THICK 18
6014	7731.2752	7011.5735	452.73	TMPL 14
6015	7701.3527	7010.9825	452.41	TMPL 12
6016	7699.5869	7003.4206	452.31	TMPL 12
6017	7688.1694	6974.8541	451.49	TTWN HICK 18
6018	7704.1402	6972.3243	451.02	TOAK 24
6019	7699.5968	6950.6199	450.89	TMPL 8
6020	7684.8995	6944.1931	451.03	TMPL 8
6021	7726.2033	6937.6696	450.4	TPPR BRCH 14
6022	7740.147	6928.6027	447.6	TOAK 24
6023	7756.9901	6923.049	449.97	TMPL 20
6024	7743.6272	6912.2558	450.89	TMPL 12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6025	7742.7281	6907.5346	449.5	TMPL 10
6026	7730.2188	6910.0777	450.09	TMPL 14
6027	7725.8406	6918.6281	451.84	TBLK BRCH 14
6028	7712.4762	6909.4804	450.67	TOAK 18
6043	7850.0012	6879.2715	444.96	TGB10
6044	7853.791	6883.5618	444.89	TO24
6045	7871.7579	6886.2555	444.89	TM8
6046	7882.859	6900.3096	445.43	TH12
6047	7877.9084	6900.0311	444.99	TGB10
6048	7873.2755	6903.9872	445.39	TO17
6049	7855.2675	6906.8427	445.76	TPB12
6050	7855.3994	6918.5639	446.43	TH24
6051	7839.2979	6907.0984	445.83	TO16
6054	7817.2783	6909.5932	446.31	TM13
6065	7876.5348	6860.3891	443.76	TM20
6066	7879.59	6859.6106	443.5	TM8
6067	7886.993	6841.025	439.57	TM14
6068	7889.3052	6881.91	442.9	TM8
6069	7898.472	6894.6697	441.9	TH9
6070	7874.4696	6925.3207	446.31	TH18
6071	7869.0313	6954.9786	447.46	TM10
6072	7871.7327	6954.3789	447.22	TH18
6073	7873.9749	6957.6169	448.29	TM14
6074	7895.7325	6956.3625	446.74	TH12
6075	7911.5554	6971.6522	445.62	TM8
6076	7886.9359	6978.4482	447.78	TH18
6077	7908.9848	6988.9187	446.4	TH18
6078	7921.0582	7016.0774	447.7	TH48*2
6079	7928.8459	7018.2111	447.12	TPB10
6080	7943.894	7004.7219	445.27	TO12
6081	7946.0574	7039.2343	448.12	TM12
6082	7938.4861	7061.7703	448.81	TM14
6083	7977.4166	7066.4602	447.4	TM24
6084	7936.9244	7067.1212	451.13	TH36*3
6085	7922.429	7060.9328	446.83	TM18
6086	7895.6967	7037.4455	447.9	TM12
6087	7887.2965	7030.0123	449	TH20
6088	7889.8524	7020.7238	448.51	TH28*2
6089	7882.841	7038.0997	449.09	TO24
6090	7880.1992	7031.9003	449.03	TO8
6091	7876.9187	7024.8214	448.98	TH18
6092	7858.2455	7027.9619	449.32	TA8
6093	7850.3222	7004.7326	449.01	TO30

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6094	7860.8073	7002.05	448.6	TA14
6095	7868.7791	7001.3389	448.9	TO12
6096	7855.8851	6980.3577	448.22	TH24*2
6097	7868.9118	6976.3832	447.79	TM12
6098	7841.1271	6940.4088	447.05	TM10
6099	7832.1468	6948.7314	447.82	T066*2
6100	7809.0988	6932.0516	447.27	TM8
6101	7805.8422	6951.0925	448.21	TO18
6102	7795.959	6951.4229	448.12	TH18
6103	7792.329	6984.7871	449.13	TH20
6104	7799.0975	7005.8815	449.38	TTUL20
6105	7813.0584	7010.9221	449.38	TH24
6106	7784.3252	7040.3577	450.87	TH16
6107	7793.2834	7038.8847	450.71	TH20
6108	7770.0776	7063.2828	448.86	TBB38
6109	7770.2	6964.8418	448.74	TO22
6110	7777.5406	6924.207	447.9	TTUL18
6111	7788.0216	6911.9623	447.94	TM18
6112	7854.9656	6839.7683	443.55	TGB28*2
6113	7864.2108	6815.2236	442.4	TRO18
6114	7855.8939	6793.096	441.3	TBB10
6115	7873.7298	6792.3446	441.15	TRO18
6124	7881.2757	6719.2468	438.09	TM24
6125	7878.2017	6696.995	436.49	TM10
6149	7811.5231	6790.8746	442.48	TO18
6150	7775.2615	6791.0261	442.36	TGB14
6154	7988.7659	6900.3616	446.29	TBB11
6155	7990.3673	6909.8566	444.94	TBB14
6156	7985.9424	6918.6248	445.34	TBB28*2
6158	7965.8305	6872.9726	443.12	TBB113
6168	7979.866	6806.7715	440.79	TBB14
6170	7932.5765	6837.4894	443.16	TM13
6171	7927.6283	6841.7165	440.94	TGB9
6172	7917.3574	6836.304	439.97	TH12
6173	7927.5205	6827.8966	440.4	TM8
6174	7935.4322	6821.6241	442.23	TM8
6175	7931.6272	6794.2761	439.52	TH22
6176	7927.5075	6795.8121	438.14	TM10
6177	7942.5982	6804.1685	440.1	TBB13
6208	8225.6855	6897.4666	439.44	TH20
6209	8220.7272	6908.9592	441.58	TM8
6210	8196.5236	6945.8966	444.36	TBB16
6211	8191.4135	6920.7321	444.61	TM10

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6212	8189.7241	6918.435	444.26	TH24
6213	8182.4588	6907.8115	443.78	TGB10
6249	8020.649	6908.5316	445.44	TBB14
6250	8019.8056	6914.5119	445.67	TBB12
6252	7954.1521	6956.2111	445.96	TM13
6253	7946.4179	6940.6623	444.53	TH50*2
6254	7954.0496	6931.9471	443.86	TBB13
6255	7947.2914	6921.4934	444.09	TBB42*3
6256	7935.0716	6914.7053	442.03	TM12
6257	7937.8847	6897.5701	443.13	TM13
6258	7922.0465	6884.5663	440.82	TH11
6259	7932.7989	6884.5309	441.1	TM15
6260	7928.1248	6864.1133	439.92	TM19
6261	7939.7099	6848.8587	441.83	TO14
6262	7961.8052	6920.7905	444.49	TBB9
6263	7967.3261	6985.3399	445.56	TBB17
6264	7971.5702	7011.4052	450.35	TBB20
6265	7977.0594	7019.1117	450.35	TBB12
6266	7978.0758	6994.7449	446.56	TGB11
6267	8001.9505	6997.1	447.91	TBB13
6268	7997.8581	6988.9392	447.73	TH25
6269	7989.1921	6979.7452	445.08	TBB12
6270	8001.242	6986.7885	447.64	TH9
6271	8002.586	7037.0249	449.05	TTUL15
6272	7989.7145	7051.3302	449.09	TH15*2
6273	8021.9022	7048.5275	449.73	TBB10
6274	8023.1379	7041.8767	449.77	TBB10
6275	8023.0646	7020.3398	448.44	TBB16
6276	8034.3421	7024.7481	449.39	TBB9
6277	8039.1648	7018.0666	449.32	TBB12
6278	8045.0357	7021.6458	449.57	TO12
6279	8050.4774	7018.552	449.72	TBB14
6280	8045.6182	7036.5961	449.69	TBB12
6281	8055.8546	7060.1281	451.98	TBB13
6282	8044.6048	7062.4087	453.03	TH24
6283	8034.5608	7064.7192	453.69	TM36*2
6284	8075.6234	7058.1805	451.1	TH16
6285	8081.2923	7037.2415	450.05	TBB24*2
6286	8089.4945	7038.8881	450.09	TBB24*2
6287	8072.8505	7030.61	449.86	TBB9
6288	8073.3991	7024.4455	449.76	TBB14
6289	8084.0831	7018.2447	449.85	TBB9
6290	8086.4595	7019.0633	450.2	TBB10

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6291	8097.6865	7021.33	448.57	TBB13
6292	8084.7956	6996.0165	448.47	TBB18
6293	8064.867	6994.5891	448.36	TM10
6294	8050.91	6999.7058	448.81	TBB13
6295	8035.6041	7001.9804	448.6	TBB9
6296	8021.3268	6997.0756	448.36	TBB8
6297	8018.4197	6992.2516	447.86	TBB13
6298	8030.6335	6969.4616	447.07	TBB10
6299	8037.0779	6970.0703	446.82	TBB9
6300	8013.5722	6959.6624	445.12	TBB12
6301	7997.7895	6963.5632	446.58	TBB12
6302	7979.8813	6961.1243	445.65	TBB12
6303	7987.7114	6950.5589	444.76	TBB16
6304	7979.7863	6939.52	445.2	TBB12
6305	7984.2505	6939.2617	445.35	TBB15
6306	8030.4988	6927.5112	445.62	TO13
6307	8037.9734	6916.4536	445.3	TB9
6308	8048.6386	6914.0695	445.13	TGB8
6309	8064.8259	6915.4061	444.83	TGB11
6311	8069.1946	6919.2129	445.21	TH8
6312	8093.7328	6908.3556	444.79	TM13
6313	8092.3083	6906.4556	444.63	TM8
6314	8105.0758	6913.8303	445.05	TBB14
6315	8108.7431	6912.1863	445.43	TBB15
6316	8109.5393	6910.6622	443.84	TBB10
6317	8109.0865	6908.0774	444.34	TBB88
6319	8142.4154	6904.2345	443.65	TBB10
6322	8156.546	6907.3981	443.1	TBB11
6323	8150.6773	6938.9596	444.9	TBB16
6324	8127.0361	6953.1943	446.08	TBB15
6325	8119.3162	6952.7987	446.13	TBB17
6326	8120.7675	6940.7016	445.47	TGB8
6327	8120.3976	6928.2032	444.61	TBB9
6328	8099.3128	6945.8303	446.3	TGB10
6329	8099.4345	6956.8708	446.93	TH18
6330	8086.6961	6957.4503	447.1	TPB10
6331	8092.4446	6960.994	447.14	TPB10
6332	8087.7716	6967.9655	447.55	TGB12
6334	8077.6198	6940.6798	446.56	TBLK BRCH 13
6335	8112.5198	6979.1239	447.73	TTWN BLK BRCH 12
6336	8112.6075	6984.7882	448.47	TPPR BRCH 10
6337	8114.5367	6995.1006	448.9	TOAK 8
6338	8134.806	6994.4794	448.42	TBLK BRCH 14

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6339	8139.2903	6991.8079	448.14	TWN BLK BRCH 24
6340	8132.3169	7008.2693	449.11	TMPL 16
6341	8125.8432	7022.0463	449.93	TMPL 16
6342	8119.6528	7035.7108	450.41	TBLK BRCH 12
6343	8103.6927	7037.6499	450.77	TMPL 15
6345	8117.1897	7042.754	450.3	TBB12
6346	8114.2415	7055.7722	449.1	THIC18
6347	8123.1871	7057.8712	452.59	THIC12
6348	8130.1148	7060.9172	452.17	TMPL10
6349	8144.6888	7059.7868	450.69	THIC8
6350	8153.8958	6994.7638	448.3	TMPL12
6351	8161.9168	6999.0848	449.53	THIC18
6352	8169.9532	6963.8676	446.81	THIC24
6353	8184.6843	6968.3646	445.74	THIC8
6354	8195.7659	6964.4187	446.16	TBB14
6355	8169.0432	6996.7105	448.24	TMPL8
6356	8170.2549	7012.2769	448.17	THIC23
6357	8170.5617	7038.1746	449.82	TBB18
6358	8171.6922	7062.7638	450.52	THIC14
6359	8182.6053	7055.9435	454.29	TASH20
6360	8192.2918	7049.119	450.59	TBB15
6361	8194.997	7050.604	450.61	TBB15
6362	8201.8091	7050.7413	450.8	TBB14
6363	8218.5508	7047.4138	450.36	TBB12
6364	8220.7924	7045.3637	450.36	TBB8
6365	8226.4822	7042.8256	449.55	TBB13
6366	8232.4761	7051.4732	449.49	TOAK18
6367	8247.1314	7037.2329	448.75	TBB28TRIP
6368	8235.2472	7028.2579	448	THIC12
6369	8242.7674	7022.8477	447.09	TBB18
6370	8245.6044	7013.4449	446.25	TBB20
6371	8260.2075	7009.6502	446.09	TMPL12
6372	8281.576	7019.5328	447.08	TMPL14
6373	8269.1311	7035.5574	447.45	THIC24DBL
6374	8263.3492	6989.8207	444.22	TBB12
6375	8267.4741	6986.0624	442.47	TBB20
6376	8269.3081	6980.8463	442.47	TBB12
6377	8257.8834	6965.5904	443.68	TASH12
6378	8277.9847	6967.3613	443.67	TWOAK28
6379	8240.8048	6940.9291	441.73	TOAK24
6380	8244.1765	6927.5651	443.14	TWOAK24
6381	8206.6798	6973.3934	445.43	TBB24QUAD
6382	8220.9917	6988.6365	446.52	TBB12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6383	8229.1874	6994.7848	446.26	TBB18
6384	8210.1647	7000.368	447.57	TBB14
6385	8202.7226	7007.3886	447.85	TMPL16
6386	8200.7391	6991.2407	446.87	TMPL12
6389	8248.0901	6906.6813	440.75	TWOAK 20
6390	8244.9143	6894.6624	440.12	TWOAK 24
6391	8264.5044	6919.4504	440.95	TWOAK 24
6392	8268.2874	6932.6834	441.85	TWOAK 24
6393	8272.348	6928.5146	440.95	TSUG MPL 8
6394	8290.3818	6927.9844	439.89	TWOAK 28
6395	8301.846	6937.796	440.46	THICK 10
6396	8296.837	6949.407	438.79	TBLK BRCH 10
6397	8307.2718	6951.5046	439.66	THICK 22
6398	8309.5791	6960.594	441.01	TTUL 10
6400	8331.3198	6974.5351	441.33	THICK 20
6401	8331.7549	6939.8425	439.43	THICK 22
6418	8275.5665	6854.8977	437.42	TWOAK 10
6419	8266.7489	6860.8727	437.74	THICK 10
6420	8259.3131	6863.213	437.96	THICK 12
6421	8223.3363	6870.1634	439.64	THICK 15
6422	8228.224	6859.4676	438.6	TWOAK 15
6423	8240.12	6843.9775	439.52	TTUL 12
6424	8258.8736	6831.801	436.45	TWOAK 15
6425	8266.5829	6825.2318	436.03	THICK 8
6426	8257.0441	6821.3655	436.08	TSUG MPL 12
6427	8258.3384	6804.1008	435.13	TWOAK 22
6428	8241.2523	6818.8027	436.38	THICK 18
6429	8227.2964	6818.6956	436.13	THICK 20
6432	8221.2276	6790.4132	434.8	TOAK 10
6435	8273.2269	6788.941	435.36	THICK 8
6447	8331.4928	6795.6927	433.66	THICK 14
6448	8339.8741	6796.14	433.52	THICK 18
6449	8345.6993	6802.0143	433.51	TMPL 18
6450	8293.239	6809.6904	434.53	THICK 18
6451	8286.3224	6814.0652	434.64	THICK 8
6456	8232.9584	6726.2602	430.86	TTUL 10
6466	8209.7527	6715.7988	430.72	HICK 18
6467	8208.252	6720.0421	430.72	THICK 14
6468	8306.6751	6724.8115	432.98	TMPL 14
6469	8311.6591	6720.415	432.67	TMPL 10
6488	8286.6799	6631.4141	425.83	TGRY BRCH 14
6490	8282.8469	6661.7934	429.68	THICK 14
6491	8281.171	6638.6594	439.54	THICK 12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6492	8271.5049	6648.7056	428.78	TTUL 8
6507	8289.5539	6573.1732	425.25	TMPL11
6508	8290.5694	6563.8444	425.1	TMPL17
6509	8289.5646	6557.703	424.49	THIK12
6510	8296.459	6550.9543	425.9	TMPL10
6511	8272.8646	6550.562	424.19	THIK13
6512	8248.1007	6550.8323	421.72	THIK11
6513	8249.6809	6561.4966	422.14	THIK8
6514	8237.8534	6568.9974	427.38	TBB8
6515	8221.3543	6562.7854	427.28	THIK11
6516	8207.4492	6562.379	427.43	TBB8
6517	8203.0028	6571.4764	428.15	THIK17
6518	8190.5552	6564.4152	428.94	TBBTPL36
6519	8200.2387	6589.1664	428.73	TBBDBL24
6543	8323.0155	6554.454	424.97	THIK14
6544	8469.0022	6440.76	416.8	TMPL14
6545	8484.9661	6445.8005	416.81	TMPLDBL19
6546	8470.9508	6456.6865	417.07	TMPL10
6547	8456.5729	6451.9322	417.31	THIK21
6548	8438.3488	6457.965	417.05	THIK17
6549	8433.0844	6464.3069	417.05	THIK16
6550	8430.3826	6459.8871	416.35	THIK16
6551	8424.2857	6451.4994	416.6	THIK18
6552	8434.0597	6447.4428	416	TMPL10
6553	8433.0139	6426.1308	414.77	THIK25
6554	8456.2153	6422.3633	415.41	TMPL11
6556	8473.3894	6409.5734	414.34	TMPL12
6593	8490.2328	6408.5186	415.27	THIC16
6594	8487.0542	6407.3261	414.83	THIC18
6595	8483.9802	6414.4507	414.86	TMPL10
6596	8473.4296	6409.5135	414.41	TMPL12
6597	8486.662	6422.9134	415.28	TMPL12
6598	8492.1234	6417.4082	415.57	TMPL12
6599	8505.052	6414.8061	415.57	TMPL12
6600	8502.2488	6442.2132	417.21	TSYC20
6601	8496.3233	6460.5463	417.48	TMPL10
6602	8485.371	6461.9776	417.36	TMPL8
6603	8471.2558	6474.2596	417.93	TMPL12
6604	8452.266	6468.811	417.35	TMPL8
6605	8413.8238	6485.6401	418.14	THIC16
6606	8408.1946	6484.5601	418.14	THIC14
6607	8414.9872	6498.7295	418.34	TMPL8
6608	8432.2434	6502.7285	419.3	TSBH14

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6609	8426.9137	6523.5348	419.79	TSBH18
6610	8428.5994	6555.3227	421.41	TSBH14
6617	8465.637	6627.9465	425.39	THIC24
6618	8469.8636	6641.0684	426.4	TTUL20
6619	8469.8312	6650.3509	427.04	TTUL20
6620	8461.3956	6665.7254	427.94	TTUL22
6621	8470.7435	6668.6156	428.03	TTUL22
6622	8480.9028	6690.5295	429.1	TTUL18
6623	8496.8822	6681.2841	429.01	TTUL16
6624	8511.334	6675.9431	427.72	TTUL12
6625	8513.5692	6690.8928	428.2	TTUL20
6626	8519.973	6670.7405	429.02	TTUL16
6627	8531.2859	6675.5441	429.44	TTUL20
6628	8526.0796	6667.0266	428.69	TTUL12
6629	8523.3815	6660.7234	428.18	TTUL18
6630	8520.9515	6657.3005	428.12	TTUL20
6631	8528.1101	6646.8434	427.48	TTUL18
6632	8518.5724	6645.0275	427.39	TTUL20
6633	8565.8481	6656.7547	429.5	TTUL36
6634	8531.5673	6622.3514	424.9	TTUL20
6635	8520.8379	6602.5833	424.95	THIC48
6636	8496.2571	6628.7627	426.29	TTUL8
6637	8492.1343	6624.2938	425.93	TTUL14
6638	8497.958	6614.0554	425.52	TUL18
6639	8504.7707	6611.9419	425.24	TMPL10
6640	8484.0748	6612.8301	425.32	TSUG MPL18
6641	8480.0737	6602.2346	423.48	TTUL20
6642	8465.2939	6610.5398	424.57	TTUL20
6643	8453.415	6588.4027	426.91	TTUL20
6644	8460.0963	6574.8987	422.15	TOAK12
6645	8489.6221	6587.2469	423.59	TMPL14
6646	8512.6235	6592.9457	424.24	TTUL20
6647	8518.299	6570.3728	423.53	TMPL10
6648	8509.6244	6552.5473	421.66	TTUL12
6649	8517.708	6549.909	421.84	TTUL18
6650	8513.5443	6537.8771	421.53	TTUL20
6651	8533.5736	6567.8704	423.61	TTUL24
6652	8560.0574	6599.1607	425.42	THIC18
6653	8575.022	6607.971	426.16	THIC18
6654	8591.2091	6605.4759	425.92	TTUL18
6655	8588.4204	6595.4545	425.47	TTUL12
6656	8596.4707	6597.8554	425.81	TTUL14
6657	8618.9885	6602.3972	426.82	TTUL20

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6658	8625.0506	6593.2376	426.46	TTUL18
6659	8630.8031	6586.98	426.46	TTUL28DBL
6660	8481.9611	6497.7634	419.35	TTUL28
6661	8494.6324	6517.4825	419.81	THIC12
6662	8575.1831	6580.1585	424.4	TTUL20
6663	8647.5023	6586.593	426.96	TTUL24DBL
6664	8667.7182	6579.2128	426.87	TTUL18
6665	8671.5979	6577.4936	426.78	TTUL14
6666	8663.919	6569.1571	426.51	TTUL24
6667	8657.7022	6563.4948	425.99	TTUL10
6668	8664.1403	6562.6208	426.1	TDBLTUL 15
6669	8652.1917	6545.5314	424.79	TOAK 8
6670	8644.5694	6526.8054	424.01	TOAK 10
6671	8681.5942	6512.3109	425.85	TOAK 107
6672	8686.2029	6496.4395	423.74	TOAK 10
6690	8605.0868	6508.7023	422.31	TTUL 24
6691	8615.9582	6535.4921	423.2	TTUL 16
6692	8627.6536	6545.9338	424.34	THICK 20
6693	8628.9607	6557.5103	425.09	TTUL 20
6694	8618.4465	6549.9179	424.28	TTUL 22
6695	8604.2888	6558.8219	424.71	TTUL 28
6696	8588.3331	6558.4321	424.12	TTUL 23
6697	8581.2019	6543.4614	422.86	TOAK 11
6698	8595.8048	6538.0292	422.79	TTUL 18
6699	8586.7675	6530.9894	422.33	TTUL 16
6700	8562.963	6536.6969	422.23	TTUL 18
6701	8558.2588	6558.2752	423.58	TTUL 21
6702	8531.3354	6545.3466	421.76	TWOAK 8
6703	8521.5269	6520.0171	420.79	TMPL 8
6704	8516.1077	6503.2719	419.6	TWOAK 11
6705	8521.8289	6500.0723	420.1	TTUL 17
6706	8492.9563	6491.2469	418.99	TMPL 8
6707	8494.3631	6485.8507	419.99	TOAK 12
6708	8518.2755	6488.418	420.55	TMPL 14
6709	8510.2475	6464.8637	419.59	TMPL 14
6710	8525.1773	6459.6029	419.83	TTUL 19
6711	8523.1046	6456.8693	419.5	TTUL 27
6712	8529.6371	6448.3143	419.49	TTUL 27
6713	8528.4099	6435.7811	417.41	TMPL 10
6714	8535.7105	6424.8518	417.32	TMPL 9
6715	8541.4879	6437.5242	417.94	TTUL 22
6716	8537.2026	6407.3308	416.91	TMPL 14
6717	8518.6059	6412.4258	416.29	TMPL 11

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6718	8506.5416	6420.9712	416.4	TMPL 16
6733	8572.5394	6407.599	416.91	TMPL 11
6735	8566.2503	6425.4423	417.61	TMPL 14
6737	8566.449	6461.3182	419.06	TOAK 18
6738	8551.6111	6461.3015	418.51	TOAK 20
6739	8549.6764	6482.173	419.36	TMPL 22
6755	8739.3275	6411.8512	419.04	THICK 12
6756	8729.8696	6417.4166	419.26	TDBLBLKBRCH 16
6762	8708.0004	6469.1867	423.33	TDBLMPL 30
6763	8702.8177	6456.036	420.99	TMPL 12
6765	8686.6304	6486.4966	422.82	TMPL 8
6767	8416.1565	6407.8161	413.91	TDBLHICK 17
6769	8397.4553	6422.9715	415.76	THICK 16
6770	8402.6142	6431.2425	416.46	THICK 14
6771	8393.0114	6465.0297	417.6	THICK 15
6772	8377.5212	6458.671	417.3	TMPL 18
6773	8379.1635	6470.7651	418.17	THICK 18
6774	8371.1447	6478.6781	418.43	THICK 15
6775	8366.6546	6502.1749	419.43	TWOAK 10
6777	8371.7337	6530.3612	420.57	THICK 14
6778	8350.5778	6522.4764	419.99	THICK 12
6779	8344.1562	6523.9457	419.26	THICK 14
6780	8329.4821	6512.1979	417.76	THICK 10
6781	8324.9264	6498.7348	417.69	TWOAK 12
6782	8328.3352	6491.3763	417.55	THICK 16
6783	8335.3496	6475.768	416.1	TMPL 11
6784	8317.6257	6472.9461	416.36	THICK 10
6785	8313.0459	6470.9657	415.39	THICK 12
6786	8345.3359	6490.8448	417.46	THICK 18
6787	8365.5096	6461.9862	416	THICK 12
6788	8384.3327	6441.7578	414.78	THICK 12
6789	8378.6119	6424.7598	415.4	THICK 10
6790	8370.236	6423.969	414.9	THICK 16
6791	8370.0019	6412.2087	415.21	TMPL 12
6792	8367.8865	6411.623	414.88	TMPL 12
6793	8348.7365	6403.83	420.36	THICK 18
6852	8318.9874	6428.7738	414.12	TTRPMPL 30
6853	8304.8143	6441.1013	417.85	THICK 10
6854	8294.8952	6436.3805	418.15	THICK 14
6855	8296.8318	6449.7335	416.05	THICK 12
6856	8291.1877	6453.8602	415.84	THICK 12
6857	8284.7214	6457.7972	415.79	THICK 14
6876	8769.3282	6428.8026	423.17	TBLKBRCH 10

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6877	8759.1286	6427.7157	420.09	THICK 9
6878	8759.7924	6421.6717	420	THICK 8
6902	8709.4251	6488.6938	423.79	TGRYBRCH 10
6903	8715.1854	6507.0912	425.14	TOAK 12
6904	8707.2498	6523.289	425.89	TOAK 12
6905	8707.7479	6547.8031	426.94	TOAK 13
6906	8718.895	6556.6274	427.71	TOAK 16
6907	8721.2619	6561.8413	427.85	TOAK 17
6908	8716.6939	6573.1558	428.69	TOAK 19
6909	8718.8269	6575.1542	428.67	TOAK 16
6910	8699.9361	6594.3666	428.08	TLOC 24
6911	8682.7366	6573.7967	426.89	TMPL 9
6912	8767.0574	6546.3419	427.13	TTUL 12
6962	8774.6255	6407.0283	419.43	TLOC 13
7052	8201.3195	6493.7238	417.31	TMPL 9
7053	8173.2761	6498.4681	418.19	THICK 10
7054	8146.9612	6489.1584	417.98	THICK 19
7055	8142.6253	6487.8026	417.49	TOAK 20
7056	8140.6768	6509.4809	418.07	TMPL 8
7057	8144.4013	6520.4039	418.78	TOAK 20
7058	8149.9065	6539.6482	420.02	THICK 20
7059	8160.1957	6542.666	419.99	TGRYBRCH 12
7060	8169.5187	6562.9723	426.32	THICK 12
7061	8160.5448	6565.6583	423.8	TMPL 13
7062	8165.7353	6575.8259	428.09	THICK 12
7063	8169.1011	6576.8161	428.11	THICK 12
7064	8139.3705	6570.7218	422.14	THICK 14
7065	8129.5995	6519.7432	419.73	TWOAK 18
7066	8098.084	6511.9373	418.91	TOAK 14
7067	8090.3457	6514.4856	419.65	TOAK 20
7068	8079.5612	6523.8289	419.82	TOAK 13
7069	8075.436	6514.1498	419.68	TOAK 8
7070	8056.9109	6512.9916	420.22	TMPL 24
7071	8049.893	6524.4991	420.77	TGRY BRCH 8
7072	8041.0373	6529.0354	420.94	TGRY BRCH 16
7073	8063.734	6552.3817	421.39	TDBLOAK 30
7074	8075.233	6560.1958	421.75	TDBLGRYBRCH 18
7075	8079.1011	6577.9912	423.3	TBLKBRCH 22
7076	8084.7579	6591.3251	423.76	TGRYBRCH 10
7077	8101.579	6567.3327	421.16	THICK 24
7078	8114.9145	6560.7185	421.38	TWOAK 27
7083	8185.122	6585.2739	421.82	THICK 8
7084	8038.9751	6504.4869	420.4	TGRYBRCH 17

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
7085	8017.8844	6507.9679	416.25	TGRYBRCH 16
7086	8014.9599	6514.4489	419.77	TGRYBRCH 14
7087	8013.0371	6517.797	419.6	TGRYBRCH 20
7088	8007.7812	6521.9201	419.72	TGRYBRCH 16
7089	7989.7444	6522.6202	421.15	TGRYBRCH 18
7094	8194.5029	6487.6367	417.44	THIC8
7095	8198.4744	6470.0327	416.99	TMPL 11
7096	8210.1156	6474.2668	416.55	THICK 8
7097	8216.8443	6480.7121	417.44	TOAK 16
7098	8235.4108	6483.1534	417.27	TMPL 8
7099	8242.7945	6490.5679	417.55	TMPL 13
7100	8256.0856	6505.0166	418.04	TMPL 10
7101	8254.6759	6485.5295	417.59	TASH 20
7102	8231.038	6461.4498	416.67	TMPL 15
7103	8217.6769	6467.9433	416.46	TMPL 11
7104	8186.2823	6456.2438	416.73	TOAK 16
7105	8158.8548	6455.6129	417.02	TOAK 27
7106	8169.9137	6441.1317	415.74	TDBLMPL 32
7107	8193.2879	6441.7654	416.59	TGRYBRCH 10
7108	8196.9653	6434.2985	413.61	TTUL 22
7109	8188.5312	6404.5452	414.92	THICK 12
7114	8238.2518	6406.0613	414.11	TMPL 13
7115	8233.788	6414.2394	414.5	TMPL 10
7116	8252.0676	6432.1915	414.78	TMPL 8
7117	8248.8673	6432.0395	414.89	THICK 18
7118	8239.7159	6450.978	415.82	TMPL 20
7119	8267.3485	6414.8463	413.88	TDBLMPL 22
7120	8271.7176	6424.0694	415.02	TMPL 11
7121	8281.8371	6423.5688	414.55	TTPLMPL 26
7140	8143.571	6405.7283	413.67	THICK 19
7142	8152.6953	6431.6613	414.53	THICK 10
7143	8131.6516	6445.058	415.54	TGRYBRCH 12
7144	8104.0878	6434.7105	414.8	THICK 13
7146	8117.9443	6423.6461	414.92	TMPL 10
7147	8125.417	6428.3808	415.24	TMPL 12
7229	8081.7748	6424.7065	417.16	TWOAK 14
7230	8093.2668	6439.6329	416.57	TMPL 12
7231	8093.1989	6446.7219	417.64	TDBLMPL 18
7232	8074.4734	6476.1031	418.57	TOAK 36
7233	8102.7187	6466.7034	414.67	TOAK 18
7234	8108.3812	6480.8634	419.42	THICK 20
7235	8064.4129	6446.0516	416.8	THICK 14
7236	8061.1024	6430.9733	415.88	TWOAK 8

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
7237	8060.1884	6420.5081	415.66	TMPL 12
7238	8048.2994	6421.0585	415.92	TMPL 18
7239	8049.3738	6447.004	416.82	TOAK 18
7240	8032.5589	6454.1002	418.16	TWOAK 24
7241	8042.3897	6459.6739	418.16	TWOAK 22
7242	8027.8105	6470.1791	418.09	TWOAK 20
7243	7996.2212	6463.4068	417.19	TWOAK 14
7244	7989.5493	6457.1983	416.7	TMPL 12
7245	8009.9163	6451.4162	417.52	TWOAK 20
7247	8021.5096	6446.0686	417.32	TGRYBRCH 22
7248	8006.8707	6432.2171	416.52	TMPL 15
8068	7899.4676	6402.1088	419.03	TTUL 20
8069	7907.0628	6417.4407	418.93	THIK 14
8070	7888.3584	6416.3566	419.52	THIK 18
8071	7884.3088	6417.8694	419.59	THIK 11
8072	7875.995	6424.409	419.93	THIK 10
8073	7882.0972	6439.2424	422.32	TOAK 20
8074	7907.8429	6460.728	420.96	TOAK 21
8075	7924.1099	6463.3549	420.95	TWOAK 20
8076	7943.3521	6466.4207	421.65	TMPL 11
8077	7943.0053	6467.7394	422.34	TGRYBRCH 11
8078	7958.5472	6433.0529	418.53	TOAK 24
8079	7969.602	6427.9974	417.27	THIK 17
8080	7976.6507	6437.0207	417.06	TMPL 18
8081	7948.7025	6414.7315	417.77	TMPL 12
8093	7841.0123	6454.2619	421.8	TMPL 10
8097	7848.0917	6473.0414	418.35	THEM 10
8098	7858.9439	6459.2077	421.64	TMPL 12
8099	7874.3631	6450.2392	420.67	THIK 14
8101	7889.1401	6498.2839	423.08	TGRYBRCH 12
8102	7900.2979	6507.8784	423.58	TGRYBRCH 11
8103	7914.3634	6522.4086	423.46	TGRYBRCH 10
8104	7921.515	6520.6286	423.97	TGRYBRCH 12
8105	7897.7579	6546.443	424.96	TBLKBRCH 18
8106	7884.5504	6550.9232	423	TGRYBRCH 12
8107	7816.433	6509.7575	423.85	TPPRBRCH 13
8116	7719.0317	6464.5315	424.97	TMPL 10
8117	7738.8095	6479.0446	424.69	TMPL 10
8118	7720.3947	6484.5684	425.48	TTUL 9
8119	7707.8373	6484.6008	425.72	THEM 12
8120	7710.2596	6492.5578	426.08	TMPL 12
8121	7713.5097	6494.801	426.44	TMPL 9
8122	7718.2432	6496.0488	425.95	THEM 9

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
8123	7727.4325	6505.5771	426.29	TMPL 10
8124	7718.4565	6512.5819	426.82	THEM 8
8125	7712.6457	6514.2805	427.03	THEM 10
8127	7693.3807	6510.0665	426.68	THEM 16
8128	7682.4712	6520.6906	426.63	TLOC 15
8131	7839.6011	6536.4028	425.3	TMPL 15
8132	7833.5916	6554.9754	426.61	TOAK 19
8133	7842.5235	6555.1671	426.59	TMPL 10
8134	7828.2201	6567.858	427.83	THICK 18
8135	7811.8451	6542.8032	426.49	TLOC 15
8136	7802.7811	6529.3272	425.65	TGRYBRCH 11
8137	7795.6198	6527.7263	426.4	THEM 10
8138	7786.3153	6532.0812	426.31	TMPL 10
8139	7784.5237	6537.3492	427.69	TLOC 16
8140	7791.6316	6546.0764	427.34	TLOC 10
8141	7768.3551	6558.2896	428.89	TLOC 17
8163	7888.3465	6628.3824	430.11	TOAK 17
8164	7905.3152	6638.5716	430.41	TOAK 15
8165	7909.0943	6625.7941	429.55	THIK 11
8166	7911.3302	6613.4621	427.88	TLOC 13
8167	7904.3616	6598.7538	427.61	TGRYBRCH 11
8168	7879.9871	6586.9019	428.09	TOAK 22
8169	7880.5367	6565.8031	426.02	TMPL 9
8170	7855.8436	6589.2245	428.42	TDBLTUL 20
8171	7856.5677	6573.9169	427.48	TTTUL 8
8172	7830.4507	6586.7126	428.66	TMPL 12
8173	7807.3896	6575.6357	429.09	TMPL 9
8189	7683.7616	6640.4482	432.95	TDBLHIK 24
8191	7678.543	6683.2777	433.6	TOAK 13
8192	7677.7019	6677.0218	434.71	TGRYBRCH 10
8200	7671.859	6716.1176	436.69	TMPL 11
8201	7657.1529	6713.2724	436.66	TGRYBRCH 15
8202	7637.786	6713.6035	434.77	TMPL 13
8203	7629.9399	6701.6351	436.28	THIK 12
8204	7633.7834	6677.9747	433.91	THIK 12
8205	7651.1584	6628.1778	432.52	TMPL 14
8206	7639.0019	6615.4353	431.44	TLOC 12
8612	7658.0164	6416.2427	414.73	THEM 10
8613	7640.9299	6404.1969	414.86	TBLKBRCH 9
8614	7633.6158	6410.6609	415.2	TBLKBRCH 12
9391	8059.3554	6567.9786	422.81	TBEECH 10
9392	8058.5081	6597.58	424.9	TBEECH 12
9396	8117.7336	6644.0097	425.3	TASH 16

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
9397	8121.3009	6653.5473	426.19	TOAK 18
9398	8118.4205	6675.6491	427.15	TOAK 24
9399	8105.5549	6686.8292	428.4	TTUL 16
9408	8021.3709	6560.0787	422.26	TBEECH 14
9409	8020.6558	6536.5857	421.75	TBEECH 8
9410	7964.1972	6550.4327	422.59	TASH 14
9411	7962.056	6553.444	422.42	TASH 12
9412	7932.3275	6553.0721	423.26	THICK 24
9413	7929.3993	6572.744	423.64	TMPL 24
9414	7989.7984	6574.236	423.73	TTUL 10
9417	8013.4837	6577.5889	423.76	TTUL 20
9418	7984.6866	6594.1806	424.73	THICK 18
9433	7948.4846	6664.5922	430.44	TBEECH 10
9434	7945.9074	6660.7362	430.57	TYELBRCH 12
9435	7949.4014	6654.5029	430.04	TBEECH 10
9436	7949.5555	6643.8764	429.25	TYELBRCH 11
9437	7956.4635	6634.6238	428.34	TYELBRCH 8
9438	7948.7317	6628.4589	428.55	TBLKBRCH 10
9439	7927.4706	6641.3497	427.3	TBEECH 18
9440	7928.3416	6605.4991	426.59	TBEECH 14
9441	7961.028	6599.3138	426.29	TYELBRCH 12
9447	8462.3965	6703.3194	432.76	TMPL 14
9448	8478.3651	6710.0437	433.13	TTUL 14
9449	8489.7039	6704.7119	433.6	TTUL 12
9450	8504.79	6705.472	432.48	TTUL 18
9451	8519.5623	6726.3216	435.12	TTUL 18
9452	8525.8811	6725.9576	435.12	TTUL 18
9462	8385.9734	6826.4776	435.08	TDBL TUL 36
9463	8394.5829	6830.6725	435.49	TTUL 12
9464	8395.3224	6826.7418	435.01	TASH 12
9465	8403.357	6820.6586	435.45	TDBL TUL 30
9467	8437.8631	6815.4906	436.43	TTUL 14
9476	8423.8367	6875.8728	437.61	TTUL 38
9477	8418.6378	6887.687	437.46	TTUL 16
9478	8432.6743	6906.2541	438.61	TTRPL ASH 38
9479	8451.1023	6879.9944	438.18	TDBL ASH 24
9480	8476.1543	6873.5602	438.48	TTUL 24
9481	8407.4645	6917.4764	438.44	TASH 12
9482	8401.7432	6915.6438	438.71	TTUL 14
9483	8389.0261	6907.5569	438.69	TTUL 16
9484	8383.8974	6906.4944	438.04	TTUL 13
9485	8382.0935	6929.4585	439.18	TTUL 18
9486	8387.4342	6938.2006	444.71	TTUL 14

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
9487	8370.4008	6954.7929	440.36	TTUL 12
9488	8372.7204	6960.8132	440.33	TELM 12
9489	8416.275	6969.5486	442.25	TDBL TUL 36
9490	8428.2956	6940.2711	439.83	TWOAK 18
9491	8392.3669	6996.4998	443.32	TTUL 14
9492	8405.1181	7000.7986	442.56	TMPL 13
9493	8424.1577	6996.9753	442.44	TMPL 18
9494	8401.0334	7038.3914	445.47	TOAK 20
9495	8378.8036	7060.873	445.86	TOAK 18
9496	8375.8487	7060.8064	445.58	TTUL 10
9499	8299.2989	7012.6987	444.79	TTUL 14
9500	8325.349	6997.4695	442.97	TMPL 13
9501	8340.0834	7027.1369	445.19	TTUL 18
9502	8344.9052	7036.7507	445.54	TMPL 10
9503	8351.7593	7038.0674	445.42	TTUL 12
9504	8334.0549	7057.8961	448.87	TTUL 10
9505	8318.2071	7054.351	447.04	TTUL 10
9506	8318.8176	7056.687	447.65	TTUL 14
9507	8303.1429	7055.7106	447.2	TBLKBRCH 13
9508	8297.6035	7060.2442	447.61	TBLKBRCH 10
10025	8561.6736	6751.7263	441.3	TTULIP22
10026	8556.0654	6741.3025	440.22	TTULIP22
10027	8567.7564	6741.3349	440.51	TTULIP22
10028	8536.1804	6728.4486	438.68	TTULIP22
10033	8485.0833	6746.5558	438.02	TMPL10
10036	8461.7342	6830.7669	440.37	THICK9
10037	8463.2096	6843.0674	440.87	THICK10
10038	8431.315	6844.7017	440.33	TTULIP20
10039	8412.5888	7036.3177	448.56	TASH12
10040	8425.9562	7064.015	450.31	THICK15
10044	8483.9717	6976.0779	447.65	TTULIP24
10067	8607.3554	6976.5858	451.6	TTULIP20
10068	8550.7041	6975.2918	449.18	TOAK8
10069	8615.5099	6957.8919	450.72	TOAK8A
10070	8643.5206	6960.4587	451.66	TTULIP15
10072	8592.9677	6960.641	449.87	TH 36
10073	8614.4385	6945.2689	449.8	TB 20
10074	8635.4399	6930.8114	449.52	TO 20
10075	8653.4267	6920.6989	448.4	TO 14
10076	8665.0975	6910.6791	448.4	TM 12
10077	8668.6638	6917.0695	448.84	TO 16
10078	8641.5529	6909.8097	447.93	TO 10
10079	8614.6362	6916.8628	448.9	TH 12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
10080	8603.5013	6921.9269	448.66	TEL 12
10081	8585.2642	6920.0517	448.87	TO 22
10082	8580.7214	6905.4538	447.81	TEL 10
10083	8505.3318	6934.4143	446.87	TH 12
10084	8499.5595	6934.0023	446.86	TH 12
10085	8500.3595	6924.6011	446.76	TH 12
10086	8482.7347	6898.5655	444.13	TH 26

Note:

Number in Description is diameter at breast height (dbh) of largest trunk.

Source: William M. Youngblood Land Surveying, P.C. 2006

Table F-2 List of Trees to be Removed				
Tree Number	**Map Coordinates: Northing**	**Map Coordinates: Easting**	**Elevation**	**Tree Description (See Table F-3 for Legend)**
5013	7331.2611	7065.0308	454.09	TSMPL24
5014	7330.172	7059.0988	454.45	TSMPL9
5015	7365.3553	7060.7542	453.03	TCRY8
5016	7374.3464	7043.9432	448.74	TBLKBRCH12
5026	7343.5025	7025.2221	449.75	TTUL9
5027	7328.4856	7028.6909	450.1	TTUL10
5028	7330.1265	7020.4546	449.57	TTUL8
5038	7290.847	6949.4015	452.29	TTUL10
5048	7270.2941	6940.3486	453.07	TBRCH 14
5049	7273.7526	6932.7217	453.07	TBLKBRCH 18
5050	7281.6012	6936.3486	452.49	TBLKBRCH 18
5053	7269.0837	6897.9645	454.03	TOAK 14
5059	7323.7418	6916.3752	449.39	TOAK 28
5060	7351.8001	6919.7346	449.43	TWOA TRPL 36
5061	7348.8256	6936.4254	449.92	TASH 14
5062	7337.4213	6946.3099	449.86	TOAK 18
5063	7357.9915	6962.7774	449.37	TDBLOAK 36
5064	7364.5035	6995.4237	448.51	TTUL 10
5065	7361.3413	7003.96	446.75	TTUL 8
5066	7358.3515	6996.8504	448.61	TTUL 10
5067	7374.0465	6993.2897	448.83	TTUL 10
5068	7384.8712	6968.4193	448.07	TTUL 12
5070	7394.9979	6935.3305	447.57	TOAK 24
5076	7435.511	6907.3722	445.53	TMPL 24
5077	7393.9898	6902.5937	445.12	TMPL 14
5078	7378.6636	6898.5268	446.28	TMPL 10
5079	7358.1185	6892.9207	447.6	TSH 10
5080	7364.6635	6879.0272	447.83	TMPL 10
5083	7276.6536	6882.0077	453.99	TSUGMPL 12
5084	7274.8958	6880.6271	454.18	TMPL 15
5085	7256.2914	6874.5042	454.51	TBLKBRCH 10
5139	7251.9415	6854.4788	454.62	TOAK 18
5144	7323.7546	6851.5384	451.86	TBLK BRCH 14
5171	7323.5541	6753.7173	448.5	TGRY BRCH 11
5172	7339.0839	6739.3681	447.13	TOAK 8
5173	7349.519	6764.2611	447.7	TMPL 12
5174	7342.0412	6766.6767	448.37	TMPL 11
5198	7265.1116	6656.0656	446.88	TBLK BRCH 11
5203	7325.8659	6692.9971	447.83	TMPL 14
5204	7327.824	6694.8553	447.83	TTWN HICK 20
5205	7338.601	6689.2677	445.55	TTWN MPL 24

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5206	7341.2521	6689.9424	445.57	TASH 8
5207	7359.0919	6698.1952	447.01	TWOAK 36
5208	7374.8241	6712.8408	441.66	TGRY BRCH 10
5211	7275.9635	6583.3473	443.21	TTWN BLK BRCH 20
5213	7279.3804	6612.1647	444.81	TMPL 24
5214	7266.0232	6620.5772	444.87	TBLK BRCH 10
5215	7279.4884	6607.6475	444.27	TMPL 8
5218	7278.7397	6649.5222	445.74	TOAK 18
5219	7268.0096	6634.9102	445.29	TBLK BRCH 14
5221	7325.1184	6664.4435	444.39	TASH 12
5222	7325.3043	6643.7678	443.6	TGRY BRCH 10
5223	7339.0393	6640.366	441.44	TWOAK 8
5224	7337.226	6632.1617	443.15	TASH 12
5225	7352.5004	6631.8673	443.73	TMPL 18
5226	7360.5767	6660.0969	443.42	TGRY BRCH 18
5227	7349.7534	6674.1683	444.91	TGRY BRCH 24
5228	7383.4227	6669.0373	443.08	TTWN BLK BRCH 20
5229	7402.4501	6665.8765	442.18	THICK 20
5230	7401.9008	6653.3131	442.15	TOAK 18
5231	7380.7625	6657.0515	442.96	TBLK BRCH 18
5233	7372.788	6632.145	442.45	TPPR BRCH 16
5234	7382.2837	6620.0338	440.79	TBLK BRCH 14
5235	7401.5832	6626.8814	441.36	TMPL 14
5236	7393.8788	6613.7462	441.13	TMPL 12
5238	7366.1052	6585.6521	441.32	TWOAK 20
5239	7348.6289	6593.0308	441.71	TWOAK 12
5240	7340.1341	6598.5597	441.97	TWOAK 10
5241	7323.2419	6586.1486	442	TWOAK 13
5242	7326.2266	6610.216	441.66	TWOAK 14
5243	7315.8433	6595.1539	442.91	TWOAK 14
5244	7291.4139	6578.0285	442.47	TASH 16
5289	7314.7093	6542.8252	440.9	WTQAK10
5290	7336.7326	6550.1479	441.48	WTQAK36
5291	7347.5222	6561.7235	441.34	BLKBRCH8
5297	7352.0025	6515.2775	437.48	TMPL12
5298	7325.2928	6514.6836	436.88	TMPL12
5300	7331.1636	6494.7975	439.42	THIC10
5312	7314.5656	6453.2484	436.88	TMPL9IN
5313	7313.9574	6433.1823	436.2	TMPL13IN
5315	7320.9746	6421.3786	435.7	TMPL15IN
5316	7347.3097	6419.7528	435.16	TOAK12IN
5318	7368.4877	6451.1949	435.6	TBRCH 10IN
5635	7420.4445	6870.2922	445.16	THIK15

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5636	7409.7678	6867.6792	445.08	TMPLDBL15
5637	7393.2414	6887.8434	445.91	TREDOAK36
5638	7403.1079	6897.4232	447.5	TGRYBCH10
5639	7378.0013	6879.424	446.25	TGRYBCH8
5640	7364.6642	6879.0891	448.11	TASH12
5641	7364.4829	6865.3834	449.04	THIK36DBL
5642	7335.3689	6832.0998	450.14	TTUL12
5643	7319.4628	6815.9758	451.37	TBLKBCH14
5644	7331.996	6800.5415	450.26	TTUL18
5645	7350.6775	6794.8236	449.1	TGRYBCH22
5646	7362.9506	6788.1434	448.27	TWHTOAK15
5647	7378.5338	6798.4621	447.77	TGRYBCH12
5648	7375.9488	6820.0768	447.04	TBLKBCH
5649	7373.5566	6818.2552	447.89	TBLKBCH14
5650	7403.2425	6819.8444	445.4	TOAK12
5651	7412.8746	6834.8131	445.09	TMPL15
5652	7407.9284	6803.1059	445.34	TOAK10
5653	7425.2877	6800.1842	444.36	TOAKDBL36
5654	7414.1505	6789.3682	444.99	TMPL9
5655	7446.7347	6793.7915	443.71	TMPL10
5656	7436.826	6778.2143	444.34	THIK14
5657	7452.9235	6771.5685	443.08	TMPL10
5658	7425.8156	6764.6395	444.76	TMPL8
5659	7392.5469	6761.3164	446.53	TOAK18
5660	7400.328	6742.7202	445.94	TBLKBCH24
5661	7366.3273	6756.0419	448.16	TOAK18
5662	7351.7733	6731.8645	447.61	THIK8
5663	7388.4861	6724.6322	447.02	THIK18
5664	7410.6496	6705.5271	444.66	TBLKBCH12
5665	7421.3394	6717.6036	444.02	TGRYBCH14
5666	7424.0963	6720.7332	443.83	TGRYBCH18
5667	7450.6674	6743.4151	443.04	TGRYBCH15
5668	7453.9828	6751.1489	442.76	TOAK12
5669	7462.4689	6764.7957	443.7	TOAK14
5670	7470.2754	6785.4428	442.71	TOAKDBL30
5671	7485.5888	6797.156	442.77	TMPL15
5672	7489.6863	6788.9033	442.7	TGRYBCHDBL18
5673	7467.4894	6756.0173	443.32	TOAK19
5674	7462.4639	6740.7188	443.63	TOAK12
5675	7477.6422	6741.1669	442.49	TOAKRED14
5676	7483.7024	6740.1827	442.31	TGRYBCH14
5677	7479.8589	6733.6272	442.24	TOAK14
5678	7483.0162	6720.4706	441.99	TOAK18

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5679	7492.3802	6728.1365	441.47	TTUL10
5680	7496.5256	6737.1468	442.09	TMPL9
5681	7509.4869	6733.1848	440.96	TMPL10
5682	7499.9992	6757.4038	437.87	THIKDBL15
5683	7490.7115	6766.439	442.42	TBLKBRCH 8
5684	7514.388	6774.9681	441.94	TGRYBRCH 18
5685	7518.3521	6765.1777	436.97	THICK 16
5686	7532.9736	6757.6243	440.55	TMPL 12
5687	7535.3626	6750.5206	440.49	TTWNHICK 36
5688	7526.2461	6736.2013	439.71	TOAK 20
5689	7513.7477	6799.3484	442.53	TMPL 18
5690	7492.9739	6819.7923	443.63	THICK 14
5691	7487.8335	6836.2031	442.48	TMPL 10
5692	7480.8441	6836.6072	442.77	THICK 16
5698	7479.9211	6866.1829	445.12	TMPL 12
5699	7473.5881	6856.907	443.2	TMPL 12
5700	7457.0859	6841.6739	443.48	TMPL 12
5701	7437.6235	6822.4194	444.27	TMPL 20
5702	7403.2421	6820.2777	445.45	TOAK 12
5703	7412.0162	6834.6409	445.2	TTWNMPL 24
5704	7434.4584	6851.738	444.03	TPPRBRCH 12
5705	7459.258	6871.5999	444.03	TTWNOAK 48
5706	7460.446	6888.2236	443.94	TMPL 10
5707	7446.3403	6896.9741	444.98	TMPL 8
5708	7446.7872	6880.2072	444.46	TOAK 36
5709	7437.2424	6878.7727	444.49	TMPL 10
5714	7428.197	6671.5997	442.06	TGRYBRCH 10
5715	7417.203	6671.8161	442.79	TGRYBRCH 8
5716	7424.7699	6660.9721	443.04	TMPL 10
5717	7431.7924	6656.2942	442.19	TOAK 9
5718	7425.1199	6647.1024	442.53	TMPL 9
5719	7428.8915	6636.1857	442.1	TMPL 8
5720	7428.9673	6625.4136	441.34	TBLKBRCH 18
5721	7432.0069	6618.3386	441.43	TBLKBRCH 12
5722	7440.4477	6613.4756	441.14	TBLKBRCH 18
5723	7453.5231	6621.5016	444.42	TMPL 12
5724	7463.1894	6621.0788	440.31	THICK 14
5725	7466.4841	6637.2505	440.03	THICK 12
5728	7406.3071	6548.6997	440.11	THICK 15
5729	7416.0159	6554.6879	440.39	TBLKBRCH 8
5730	7428.8233	6556.4943	439.56	THICK 14
5731	7421.7548	6533.4248	439.43	TOAK 24
5732	7435.8327	6536.5184	435.84	TBLKBRCH 14

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5733	7439.3892	6522.4697	435	TTUL 18
5734	7463.404	6559.3474	439.45	TWOAK 12
5735	7474.9165	6555.7816	439.57	TWOAK 20
5740	7489.7072	6626.6021	439.36	TGRYBRCH 8
5741	7497.7531	6626.0408	439.04	THICK 18
5742	7507.3856	6639.8813	439.1	THICK 18
5750	7504.3956	6682.7148	441.46	THICK 12
5751	7501.3507	6674.7792	439.9	TMPL 12
5752	7492.5614	6671.3847	439.88	THICK 22
5753	7481.1187	6677.1681	440.44	THICK 20
5754	7478.7989	6676.7089	440.63	THICK 18
5755	7471.7989	6681.514	440.6	THICK 16
5756	7492.6307	6691.5489	439.93	TPPRBRCH 12
5757	7498.8264	6693.0407	439.33	TPINE 10
5758	7507.5088	6698.3556	440.32	THICK 14
5764	7443.6294	6694.1293	444.81	TMPL 28
5765	7437.74	6696.9531	444.04	TWOAK 16
5766	7427.7114	6693.9329	443.71	TGRYBRCH 16
5767	7423.5851	6688.4952	443.2	THICK 16
5768	7418.4613	6684.036	443.15	TGRYBRCH 10
5769	7410.9021	6687.5939	443.94	THICK 14
5770	7392.4813	6694.0989	445.41	TMPL 8
5771	7380.5788	6697.1398	446.05	THICK 14
5772	7456.9597	6653.2371	440.78	TPPRBRCH 14
5773	7460.6499	6658.7875	440.39	TGRYBRCH 10
5776	7476.2742	6513.4457	438.68	TMPL14
5777	7456.3662	6496.9285	438.39	TMPL18
5778	7453.837	6517.7163	438.74	TMPL16
5779	7445.1251	6513.5593	438.97	TGRYBCH 12
5780	7436.1376	6477.0073	437.36	TBLKBCH24
5781	7443.0064	6467.1972	436.22	TBLKBCH14
5782	7452.5246	6458.8163	436.69	THIK18
5785	7406.9173	6455.1637	432.33	TOAK24
5786	7392.6851	6457.5883	436.91	TGRYBCH10
5787	7388.6909	6471.8751	437.4	TBLKBCH12
5788	7384.0781	6471.1666	438.04	TMPL9
5806	7488.047	6486.3168	437.3	TOAK20
5807	7488.358	6498.1039	437.68	TOAK8
5814	7578.9358	6443.0851	436.46	TPIN10
5815	7570.8353	6429.5249	433.57	TBLKBCH20
5816	7572.9681	6428.8185	433.55	TOAK24
5817	7598.5875	6449.7092	432.97	TDBLHIK24
5820	7606.05	6435.9655	429.79	TOAK15

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
5822	7611.1801	6434.6888	430.23	THEM8
5866	7563.1843	6400.2189	431.69	THIK38
5867	7533.6983	6404.0959	432.93	TBLKBCH14
5906	7577.1459	6853.4571	443.65	TOAK9
5959	7632.9245	6831.6561	444.88	TGRY BRCH 30
5960	7640.2613	6838.0985	446.94	TGRY BRCH 30
5961	7669	6837.7193	446.93	THICK 14
5962	7662.3724	6828.41	446.93	TGRY BRCH 10
5963	7678.2751	6815.0858	445.22	TGRY BRCH 14
5965	7696.3952	6818.9976	445.56	TGRY BRCH 12
5966	7691.2469	6818.4428	445.53	TGRY BRCH 8
5967	7703.6531	6821.2905	445.55	TGRY BRCH 9
5968	7697.6897	6830.9529	446.06	TGRY BRCH 9
5969	7718.3393	6836.0419	448.19	TGRY BRCH 8
5972	7741.2986	6783.9684	443.06	TTUL 17
5973	7710.9903	6781.938	442.92	TTWNBLK BRCH 25
5974	7724.1248	6770.8	442.1	TTWNBLK BRCH 18
5975	7746.3277	6771.2129	443.53	TPPRBRCH 12
5976	7777.4093	6816.4802	444.53	TGRYBRCH 12
5980	7718.1644	6860.3889	447.25	TMPL 24
5981	7686.1615	6853.7739	448.29	TTUL 18
5982	7678.5796	6866.3814	448.59	TTRPL MPL 18
5983	7663.4022	6856.4122	448.25	TMPL 10
5984	7656.8519	6866.268	448.57	TMPL 10
5985	7657.6021	6878.024	449.06	TTRPLBLK BRCH 28
5986	7670.02	6880.2866	450.15	THICK 10
5987	7671.2133	6877.3306	450.14	THICK 16
5988	7669.4867	6903.0554	449.81	TPPR BRCH 12
5989	7686.9306	6900.6971	449.84	TBLK BRCH 12
5990	7690.8013	6898.9957	452.5	TTWN OAK 30
6029	7702.6824	6894.1769	449.3	TMPL 12
6030	7689.5847	6880.3094	451.57	TTUL 12
6031	7628.9352	6886.5261	448.74	TOAK 12
6033	7803.0578	6879.2339	446.19	TO 32
6034	7810.0549	6859.6779	444.67	TM10
6035	7807.9663	6846.0293	444.04	TGB13*2
6036	7829.835	6849.1735	444.06	TM20
6037	7825.6768	6835.2668	443.64	TM10
6038	7823.7031	6813.6044	442.98	TGB16
6039	7824.4174	6811.2087	443.03	TGB10
6040	7839.5846	6814.8053	442.45	TGB10
6041	7845.7316	6813.0267	442.16	TBB10
6042	7843.758	6863.6385	445.3	TH14

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6052	7828.9691	6902.2328	446.27	TH36*3
6053	7818.1683	6905.8233	446.01	TM8
6055	7780.1583	6890.0923	446.52	TO18
6056	7777.9897	6900.7451	446.8	TGB13
6057	7765.2105	6901.2522	447.25	TBB12
6058	7764.0874	6899.5972	447.25	TBB8
6059	7757.974	6858.8616	446.21	TGB18
6060	7756.7216	6850.1426	445.97	TH18
6061	7769.6807	6839.5906	443.98	TM10
6062	7776.4753	6816.6057	443.7	TGB18
6063	7794.3001	6833.7217	444.29	TM8
6064	7806.6367	6835.7985	444.26	TH12
6116	7877.0488	6782.5722	440.19	TRO28*2
6117	7859.8289	6774.9527	440.72	TO18
6118	7881.498	6762.6918	439.73	TO24
6119	7869.8019	6760.0986	439.52	TGB8
6120	7870.3812	6754.8579	439.17	TGB12
6121	7873.8353	6752.039	439.29	TGB18
6122	7871.28	6744.4656	438.97	TGB18
6123	7875.1948	6733.9001	438.79	TGB20
6126	7839.051	6694.9442	437.81	TGB12
6127	7822.1062	6706.9017	438.52	TGB12
6128	7819.6791	6707.8619	438.09	TGB8
6129	7821.818	6680.3482	436.86	TO18
6130	7808.3758	6687.0948	436.32	TM10
6131	7788.8723	6685.3912	436.93	TM10
6132	7785.7608	6700.1828	437.8	TTUL8
6133	7793.0825	6704.1365	438.11	TTUL8
6134	7798.8046	6711.3941	438.06	TGB10
6135	7802.7019	6726.0841	438.81	TTUL13
6136	7817.8048	6726.157	438.57	TTUL12
6137	7831.3785	6732.3933	439.09	TTUL12
6138	7815.1963	6750.3679	439.93	TGB12
6139	7808.239	6747.2847	440.06	TH12
6140	7799.319	6740.8466	439.28	TPB12
6141	7821.4491	6764.2296	440.65	TO20
6142	7804.4282	6760.1539	440.57	TA10
6143	7792.8946	6762.3491	440.8	TPB8
6144	7782.3924	6771.8487	441.39	TM14
6145	7773.4139	6754.5786	440.45	TPB10
6146	7778.7152	6749.0846	439.91	TPB10
6147	7761.1682	6729.721	439.85	TO36
6148	7765.0724	6728.0643	438.99	TBB8

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6151	7766.2908	6770.9072	441.25	TGB14
6153	8002.242	6885.4628	443.88	TBB12
6157	7987.2579	6878.5074	443.69	TBB14
6159	7973.1225	6850.5281	442.73	TBB11
6160	7989.2703	6856.4739	443.31	TPB10
6161	7998.9351	6851.2267	444.17	TBB25
6162	8006.4702	6863.8291	444.61	TTUL24
6163	8012.6765	6848.8752	446.35	TBB12
6164	8022.8208	6849.565	442.92	TH12
6165	8021.8787	6842.5407	442.55	TB8
6166	8015.806	6825.2754	441.89	TBB11
6167	7988.6379	6811.5413	441.17	TO41*2
6169	7973.7233	6830.3318	441.99	TM19
6178	7949.53	6775.8347	439.05	TBB13
6179	7928.2612	6775.0639	437.54	TH13
6180	7928.8897	6767.4162	436.47	TM9
6181	7920.0134	6736.0402	437.46	TO29
6182	7974.5673	6747.5107	436.71	TM14
6183	7975.4758	6769.6444	436.84	TBB23
6184	7991.782	6743.3939	437.04	TM12
6185	8000.1169	6745.0629	435.4	TO29
6186	8006.6118	6767.2113	438.1	TB12
6187	8041.5287	6753.3338	438.05	TM12
6188	8042.1781	6746.0387	438.06	TM13
6189	8060.5008	6745.2595	437.4	TO18
6190	8103.4993	6749.6191	437.54	TBB17
6191	8112.4956	6754.8177	437.2	TO19
6192	8125.9903	6780.5745	437.86	TBB16
6193	8131.8762	6790.2721	438.37	TBB13
6194	8128.0599	6791.5006	438.59	TBB9
6195	8138.8531	6798.4406	438.29	TBB14
6196	8146.8604	6818.9423	439.43	TBB8
6197	8140.2964	6825.0237	440.42	TBB24*2
6198	8158.9449	6785.9812	438.54	TWO9
6199	8164.6293	6795.527	438.76	TWO31
6200	8176.1201	6821.5348	439.09	TO24
6201	8179.5296	6822.9154	440.29	TH19
6202	8192.9794	6842.5567	439.95	TWO16
6203	8176.475	6857.0742	440.59	TH24*2
6204	8165.4869	6847.3326	440.02	TBB10
6205	8201.6506	6870.1196	441.19	TH11
6206	8205.2492	6871.7755	441.58	TM13
6207	8206.8343	6873.3686	439.53	TWO8

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6214	8176.8474	6884.5361	442.02	TBB14
6215	8163.2205	6865.1705	440.59	TBB12
6216	8153.7067	6865.3375	441.74	TBB11
6217	8142.8272	6850.1189	441.01	TBB11
6218	8116.4172	6833.447	441.63	TBB15
6219	8111.6715	6845.2713	442.59	TBB12
6220	8102.8239	6848.0191	442.91	TGB8
6221	8096.4287	6850.3641	443.33	TBB12
6222	8101.637	6855.6253	443.28	TGB8
6223	8104.4698	6860.0947	443.64	TBB14
6224	8097.3736	6861.5283	443.66	TBB13
6225	8100.1976	6868.8097	443.61	TBB9
6226	8095.9144	6875.9446	444.08	TBB12
6227	8082.0731	6866.1526	443.82	TBB12
6228	8073.632	6866.7341	444.45	TGB8
6229	8070.7898	6868.9149	444.58	TGB9
6230	8069.49	6873.1831	444.54	TM14
6231	8074.1994	6851.5264	443.87	TBB11
6232	8070.4062	6838.2793	443.22	TBB9
6233	8082.8228	6831.6012	442.97	TBB13
6234	8095.4979	6836.5406	442.8	TBB9
6235	8088.2635	6816.0133	439.97	TBB24*2
6236	8108.5719	6816.5706	440.73	TGB8
6237	8107.7998	6796.0563	439.96	TO24
6238	8089.9068	6795.3187	440.92	TBB28*2
6239	8084.9316	6794.5436	440.93	TBB12
6240	8061.3817	6806.9234	441.64	TBB18
6241	8055.9782	6812.4028	442.11	TBB12
6242	8047.1489	6811.2571	441.51	TBB14
6243	8046.1151	6821.8422	441.99	TBB12
6244	8043.4414	6818.304	442.84	TBB11
6245	8030.2702	6816.2991	441.37	TBB15
6246	8034.7669	6876.1276	444.22	TM18
6247	8049.54	6859.0272	443.49	TBB15
6248	8013.7734	6901.2166	445.06	TBB14
6310	8057.2155	6895.1505	444.16	TGB15
6318	8129.7661	6899.7983	443.74	TBB8
6320	8144.4571	6898.6552	443.38	TM15
6321	8137.9388	6890.3107	443.23	TM19
6402	8334.6308	6921.7356	443.04	THICK 12
6403	8341.8371	6911.0584	435.33	THICK 15
6404	8360.8129	6910.8115	435.47	THICK 12
6405	8308.3044	6906.7712	437.85	TMPL 20

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6406	8291.5116	6894.7865	438.75	TSTUL 8
6407	8283.5958	6887.5165	438.97	TOAK 14
6408	8312.518	6888.4191	437.75	THICK 12
6409	8328.1876	6876.9607	435.67	THICK 15
6410	8322.8106	6859.5977	436.68	THICK 13
6411	8313.0518	6845.5183	433.7	THICK 13
6412	8306.462	6827.8553	437.8	THICK 12
6413	8295.081	6834.2561	436.09	THICK 10
6414	8279.7234	6876.2834	438.02	THICK 12
6415	8292.3019	6872.9387	437.76	THICK 18
6416	8292.6871	6854.9826	437.47	THICK 10
6417	8286.9117	6850.7888	436.87	THICK 13
6430	8190.4748	6818.8738	437.96	THICK 10
6431	8205.2185	6803.6852	437.16	THICK 8
6433	8240.0684	6776.2622	434.19	TTRPL MPL 50
6434	8262.5363	6788.447	434.24	THICK 10
6436	8267.1643	6770.2891	439.45	TMPL 22
6437	8283.6891	6773.584	435.57	THICK 13
6441	8295.9072	6739.2053	431.87	THICK 18
6442	8320.6572	6739.0934	432.09	TBLK BRCH 24
6443	8307.1649	6761.13	432.21	THICK 12
6444	8316.1627	6772.6619	432.72	THICK 14
6445	8326.9229	6776.801	432.83	THICK 11
6446	8320.9465	6787.1987	433.43	THICK 16
6452	8254.5694	6767.1855	432.92	TMPL 12
6453	8262.7405	6743.2785	432.03	THICK 18
6454	8262.9101	6733.7506	430.97	TMPL 20
6455	8249.2215	6728.3708	431.18	TMPL 8
6457	8234.8606	6738.8138	431.69	TOAK 16
6458	8214.1213	6755.3935	432.12	TTUL 8
6459	8204.3322	6757.8404	433.06	TTUL 8
6460	8200.0897	6740.3706	433.9	THICK 12
6461	8189.7978	6763.7765	433.31	THICK 12
6462	8154.5901	6760.1011	434.53	TOAK 18
6463	8138.6374	6731.176	429.25	TBLK BRCH 14
6464	8166.947	6715.1108	434.2	THICK 18
6465	8162.8165	6732.3945	434.2	TGRY BRCH 10
6470	8336.8232	6728.522	436.74	THICK 12
6471	8341.4972	6721.9918	436.37	THICK 18
6472	8346.6362	6701.4162	437.18	THICK 10
6473	8349.547	6700.1096	437.61	THICK 8
6474	8346.3221	6690.0986	437.75	TMPL 12
6475	8344.3904	6677.5477	438.64	THICK 12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6476	8356.1386	6679.1786	437.88	THICK 8
6477	8358.6108	6670.4296	436.55	THICK 18
6478	8353.8351	6654.1125	438.39	THICK 18
6479	8358.0339	6644.9466	436.45	THICK 12
6480	8338.8279	6638.1497	435.83	THICK 13
6481	8332.0556	6649.2046	436.39	TTRPL MPL 48
6482	8317.3557	6651.988	430.96	THICK 12
6483	8333.5345	6659.8767	430.96	THICK 16
6484	8323.6212	6632.2533	434.46	THICK 18
6485	8314.0387	6625.9224	434.66	TMPL 10
6486	8311.0796	6618.5002	436.75	TMPL 12
6487	8294.4738	6620.6417	425.61	THICK 8
6489	8297.2048	6644.9345	426.5	TMPL 12
6493	8261.2218	6666.4465	428.11	THICK 20
6494	8257.2004	6678.1141	428.96	TOAK 18
6495	8241.5473	6680.114	430.55	THICK 24
6496	8236.0329	6685.9716	432.3	THICK 10
6497	8229.5683	6683.814	432.25	TMPL 8
6498	8229.3012	6699.0058	436.73	THICK 10
6499	8207.2397	6688.9849	436.26	THICK 12
6500	8217.751	6681.1	434.7	THICK 12
6503	8337.077	6610.5011	424.09	TDBLHIK22
6504	8331.1079	6611.5348	423.94	TMPL18
6505	8312.0312	6599.3848	423.31	THIK12
6506	8306.2004	6588.1061	422.76	THIK8
6520	8208.4651	6605.9121	429.27	THIK9
6521	8194.0407	6608.2421	429.57	TMPL12
6522	8195.4545	6618.7349	429.95	THIK12
6523	8195.3526	6640.6673	431.03	TBB12
6524	8211.799	6638.7338	431.17	TMPL12
6525	8212.3625	6654.2296	431.15	THIK10
6526	8223.3639	6651.2807	432.61	TTUL20
6527	8231.4902	6642.5427	427.87	TSMPL12
6528	8239.1986	6648.2808	426.74	THIK10
6529	8260.0911	6638.3239	426.22	TBB12
6530	8261.061	6639.5719	426.07	TBB8
6531	8332.018	6675.4427	427.07	THIK15
6532	8350.0203	6625.5816	425.01	THIK10
6533	8352.2401	6625.5395	424.56	TMPL12
6534	8359.2377	6623.5824	424.51	THIK12
6535	8366.5946	6628.2473	425.08	THIK10
6536	8369.3069	6618.3737	424.44	TMPL8
6537	8366.9326	6613.7242	423.89	TASH12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6538	8355.021	6599.6415	423.31	THIK14
6539	8341.2953	6588.8316	422.22	THIK14
6540	8343.6031	6583.5573	422.76	TMPL14
6611	8402.9929	6554.9616	420.92	TWOAK8
6612	8414.9282	6569.3141	421.79	TMPL18
6613	8393.4799	6559.1943	420.98	THIC24
6614	8410.7496	6594.8784	422.59	THIC12
6615	8432.2488	6626.2212	425.03	THIC20
6616	8446.6632	6624.251	425.17	THIC20
6673	8680.8159	6471.7238	422.29	TOAK 15
6674	8667.3598	6471.6835	421.85	TMPL 14
6675	8658.5447	6463.2196	420.63	TMPL 9
6676	8661.6359	6458.0155	420.7	TOAK 10
6677	8653.6547	6462.4202	420.59	TMPL 8
6678	8647.9406	6456.538	420.42	TOAK 15
6679	8631.9022	6454.8318	419.74	TTUL 17
6680	8621.4783	6446.9424	419.33	TTUL 15
6681	8616.6406	6451.2644	419.74	TTUL 17
6682	8618.0832	6460.3539	419.7	TTUL 16
6683	8621.0677	6465.8628	420.29	TTUL 14
6684	8629.0551	6469.9906	420.82	TTUL 20
6685	8615.9072	6469.8568	420.01	TTUL 8
6686	8614.4597	6479.2896	420.16	TTUL 15
6687	8634.9891	6479.5338	421.07	TDBLMPL 17
6688	8638.4225	6490.7841	421.85	TOAK 10
6689	8621.7136	6506.7391	422.54	TMPL 8
6736	8593.0512	6448.8789	419.02	TMPL 30
6740	8581.2559	6489.0491	421.04	TDBLOAK 48
6741	8677.7409	6429.677	419.24	TDBLHICK 24
6742	8667.7393	6420.7392	418.52	THICK 14
6744	8664.6422	6422.2884	418.95	THICK 9
6757	8735.7906	6453.9159	421.63	TMPL 8
6758	8729.1663	6461.801	422.59	TDBLTUL 42
6759	8740.0304	6465.6365	422.75	TMPL 12
6760	8743.6322	6484.3387	424.13	TDBLTUL 24
6761	8755.8318	6469.6544	423.37	TMPL 10
6764	8689.6994	6453.0827	420.79	TMPL 12
6766	8682.1387	6447.8936	420.82	THICK 12
6871	8769.3186	6489.9023	423.94	TTUL 41
6872	8757.3267	6488.6514	423.61	TMPL 8
6873	8773.4773	6463.1756	421.52	TASH 10
6874	8773.6838	6461.0603	421.97	TMPL 12
6875	8767.7824	6446.1709	421.1	THICK 10

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
6879	8748.3039	6428.1403	421.1	THICK 10
6915	8777.087	6522.7422	425.57	THICK 8
7079	8126.7147	6604.0678	422.77	THICK 15
7080	8155.8856	6610.8646	422.74	THICK 12
7081	8163.5766	6614.158	423.38	THICK 8
7082	8173.1445	6604.3674	422.69	THICK 14
7145	8099.5384	6427.7078	415.44	THICK 11
7148	8111.7377	6404.4252	412.45	TMPL 11
7227	8086.1452	6410.6018	414.98	TDBLMPL 24
7228	8070.9094	6411.9306	415.48	TDBLMPL 24
8088	7853.1413	6403.0168	419.78	TBLKBRCH 12
8089	7859.948	6404.5259	419.38	TDBLGRYBRCH 20
8090	7840.9414	6428.8945	421.13	TGRYBRCH 10
8091	7831.1025	6437.63	422.28	TOAK 25
8092	7830.8648	6446.5985	422.13	TGRYBRCH 11
8094	7824.652	6463.5721	422.93	THIK 23
8095	7811.1285	6454.7449	422.67	TMPL 10
8096	7820.5691	6475.0311	423.8	TGRYBRCH 15
8108	7790.932	6474.2195	423.38	TLOC 17
8109	7768.0603	6462.8211	423.37	TTUL 10
8110	7769.2135	6446.1174	422.92	TELM 14
8111	7776.8558	6411.0082	421.19	TMPL 12
8112	7760.9053	6404.777	422.06	TGRYBRCH 12
8113	7719.008	6407.9211	422.43	THEM 15
8115	7730.4159	6440.8923	423.18	TGRYBRCH 10
8126	7721.5591	6527.0864	428.6	THIK 14
8142	7753.5838	6565.2356	428.92	TMPL 10
8143	7750.1836	6570.9022	428.92	THIK 16
8144	7741.5532	6578.5122	428.9	THIK 12
8145	7738.9103	6582.7174	429.53	TTUL 12
8146	7740.4981	6597.1425	430.77	TLOC 16
8147	7745.1908	6602.3067	431.05	THEM 10
8148	7750.4154	6629.2087	431.42	TOAK 15
8149	7760.8095	6609.889	431.14	TDBLLOC 22
8150	7785.8924	6596.681	430.67	TLOC 19
8151	7837.8443	6608.1237	429.97	TMPL 9
8152	7852.0176	6611.5868	429.55	TTUL 10
8153	7857.9965	6633.2986	430.86	TMPL 12
8154	7868.0118	6649.7551	431.86	TBLKBRCH 9
8155	7867.1371	6655.7538	433.23	TMPL 10
8156	7860.8907	6674.391	432.7	THIK 16
8157	7850.736	6677.723	432.77	TELM 9
8158	7837.7477	6667.327	434.26	TMPL 20

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
8159	7794.3064	6672.532	432.05	TELM 13
8160	7792.6426	6662.5371	437.5	TDBLWOAK 40
8161	7761.4025	6667.3758	435.57	TLOC 12
8162	7724.8426	6686.4147	440.53	TTUL 35
8174	7808.0955	6632.4322	437.8	TTUL 10
8175	7798.926	6624.9158	435.55	TTUL 10
8176	7822.3166	6647.8057	432.17	TMPL 12
8179	7732.2671	6730.025	436.68	TGRYBRCH 15
8180	7720.9548	6706.3011	434.82	TMPL 11
8181	7733.1272	6667.4283	433.29	TMPL 12
8182	7727.8587	6670.9106	433.74	TGRYBRCH 10
8183	7727.2984	6649.2453	432.49	TTUL 13
8184	7723.5114	6646.9278	432.47	TTUL 13
8185	7724.8919	6636.6142	432.42	TTUL 15
8186	7703.3922	6643.3901	432.51	TTUL 14
8187	7703.4681	6633.5925	431.79	THEM 8
8188	7695.0112	6635.8387	431.66	TMPL 10
8190	7708.6289	6671.9547	433.34	TPPRBRCH 11
8193	7708.1026	6717.0134	435.27	THIK 14
8194	7711.2334	6721.4617	436.95	TOAK 13
8195	7708.4028	6729.3876	435.66	TGRYBRCH 10
8196	7697.6228	6757.2955	436.43	TGRYBRCH 12
8197	7671.9217	6765.4155	437.29	TMPL 10
8198	7676.2143	6748.1382	435.57	THIK 14
8199	7669.208	6728.0367	436.53	TWOAK 24
8606	7615.5179	6401.0721	415.34	TBLKBRCH 12
8615	7617.3077	6401.2069	416.77	TBLKBRCH 12
8616	7600.3133	6405.008	413.57	THEM 9
9393	8050.75	6611.5953	425.7	TBLK BRCH 18
9394	8086.823	6606.0384	425.42	TASH 14
9395	8087.9395	6637.2355	425.52	TBLK BRCH 18
9400	8089.2537	6667.3773	427.1	TBLKBRCH 18
9401	8073.0993	6663.8267	427.5	TBEECH 10
9402	8066.4875	6663.0662	425.72	TBEECH 8
9403	8061.945	6673.0022	427.7	TBLKBRCH 20
9404	8071.7914	6650.701	426.74	TBEECH 12
9,405	8053.32	6638.8993	427.04	TBEECH 20
9406	8068.9757	6632.2596	425.67	TBEECH 13
9407	8030.0754	6603.0642	425.32	TBEECH 14
9415	8006.9235	6598.8289	424.9	TBLKBRCH 16
9416	7999.0488	6598.5471	424.66	TBEECH 18
9419	7986.6035	6597.4736	424.7	THICK 10
9420	7981.1772	6607.1462	425.47	TTUL 20

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
9421	7984.7782	6607.7627	425.44	TBLKBRCH 14
9422	7984.736	6623.7868	427.38	TDBL BLKBRCH 36
9423	8012.3804	6617.7931	426.01	TBEECH 13
9424	8016.5208	6653.7937	428.94	TBEECH 24
9425	8009.5311	6654.9681	428.97	TBLKBRCH 12
9426	8011.819	6668.2098	429.34	TBEECH 14
9427	8025.0855	6678.0188	429.13	TBEECH 14
9428	8030.5076	6695.8123	429.86	TBEECH 14
9429	8000.4258	6686.31	430.67	THICK 18
9430	7969.777	6685.7066	431.23	TOAK 16
9431	7988.2545	6692.8117	430.84	TBEECH 12
9432	7973.9045	6669.9092	430.14	TBEECH 11
9445	8399.9041	6697.3353	430.85	TDBL HICK 36
9446	8442.242	6700.1689	431.85	TTUL 18
9453	8465.3693	6750.6032	434.31	TTUL 18
9454	8463.959	6739.3109	434.52	TTUL 24
9455	8454.9329	6722.4977	433.4	TTUL 18
9456	8436.8946	6727.4346	432.93	TTUL 12
9457	8433.335	6722.2879	434.14	TTUL 14
9458	8375.0825	6774.5343	433.57	TTUL 13
9459	8365.964	6786.3797	433.82	TASH 14
9460	8375.6623	6793.9883	434.05	TTUL 16
9461	8385.487	6799.6424	434.22	TTUL 16
9466	8414.6214	6821.0274	435.7	TTUL 14
9468	8417.0463	6813.1321	435.39	TTUL 18
9469	8417.8992	6804.5087	435.39	TTUL 14
9470	8377.3697	6842.1541	435.62	TTUL 13
9471	8350.8264	6845.9741	436.08	TASH 18
9472	8342.6815	6835.3134	435.79	TTUL 20
9473	8349.2425	6874.4773	437.39	TASH 18
9474	8379.7034	6880.9562	437.33	TTUL 19
9475	8396.7415	6864.9292	437.5	TTUL 14
10029	8537.7782	6773.2433	441.64	TTULIP12
10030	8519.4441	6771.5984	440.21	TTULIP12
10031	8498.0072	6773.671	440.07	TTULIP9
10032	8493.7821	6760.1295	439.06	TMPL8
10034	8417.918	6776.1185	437.72	THICK20
10035	8403.6022	6779.9906	436.62	THICK15
10087	8522.0548	6860.7123	445.57	TH 12
10088	8513.3158	6854.7631	444.03	TA 12
10089	8509.2616	6852.4377	444.64	TH 45*3
10090	8546.239	6841.2916	444.51	TM 22
10091	8551.4179	6841.9366	444.38	TH 12

Tree Number	Map Coordinates: Northing	Map Coordinates: Easting	Elevation	Tree Description (See Table F-3 for Legend)
10092	8552.7692	6860.8062	445.21	TH 14
10093	8575.1242	6850.3503	445.44	TM 14
10094	8578.5202	6841.2655	444.91	TM 22
10095	8578.4153	6828.9938	444.73	TM 15
10096	8608.7489	6809.7251	444.7	TH 40*2
10097	8566.8677	6809.1618	443.08	TA 18
10098	8554.5759	6792.4641	442.94	TA 12
10099	8525.679	6800.5579	441.68	TH 25
10100	8502.7451	6799.8857	442.2	TH 26
10101	8487.4666	6811.0848	440.93	TA 10
10102	8492.3174	6811.9708	441.26	TH 22
10103	8455.3045	6786.8458	438.98	TH 24*2

Note:
Number in Description is diameter at breast height (dbh) of largest trunk.
Source: William M. Youngblood Land Surveying, P.C. 2006

TABLE F-3 Legend for Tree Tables			
Abbreviation	**Tree Species**	**Abbreviation**	**Tree Species**
A	ASH	LOC	LOCUST
ASH	ASH	M	MAPLE
SH	ASH	MAP	MAPLE
BCH	BEECH	MMPLE	MAPLE
BDDCH	BEECH	MPL	MAPLE
BE	BEECH	MPLE	MAPLE
BEECH	BEECH	NPL	MAPLE
GRYBRCH	BEECH	PL	MAPLE
GRYBCH	BEECH	O	OAK
GRY BRCH	BEECH	OAK	OAK
GB	BEECH	OC	LOCUST
GRBRCH	BEECH	PB	PAPER BIRCH
BB	BEECH	PBIR	PAPER BIRCH
BLKBCH	BEECH	PIN	PINE
B	BIRCH	PINE	PINE
BRC	BIRCH	POP	POPLAR
BRCH	BIRCH	QAK	OAK
CEDAR	CEDAR	RDWD	RED OAK
C	CHERRY	RO	RED OAK
CHER	CHERRY	SBH	SHAGBARK HICKORY
CHR	CHERRY	SIC	SYCAMORE
CRY	CHERRY	SIKMR	SYCAMORE
EL	ELM	SYC	SYCAMORE
ELM	ELM	STUL	SYCAMORE
H	HICKORY	SMPL	SUGAR MAPLE
HCK	HICKORY	SOURWOOD	SOURWOOD
HEM	HEMLOCK	SUGMPL	SUGAR MAPLE
HIC	HICKORY	SUMAC	SUMAC
HICCK	HICKORY	TU	TULIP
HICK	HICKORY	TUL	TULIP
HICRY	HICKORY	TULIP	TULIP
HIK	HICKORY	WO	WHITE OAK
HK	HICKORY	WOA	WHITE OAK
L	LINDEN	WP	WHITE PINE
LIN	LINDEN	YBIR	YELLOW BIRCH
LINDEN	LINDEN		
Prefix or Suffix			
Abbreviation	**Tree Characteristic**	**Abbreviation**	**Tree Characteristic**
*2	TWO TRUNKS	BLK	BLACK
DBL	TWO TRUNKS	PAP	PAPER
TWN	TWO TRUNKS	PPR	PAPER
*3	THREE TRUNKS	R	RED
TPL	THREE TRUNKS	RED	RED
TRP	THREE TRUNKS	WHT	WHITE
TRPL	THREE TRUNKS	W	WHITE
QUAD	FOUR TRUNKS	YLW	YELLOW
*5	FIVE TRUNKS		
Source: William M. Youngblood Land Surveying, P.C. 2006			

Appendix G

AGREEMENT FOR REMOVAL OF ABANDONED TRANSMISSION PIPELINE

AGREEMENT FOR REMOVAL OF ABANDONNED TRANSMISSION PIPELINE

THIS AGREEMENT, is made and entered into this the _____ day of November, 2006, by and among, Columbia Gas Transmission Corporation, a Delaware corporation, with an office at 1700 MacCorkle Avenue, SE, Charleston, West Virginia, 25314 and a mailing address of P.O. Box 1273, Charleston, WV 25325-1273, (hereinafter "Columbia") and G.V. Holding LLC, a New York limited liability company, with a place of business and mailing address at _____ and Grandview Enterprises, LLC, a New York limited liability company, with a place of business and mailing address at _____, (together referred to hereinafter as "Landowners");

WITNESSETH

WHEREAS, Landowners, by virtue of the following deed and conveyance, currently own those certain tract(s) or parcel(s) of land situate in the Village of Montebello, Rockland County, New York, by deed in lieu of foreclosure from Grandview Manor Associates, Trustor, et al., dated February 11, 2000, of record in the Office of the Recorder of Deeds in Rockland County, New York in Book/Volume 2000, at Page 12077, as to the following tracts to wit –

a. Assessor's Parcel # 41.13-2-5, containing approximately 38.30 acres with an address of 230 Grandview Avenue;
b. Assessor's Parcel # 41.17-1-6, containing approximately 20.18 acres with an address of 210 Grandview Avenue;
c. Assessor's Parcel # 41.17-1-5, containing approximately 11.00 acres with an address of 212 Grandview Avenue; and
d. Assessor's Parcel # _____, containing approximately __ acres with an address of ____ Grandview Avenue.

(referred to hereinafter as "Landowners' Property")and

WHEREAS, Columbia formerly owned and operated a natural gas transmission pipeline, designated as Line A-5, across Landowners' Property, which pipeline was laid in accordance with the provisions of valid, recorded rights-of-way agreements across the Landowners' Property and which was lawfully abandoned in-place by Columbia in 1991; and

WHEREAS, Landowners are in the process of developing a residential subdivision on Landowners' Property and desire for Columbia to remove the aforesaid pipeline from the Landowners' Property and to release the right-of-way for that pipeline as it relates to Landowners' Property; and

WHEREAS, Columbia is willing to remove the abandoned pipeline and to release the right-of-way associated therewith, subject to the terms and conditions set forth herein below – all of which terms and conditions are acceptable to Landowners;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereto, intending to be legally bound, do hereby covenant and agree as follows:

1. The work contemplated by this Agreement consists of: (a) excavating, removing, transporting from Landowners' Property, and disposing of approximately _____ feet (_____ft.) of _____-inch (_____-in.) diameter steel pipeline and related valves and other hardware that was previously abandoned in-place by Columbia on, and is now part of, Landowners' Property; (b) once said pipeline is removed,

back-filling the ditch created by such removal; (c) performing all engineering, site remediation, design and other work necessary in connection with the foregoing; and (d) obtaining all necessary land rights and governmental permits and approvals in connection with the foregoing. Columbia may utilize contractors to perform all or any part of the work. Landowners hereby grant Columbia, its employees, agents, contractors and subcontractors, the right to enter upon Landowners' Property for purposes of performing the foregoing work. Landowners agree that, once the subject pipeline is removed from the ground, Columbia may dispose of it as Columbia sees fit; provided that Columbia complies with applicable law.

2. Landowners agree to pay all (100%) of the actual cost of the work to be performed pursuant hereto up, including Columbia's internal costs and overheads.

3. Landowners agree to make an advance payment to Columbia in the amount of twenty five thousand dollars ($25,000.00). This is the initial estimated cost of the proposed work to perform the work contemplated herein. If the subdivision development is hereafter cancelled, or indefinitely postponed, or if Landowners decide to cancel or postpone indefinitely the work contemplated herein, then, in either event: (a) Landowners agree to reimburse Columbia for all costs expended or obligated for such work at the time of the cancellation or indefinite postponement; and (b) The foregoing amount is to be deducted from the advance payment and the unused portion thereof shall be returned to Landowners.

4. Upon execution of this agreement and receipt of the sum of twenty five thousand dollars ($25,000.00) from Landowners, Columbia agrees to initiate work toward the evaluation and environmental review of the pipeline right of way and removal of the abandoned pipeline from Landowners' Property. Upon receipt of any and all necessary property rights and required permits and regulatory clearances that apply (e.g., FERC, EPA, SHPO, DOE, etc.), Columbia, or an authorized contractor therefore, will physically perform the work contemplated herein. If the necessary permits or regulatory clearances cannot be obtained for the work or if Columbia is unable to obtain any needed property rights on its own standard forms, then Columbia may cancel the work and return the unused portion of the advance payment without further claim by Landowners. Landowners waive any recourse against Columbia in such event, whether now contemplated by the parties or however arising.

5. Upon completion of said work and subsequent to accumulation of all actual costs and overheads through Columbia's normal accounting procedures, Columbia shall submit to Landowners a statement showing the actual costs incurred. If the actual cost of the work is more than the amount of the advance payment, then Columbia shall submit an invoice to Landowners with the statement of actual charges and Landowners shall, within 30 days of the receipt of Columbia's invoice, pay Columbia the excess over the amount of the advance payment. If the actual cost of the work is less than the amount of the advance payment, Columbia shall submit with the statement of actual costs a refund for the amount of the difference.

6. Except and to the extent of Columbia's gross negligence or willful misconduct, Landowners shall indemnify and hold harmless Columbia, its parent, subsidiary, affiliate corporations, its agents, officers, directors and employees, contractors and subcontractors, and each of them, from and against any and all losses (including, but not limited to, consequential damages, liability for claims, demands, suits or causes of action in law or in equity for damages and injury, whether to persons or property, including death, and all fees, costs, and expenses of every kind and nature, including without limitation attorneys fees/costs and clean-up costs/expenses), arising out of or in any manner related to the subject abandoned pipeline, the excavation and removal thereof and/or the work to be performed hereunder, expressly including, but not limited to, any and all environmental liability however arising against Columbia, its

parent, affiliates, agents, contractors, employees, successors and assigns. Landowners further agree to defend all such claims demands, suits or causes of action at its own cost and expense without reimbursement from Columbia. If in the event Columbia determines that it will engage in its own defense or hire counsel of its own choosing, Landowners agree to be responsible for all costs and expense without setoff from Columbia. Except to the extent of Columbia's gross negligence or willful misconduct, Landowners hereby release Columbia from any and all losses arising from or in any manner related to the subject abandoned pipeline, the excavation and removal thereof and/or the work to be performed hereunder, and waive all claims, demands suits, and causes of action against Columbia arising therefrom or related thereto.

7. Upon completion of the work contemplated herein, Columbia will execute and deliver to Landowners a recordable release on Columbia's standard form, releasing Columbia's rights-of-way and easements for the abandoned A-5 pipeline.

8. It is understood and agreed that this is a one-time Agreement entered into by the parties specifically in connection with this pipeline removal project, and that this Agreement shall not be deemed, or construed, as giving rise to or creating: (a) any obligation or commitment on the part of Columbia to enter into like agreements for the removal of any other pipeline, or pipelines, that Columbia has abandoned in-place; or (b) any right on the part of Landowners, or any other similarly situated party, to require Columbia to enter into like agreements for the removal of any other pipeline, or pipelines, that Columbia has abandoned in-place.

9. It is further understood that, if in Columbia's sole discretion, it determines that removal of the pipeline would expose Columbia to unreasonable risk of liability or litigation or that completing the removal would be commercially unreasonable, Columbia may notify Landowners in writing as to the same and return any unused portion of the deposit to Landowners who will accept the same without recourse.

10. To facilitate the finalization of this Agreement, it is understood and agreed by the parties hereto that delivery of an executed copy thereof by facsimile shall be binding to the same extent as delivery of the executed original, itself.

11. Landowners acknowledge that they are sophisticated parties who have requested this work to be performed by Columbia without any reliance on or knowledge or information received from Columbia and have been and will rely solely on information received from their own surveyors, appraisers, environmental consultants, attorneys and any and all other persons engaged by Landowners in pursuit of their development endeavor. The Parties acknowledge that there have been no no covenants, promises, agreements, conditions, inducements or understandings, either oral or written, between them other than are herein set forth.

12. The invalidity or unenforceability of any provision of this Agreement will not affect or impair any other provision.

13. The laws of the State of New York shall govern the validity, performance and enforcement of this Agreement and any action thereon shall be brought in the federal court of competent jurisdiction in the State of New York.

14. This writing contains the entire agreement and understanding of the parties with respect to the work contemplated hereunder, and all agreements entered into prior to or contemporaneously with the execution of this Agreement, whether written or oral, are hereby superceded and nullified. This Agreement shall not be deemed to have been drafted by either party but shall be considered to be jointly drafted and none of the provisions herein shall be

construed against either party. This contract shall not be modified or amended, except by written document signed by both of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly hereunto authorized officers, to be effective as of the date of last execution below.

G.V. HOLDING LLC

BY: _____
PRINT NAME: _____
IT'S: _____
DATE: _____

GRANDVIEW ENTERPRISES LLC

BY: _____
PRINT NAME: _____
IT'S: _____
DATE: _____

COLUMBIA GAS TRANSMISSION CORPORATION

BY: _____
PRINT NAME: _____
IT"S: _____
DATE: _____

RELEASE OF LAND RIGHTS

KNOW ALL MEN BY THESE PRESENTS: That Columbia Gas Transmission Corporation, a Delaware corporation, with an address of 1700 MacCorkle Avenue Southeast, Charleston, West Virginia 25314, ("Columbia") in consideration of the premises and other good and valuable consideration, including payment of One Thousand Five Hundred Dollars ($1,500), hereby acknowledged, does hereby release, terminate and abandon the following, insofar as and only insofar as the Agreement(s) apply to Landowner's premises:

A Right-of-Way Agreement granted by Nat Rockmore to Home Gas Company, Columbia's predecessor, dated July 13, 1949, recorded in the County Clerk's Office of Rockland County, New York, in Book/Liber/Volume 498, at page 141. [Known to Columbia Gas as ROW No. 1300]

A Right-of-Way Agreement granted by Paul D. Weill to Home Gas Company, Columbia's predecessor, dated June 21, 1949, recorded in the County Clerk's Office of Rockland County, New York, in Book/Liber/Volume 497, at page 31. [Known to Columbia Gas as ROW No. 1307]

A Right-of-Way Agreement granted by Viola R. Winkler to Home Gas Company, Columbia's predecessor, dated January 11, 1950, recorded in the County Clerk's Office of Rockland County, New York, in Book/Liber/Volume 506, at page 457. [Known to Columbia Gas as ROW No. 1374]

The intent and purpose of this instrument is to terminate and to forever extinguish the rights granted under said Agreements as to the pipeline formerly known as A-5 which was abandoned in place in 1991. In making this release, Columbia expressly disclaims and negates any representations and warranties, expressed or implied, as to title under the Agreements.

By acceptance of this release Landowner releases Columbia from any and all obligations, claims, damages and liability under said Agreements or arising or resulting from Columbia's exercise of its rights under said Agreements prior to the date thereof.

WITNESS the following signature and seal:

COLUMBIA GAS TRANSMISSION CORPORATION

By _____
Sheree L. Parks Downey
Its: Manager, Field Services

STATE OF WEST VIRGINIA,

COUNTY OF KANAWHA, TO-WIT:

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by Sheree L. Parks Downey, the Manager of Columbia Gas Transmission Corporation, a Delaware corporation, and as such, being so authorized to do, executed the foregoing instrument for the purposes contained therein.

My commission expires: _____.

_____
Notary Public

Instrument prepared by:
Nisource Legal Department
1700 MacCorkle Ave., SE
Charleston, WV 25314