

PETER D. TORGENSEN,
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April 30, 2025

Yoel Binet
Terranova Consultants
71 Lafayette Avenue, Suite 104
Suffern, New York 10901

Re: Onsite Conditions at 8 Henry Court

Dear Mr. Binet,

The above site currently has a long standing 2 story single family residence that has all the usual accessories, paved driveway, deck, hot tub and AC units. The current proposal is to add a small amount of macadam pavement and a 374 sq. ft. accessory building on the north side of the home, all in all a relatively small amount of site changes for a private residence.

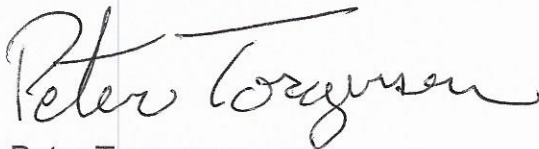
Located on the west side of the Mahwah River. On this specific lot there are no actual wetlands although just upstream is the southern end of NYSDEC wetland TH-23.. This location has a 100-year floodplain at the 320-foot elevation. All proposed construction is at least 12 vertical feet higher so there will be no disturbance to the flood plain. Almost the entire site is within the 100 foot flood plain buffer, a regulation legislated in decades after this home was actually built. The NYSDEC considers the Mahwah River to be a class A stream. Any proposed disturbances or piped discharges into the river must gain full DEC approvals. This project has no such disturbances. The river itself is under the jurisdiction of the NYSDEC, the USACOE and because of the onsite floodplain the RCDA. The Mahwah River is relatively clean in regards to water quality and because of this during the spring it is occasionally stocked with trout for what is a strictly recreational catch. While there are a number of fish species still reproducing in the river Trout no longer can be considered a native species. More commonly found are warm water fish species such as Dace, Creek Chub, Suckers, Sunfish and Largemouth Bass. There are certainly other species present. This location is surrounded by residential development which limits the types of native animals one will see. I am sure occasional sightings of Whitetail Deer, Raccoon and perhaps Muskrat can and do happen. Far more uncommon would be seeing any Mink or Otter, two animals that while not considered to be rare or endangered are not commonly seen in the Town of Ramapo.

This project has no proposed impacts to the flood plain so there are no flood flow alterations. The roof drains on the proposed small building will be connected to an onsite 1000-gallon drywell that will be installed under the driveway. The

drywell has a discharge pipe located just off the driveway. This outlet point is at least 30 feet from the river itself, This distance places it outside DEC or ACOE jurisdiction. The small building is also to be connected to the municipal sewer line to eliminate any onsite discharges. This addition will not impact in any way the water quality of the Mahwah River. Silt fencing will be installed below the construction to eliminate any silt or soils from reaching either the flood plain or the river itself. The majority of the site has early successional forest habitat which will continue to stabilize the onsite soil and help eliminate any possible silt runoff.

The duration of the construction should not be for more than a few months and any potential noise impacts will be temporary. As currently designed this project has no proposed impacts to the river flow, water quality or to the flood plain itself. There is no mitigation proposed because any construction impacts are minimal, temporary, located outside the floodplain and affect only private property.

Yours truly,

A handwritten signature in black ink, reading "Peter Torgersen". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

Peter Torgersen