

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax www.timmillerassociates.com

January 25, 2019

Max Ferentinos, Vice President
Artis Senior Living, LLC
1651 Old Meadow Road, Suite 100
McLean, Virginia 22102

Re: Wetland Delineation
Proposed Artis development site
White Plains Road, Tarrytown

Dear Mr. Ferentinos:

On October 23, 2018, I walked the proposed development site at 153 White Plains Road in Tarrytown. The site is currently undeveloped, but was previously disturbed by past uses. There is an existing stormwater basin located on the west side of the site that services the existing office space on adjacent parcel.

A small area that meets the general criteria of being a regulated wetland was observed in the southwest corner of the Artis site. The combination of occasional overflow from the adjacent stormwater management basin and the runoff from the surrounding slopes create enough hydrology to make the area identifiable as a wetland. The wetland appears to start from a seepage point not related to the storm basin, but the basin overflow certainly supplements it. The area was delineated strictly by the soils and hydrology; the sparse vegetation in the area was dominated by Japanese knotweed, an invasive non-native species. Surface waters collect in this corner of the site then exit through a culvert under the Old Croton Aqueduct trail. A total of six flags were placed on the boundaries of this wet area; total area of the wetland is approximately 1,200 square feet. Based on the current site plan, this wetland is more than 200 feet away from the nearest proposed site disturbance.

No wetland soils are identified on NRCS Soil Survey mapping, but a small saturated area of accumulated organic matter over a silt loam substrate exhibited enough hydric soils characteristics to define this area.

Thank you for the opportunity to assist you with the plans for this site. Please contact me if you have any additional questions about wetlands or natural resources on this property.

Sincerely,



Steve Marino, PWS
Senior Wetland Scientist
Tim Miller Associates, Inc.