

**PETER D. TORGERSEN,
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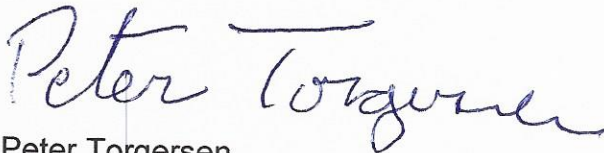
Paul Gdanski, PE
3512 Whittier Court
Mahwah, New Jersey 07430

Re: Plot Plan for Kohn, 17 Sterling Forest Lane, Village of Montebello

Dear Mr. Gdanski,

The project site currently has a 2-story single family residence that was built long before there were any State for Village wetland laws. It sits on the south edge of a large wetland system that extends north all the way to Viola Road. The wetland boundary was established back on November 15, 2023. The wetland edge runs along the base of a slope so there is no place for any real changes or differences of opinion on the limits. This wetland is shown on the NYSDEC Mapper as wetland TH-23. All DEC wetlands have a protective 100-foot buffer. The Village of Montebello has their own municipal wetland regulations that also have a 100-foot buffer. Just north of the site is a mapped floodway zone. The Rockland County Drainage Agency has jurisdiction over all construction within 100 feet of the floodway elevation. The proposed pool is probably 10 feet higher than the floodway so this should not be an issue. Most of the yard is located within the 100-foot wetland buffer. There is really no way to avoid disturbing the buffers but this plan does a good job in keeping all proposed disturbances close to the existing home which leaves the existing rear yard mostly untouched. This location is on the edge of decades old residential development and there is nowhere for any endangered species to establish themselves. The DEC wetland will house animals commonly seen in urban areas such as Raccoon, Whitetail Deer, Fox and Skunk. This development will not change the character of the adjacent forest environment or disrupt any existing travel corridors.

Yours truly,

A handwritten signature in blue ink that reads "Peter Torgersen". The signature is fluid and cursive, with the first name "Peter" and last name "Torgersen" clearly legible.

Peter Torgersen