

April 29, 2026

Avi Weinberg
Weinberglim Engineering
7 Patricia Lane
Spring Valley, NY 10977

*Re: Wetland Assessment
Montebello Warehouse Site - 33 North Airmont Road
Town of Ramapo, Rockland County, NY*

Dear Avi:

Ecological Solutions, LLC completed a wetland assessment on April 27, 2026 at the referenced site located at 33 North Airmont Road in the Village of Montebello (Town of Ramapo), Rockland County, New York (*Figure 1*).

Federal wetlands or waters of the US are based upon the identification of the three mandatory criteria for wetland determination as outlined in the 1987 Federal Manual and supplement: dominant hydrophytic vegetation, hydric soils, and evidence of wetland hydrology. The Routine Methodology procedure for wetland determination was utilized.

The detailed field investigation included:

1. Identification of vegetation species to determine whether there was a dominance of hydrophytic plants and areas containing transitional but primarily wetland-oriented species.
2. Determination of soil features for hydric (poorly and very poorly drained) natural soils.
3. Observation of site features displaying evidence of wetland hydrology based on the presence of inundated areas, apparent high seasonal water tables, and evidence of saturation within 12 inches of the surface (considered the root zone) during sufficient periods during the growing season to provide for anaerobic/hydric soil conditions during soil sampling.

The assessment was completed in accordance with the Army Corps of Engineers (USACE) Wetlands Delineation Manual (January 1987), Routine Determination Method and Northcentral/Northeast supplement. No wetlands were observed on the site which is generally vacant upland forest.

New York State Department of Environmental Conservation (NYSDEC) Article 24 wetlands do not occur on the site. In addition, on April 8, 2026, the New York Supreme Court, Albany County, annulled the regulations promulgated under 6 NYCRR Part 664—the rules governing the classification and jurisdictional determination of freshwater wetlands (Freshwater Wetland Regulations) under the 2022 amendments to the NY Freshwater Wetlands Act, New York Environmental Conservation Law Article 24, which took effect on January 1, 2025. DEC has not yet announced whether it plans to appeal the decision. It has until May 10, 2026, to file a notice of appeal. As a result the NYSDEC has reverted back to the old regulations with regulated wetlands that are mapped. There are no New York State Department of Environmental Conservation (NYSDEC) mapped Article 24 wetlands or Article 15 regulated watercourses on or in the vicinity of the proposed site.

If you need any additional information, please contact me.

Sincerely,

ECOLOGICAL SOLUTIONS, LLC



Michael Nowicki
Biologist

Figure 1 Location Map

