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September 3, 2024

Yoel Binet  
71 Terranova Consultants  
Suffern, New York 10901

Re: 363 Lake Shore Drive, Town of Blooming Grove

Dear Mr. Binet,

The above site currently has a single-family home with the rear yard ending on the shoreline of Merriewold Lake. The proposal is to remove the existing dwelling and construct 2 new homes on the property. The site has about 145 feet of lake shore frontage. I have not personally been on this particular site however there does not appear to be any actual wetlands that exist around the shoreline. The lawns on the property are maintained and if there are any wetland tolerant plants they are confined to a narrow band along the water's edge.

The NYSDEC Environmental Resource Mapper does not show this lake to be under their jurisdiction as a state wetland. This is an important issue because the DEC enforces a 100-foot protective buffer around DEC wetlands. The DEC has a mapping system that clearly highlights which areas are under their control.

Merriewold Lake is under the jurisdiction of the US Army Corps of Engineers. This federal agency does not have any protective buffers that could potentially impact the project. Unless there is a proposal to disturb the lake itself there is no reason or need to involve the ACOE. The ACOE does not have any mapping system that shows the extent of their jurisdiction, they simply claim everything that can be traced to any major river system, in this case it would ultimately be the Hudson River. I could not find any municipal wetland laws that might impact this project. The Soils Survey of Orange County, New York show that this location has Mardin Soils. This is a recognized upland soil.

The limiting factor to the development of this lot is the small overall size of the parcel itself as well as the existing zoning regulations.

Yours truly,



Peter Torgersen