

From: [Lang, Christopher X \(DEC\)](#)
To: [Greg Fleischer](#); [Kelly DeGuzman](#); [Fraatz, Michael R \(DEC\)](#)
Cc: [Shannon Rattigan](#)
Subject: Re: Pre-Application Request - 25 Old Mill Road, Suffern
Date: Monday, February 14, 2022 10:52:29 AM
Attachments: [image001.png](#)
[Outlook-utaci4kp.png](#)

Greg,

The site is separated from our known records of timber rattlesnake occurrences by barriers to snake dispersal, so impacts to this species are not likely.

No further review from DEC regarding timber rattlesnakes is necessary at this time.

Chris Lang

he/him/his

Environmental Analyst, Division of Environmental Permits

New York State Department of Environmental Conservation

21 South Putt Corners Rd, New Paltz, NY 12561

845-256-3096 (p) christopher.lang@dec.ny.gov

www.dec.ny.gov



From: Greg Fleischer <gfleischer@capitalenviro.com>
Sent: Friday, February 11, 2022 9:34 AM
To: Lang, Christopher X (DEC) <Christopher.Lang@dec.ny.gov>; Kelly DeGuzman <kdeguzman@capitalenviro.com>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>
Cc: Shannon Rattigan <srattigan@capitalenviro.com>
Subject: RE: Pre-Application Request - 25 Old Mill Road, Suffern

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Chris,

Good morning. Would you have a few minutes today or Monday to discuss the rattlesnakes mentioned below. Just need your thoughts on the scope of what we should be providing the Department in this case when submitting.

Thank you,

Greg

Greg Fleischer, PWS

Capital Environmental Consultants, Inc.

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From: Lang, Christopher X (DEC) <Christopher.Lang@dec.ny.gov>

Sent: Thursday, August 19, 2021 9:19 AM

To: Kelly DeGuzman <kdeguzman@capitalenviro.com>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>

Cc: Greg Fleischer <gfleischer@capitalenviro.com>; Shannon Rattigan <srattigan@capitalenviro.com>

Subject: Re: Pre-Application Request - 25 Old Mill Road, Suffern

Kelly,

The project site is not within screening distance of any known (to DEC) records of those species. Timber rattlesnakes are the only State-listed species within screening distance for this site, but the site is separated from our known records of the species' occurrence by barriers to snake dispersal, so impacts to this species are not likely.

You may want to contact USFWS if those are federally protected species but again for DEC, we do not have records of bog turtles or northern long-eared bats near this site. Only timber rattlesnake.

Chris Lang

he/him/his

Environmental Analyst, Division of Environmental Permits

New York State Department of Environmental Conservation

21 South Putt Corners Rd, New Paltz, NY 12561

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From: Kelly DeGuzman <kdeguzman@capitalenviro.com>
Sent: Thursday, August 19, 2021 8:58 AM
To: Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>; Lang, Christopher X (DEC) <Christopher.Lang@dec.ny.gov>
Cc: Greg Fleischer <gfleischer@capitalenviro.com>; Shannon Rattigan <srattigan@capitalenviro.com>
Subject: RE: Pre-Application Request - 25 Old Mill Road, Suffern

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Good morning Chris,

I'm following up on Shannon's August 9th email (below) regarding the potential presence of bog turtles and northern long-eared bats within the vicinity of the project site.

Does your office have any information regarding known locations of these species or know habitat locations of these species within the vicinity of the project site? Attached is a site survey for reference. Any help is greatly appreciated.

Thank you,
Kelly

Kelly DeGuzman
Capital Environmental Consultants, Inc.

New Mailing Address and Overnight Shipping:
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From: Shannon Rattigan <srattigan@capitalenviro.com>
Sent: Monday, August 9, 2021 3:53 PM
To: Michael.Fraatz@dec.ny.gov
Cc: Lang, Christopher X (DEC) <Christopher.Lang@dec.ny.gov>; Greg Fleischer <gfleischer@capitalenviro.com>; Kelly DeGuzman <kdeguzman@capitalenviro.com>
Subject: FW: Pre-Application Request - 25 Old Mill Road, Suffern

Michael,

Please see the below email chain regarding the potential presence of bog turtles and northern long-eared bats within the vicinity of the project site (25 Old Mill Road). I see that Chris is out of the office this week and we were wondering if there was any possibility of you or someone in your office providing us with the requested information.

Thank you,
Shannon

Shannon Rattigan
Capital Environmental Consultants, Inc.

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From: Shannon Rattigan <srattigan@capitalenviro.com>
Sent: Monday, August 9, 2021 1:55 PM
To: Lang, Christopher X (DEC) <Christopher.Lang@dec.ny.gov>
Cc: Greg Fleischer <gfleischer@capitalenviro.com>; Kelly DeGuzman <kdeguzman@capitalenviro.com>
Subject: RE: Pre-Application Request - 25 Old Mill Road, Suffern

Chris,

Thank you again for your feedback. As part of the property due diligence, we are analyzing the site for the potential presence of threatened and endangered species. The IPaC species list indicated the potential presence of bog turtles and northern long-eared bats within the vicinity of the project site. Does your office have any information regarding known locations of these species or know habitat locations of these species within the vicinity of the project site? Attached is a site survey for reference. Any help is greatly appreciated.

Thank you,
Shannon

Shannon Rattigan
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From: Lang, Christopher X (DEC) <Christopher.Lang@dec.ny.gov>

Sent: Friday, August 6, 2021 9:22 AM

To: Shannon Rattigan <srattigan@capitalenviro.com>

Cc: Greg Fleischer <gfleischer@capitalenviro.com>; Kelly DeGuzman <kdeguzman@capitalenviro.com>; Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>

Subject: Re: Pre-Application Request - 25 Old Mill Road, Suffern

Shannon & Greg,

Thank you. Given this acreage, the wetlands on or near the project site would meet the 12.4-acre size threshold (eligible wetlands) to be regulated by New York State under Article 24 of Environmental Conservation Law. Eligible wetlands that meet the regulatory criteria but are not shown on the regulatory maps should be afforded the same level of protection as the wetlands that are currently on the regulatory map. Wetlands provide functions and benefits to the people on New York State as outlined in Article 24. All development should be planned to avoid state-regulated wetlands and the 100-foot adjacent areas to the maximum extent