

**APPENDIX C-1
SITE DESCRIPTION**



427 Beach Road a/k/a 10 Ecology Lane, Town of Haverstraw, NY (Section-Block-Lot: 20.20-4-8)

The Project is sited at 427 Beach Road a/k/a 10 Ecology Lane, an approximately 3.24 acre parcel at the intersection of Beach Road and Ecology Lane in the Town of Haverstraw. The parcel is bounded by Beach Road to the east, Ecology Lane to the south, the capped former Haverstraw Town Landfill to the north, and facilities of the Joint Regional Sewer Board of the Town of Haverstraw to the west. There is also one residence adjacent to the southeast. The residence has the benefit of a small driveway easement over Rockland Green's parcel, although the easement is not in the vicinity of the Project. The adjacent residential use is separated from Rockland Green's parcel by a vegetative strip and shrubbery.

The new, partially constructed 15,000 s.f. warehouse is roughly at the center of the parcel. Warehouse parking is located mostly at the southwest corner of the parcel along Ecology Lane, with some additional parking east of the warehouse. There are two more buildings with associated parking at the northwest corner of the parcel—a one-story, 1,800 s.f. office/shop building and a one-story, 1,440 s.f. storage building.

A search of wetland database maps does not show state- or federally regulated wetlands upon the Site. However, there is a marshy area of approximately 0.25 acre at the north/northwestern section of the parcel. The marshy area was labeled "wetlands" on a recent site plan prepared by a consultant for the previous owner. The marshy area is likely a wetland under the jurisdiction of the United States Army Corps of Engineers. **No construction or other operations (e.g., fenced dog runs) will take place upon the marshy/wetland area and the selected Contractor must implement protective institutional controls during construction.** The marshy/wetland area does not impact Site usability, but rather acts as a buffer between the Site and adjacent properties to the north and west. There is also a freshwater tributary that cuts through the very northeastern tip of the Site. Like the marshy/wetland area to the north/northeast, the tributary does not impact the Project.