

From: [Allison Robinson](#)
To: [Farrell, Molly L \(DEC\)](#); [Ron Clapp](#); [Uitvlugt, Michael P CIV USARMY CELRB \(USA\)](#); [Jacobs, Jamie S \(DEC\)](#); [Daniel Gildea](#); [Matthew P. McCort](#)
Subject: RE: Updated Wetland Delineation - RE: Carleton Villa - Site Visit Summary
Date: Monday, June 16, 2025 3:25:42 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[20250616_FINAL_CarletonVilla_WetlandValidation_Memo.pdf](#)

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Piggybacking off my last email – apologies, an extra page made it into that file. Here is the final addendum to the wetland delineation report reflecting changes made during the field visit.

Allison Robinson

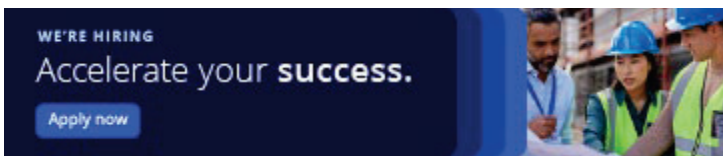
Assistant Project Manager | Natural Resources

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From: Allison Robinson

Sent: Monday, June 16, 2025 12:38 PM

To: Farrell, Molly L (DEC) ; Ron Clapp ; Uitvlugt, Michael P CIV USARMY CELRB (USA) ; Jacobs, Jamie S (DEC) ; Daniel Gildea

Subject: Updated Wetland Delineation - RE: Carleton Villa - Site Visit Summary

Hi all,

Please see the attached updated wetland delineation report for USACE review. Mike – thanks for looking this over and let me know if you need anything else from me. Once we have final design plans and wetland impacts numbers we will submit a PCN as needed.

CED has advised Ron to request the OHWM (using **IGLD 247.3**) from his engineering team and having it added to his design plans so that this can be used when he moves forward with permitting the dock.

Jamie – we never received a response from the central office for the Parcel JD request and I’m wondering if you would be able to provide a JD response using the attached info given that NYSDEC is not taking jurisdiction. If you need additional info from me, feel free to email me separately and I will provide additional information.

Ron is hoping to get the documentation from USACE and NYSDEC ASAP to submit to the town board. Would you be able to provide a rough timeline for when you will be able to provide the requested documentation?

I really appreciate your guidance on this and thanks again for taking the time to complete a site visit with us! We can send a hard copy of the map if necessary – just let me know.

Thanks,

Allison Robinson

Assistant Project Manager | Natural Resources

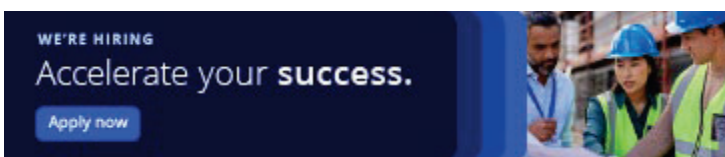
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From: Farrell, Molly L (DEC) <Molly.Farrell@dec.ny.gov>

Sent: Thursday, May 29, 2025 8:56 AM

To: Allison Robinson <allison.robinson@collierseng.com>; Ron Clapp <rc@carletonvilla.com>; Uitvlugt, Michael P CIV USARMY CELRB (USA) <Michael.P.Uitvlugt@usace.army.mil>; Jacobs, Jamie S (DEC) <jamie.jacobs@dec.ny.gov>

Subject: RE: Carleton Villa - Site Visit Summary

This Message originated outside your organization.

Hi Allison,

Thank you for providing this summary of our meeting. I wanted to take a minute to clarify a few things regarding DEC jurisdiction.

Regarding docking, a docking facility that was removed seasonally would still need to comply with the exempt activities list for Docks, Moorings, and Platforms permits. As the bays on Carleton Island are not state-owned land under the water, any permit application would require the signature of all the people who share ownership of the bay. The area of a docking facility encompasses the entire square-footage encompassed by the docks, not just the square-footage of the docks themselves. To be an exempt activity, your square-footage would need to be under 4,00sf. You also cannot dock more than 5 boats. I sent Ron a link to information about this type of Protection of Waters permits. Regarding SPDES and Water Withdrawal permit requirements – I sent Ron Rachel Bernat's contact information, as she is a person in our Division of Water who can help you determine if you will need a Water Withdrawal Permit. She may direct you to someone else to discuss SPDES permits, but regardless, Rachel will be able to help you. I mentioned the basic thresholds for those permit types

while we were on site, but without more information about the specs of Ron's proposed systems, it is impossible to give a definitive answer. Rachel's number is: 315-785-2515 and her email address is: Rachel.bernat@dec.ny.gov.

Also, the ramp that was installed on the south side of the property is partially within our jurisdiction, which is technically, a violation. As you mentioned in your email, any work within the bed and banks of the river is within our jurisdiction and requires coordination with DEC prior to beginning construction. I just wanted to re-iterate that here, to help avoid future violations.

Regarding wetland determinations – it looks like you put in a JD request for this parcel. Have you received a JD letter yet? If not, I would recommend following the consultant option. Jamie can help you navigate that. We do not send out wetland jurisdiction determinations without documentation (which is what the consultant option provides). I think there was some confusion between what Mike was intending to do and what Jamie and I were intending to do regarding jurisdictional determinations, so I wanted to clarify that.

Please let us know if you have any additional questions and thank you again, for your summary.

Molly

MOLLY L. FARRELL (she, her, hers)

Environmental Analyst

Multi-Agency EAP Coordinator for the Watertown/Ogdensburg Region

New York State Department of Environmental Conservation

Region 6 Watertown | Division of Environmental Permits

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From: Allison Robinson <allison.robinson@collierseng.com>

Sent: Thursday, May 29, 2025 8:27 AM

To: Ron Clapp <rc@carletonvilla.com>; Uitvlugt, Michael P CIV USARMY CELRB (USA) <Michael.P.Uitvlugt@usace.army.mil>; Farrell, Molly L (DEC) <Molly.Farrell@dec.ny.gov>; Jacobs, Jamie S (DEC) <jamie.jacobs@dec.ny.gov>

Subject: Carleton Villa - Site Visit Summary

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Hi all,

Here is a summary of key points from our site visit to Carleton Villa on May 21st, 2025.

- Wetland boundaries were modified in the field and new GPS points were collected. The overall size of the wetland was reduced.
- Ordinary High Water Mark will be added to the wetland delineation report for the St. Lawrence River Banks. Mike instructed us to use 247.3 IGLD.
- Mike mentioned some additional updates to the wetland delineation report, specifically with regards to the habitat descriptions accompanying some of the photos.
- The Wetland Delineation Report will be updated accordingly and submitted with our permit applications.
- A map of the wetland delineation will be provided to USACE for confirmation that the new boundaries match those established by Mike in the field.
- NYSDEC will not be taking jurisdiction over the wetland, and therefore an Article 24 Freshwater Wetlands Permit is not necessary.

- Ron is opting to assume the wetland is federally jurisdictional to cut down on timelines associated with requesting a formal JD and will apply for the appropriate nationwide permit.
- NYSDEC recommends initiating coordination for a SPDES permit ASAP.
- NYSDEC recommends initiating coordination before any work is to occur near the banks of the St. Lawrence, as their jurisdiction extends to top-of-bank.
- A dock permit would not be required for a temporary dock. A permanent dock will require sign off by property owners along the bay to obtain the permit.
- Both USACE and NYSDEC agreed to provide documentation regarding their jurisdictional opinions about the wetland on site.

Please let me know if you have any additional comments or key points you would like to add to this list. We would appreciate documentation from both USACE/NYSDEC regarding their decisions/opinion about the jurisdictional status of the wetland.

Thank you again for taking the time to join us on site!

Allison Robinson

Assistant Project Manager | Natural Resources

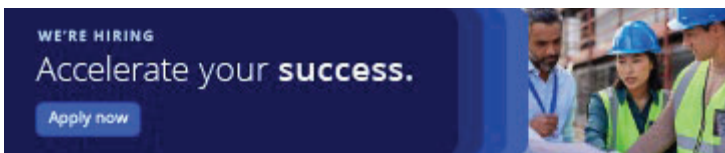
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