

SITE INVESTIGATION
For
WETLANDS and WATERS of the U.S.

For
TRADITIONS RESORT & CASINO
PROJECT AREA

Prepared By

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INTRODUCTION

This report presents the results of a study of potential jurisdictional wetlands and waterways located within the project boundary on a parcel of land in Broome County, New York. The parcel in question was a golf course and has had alterations associated with that use. The scope of the study includes collection of vegetation, hydrology and soils data to determine the presence of waters of the United States within the boundaries of the planned disturbed area of the project. Observations were made concerning the vegetation, hydrology and soils of the area and the findings documented on Field Data Sheets in accordance with U.S. Army Corps of Engineers guidelines for wetland identification and delineation and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region January 2012. Robert W. Williams conducted the study.

SCOPE

Barnes Williams Environmental Services, LLC (BWES) performed a study of potential jurisdictional wetlands on a parcel of land in the Town of Union, Broome County, New York (see attached Figure 1). The parcel is presently the Traditions Resort (the former IBM Homestead Golf Course (now closed), associated buildings and parking areas. The entire parcel was easily accessible and was visually examined for potential wetland areas. BWES previously examined the site in 2005. Since the 2005 examination of the site the golf course has been closed but little change has taken place in the project area.

RESULTS

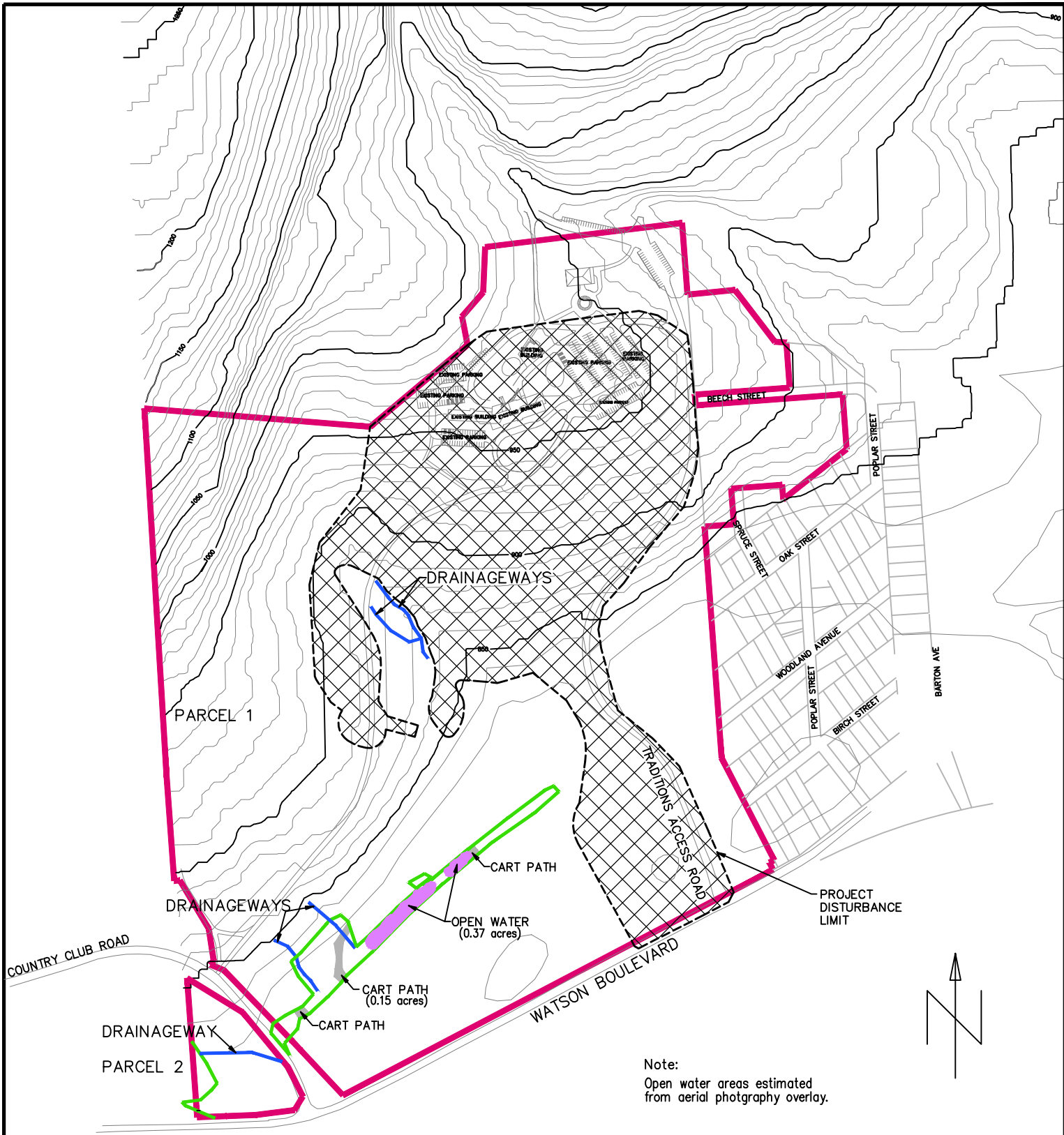
An examination of available data including aerial photographs, topographic maps, NWI maps, soil surveys and the 2005 site examination data and a physical site inspection were used in assessing the potential for the presence of wetlands. The topography of the area can be described as follows. The northern part of the parcel consists of steep slopes falling away toward the Susquehanna River, while the southern part is primarily flat (Photographs 1-4). According to the Broome County Soils Survey the potential for hydric soils (Wayland Wd) exists only in 1 small area in the flatter area away from the proposed project area. The most recent NWI map does not identify any NWI wetland areas on the subject parcel (NWI aerial Figure 2 attached). The 2005 site survey identified wetland areas in the flatter area at the base of the slope (see attached Figure 1). These previously identified areas were surveyed again during the current investigation to confirm the previous findings.

The soils survey (Soil Survey Broome County, New York) show that the soils on the parcel in the project area are primarily Unadilla silt loam (0-5%, 5-15% slope), Middlebury silt loam, Canaseraga silt loam (3-8%, 8-15% slope), Wallington silt loam, Tioga silt loam and Dalton silt loam (8-15% slope) (Figure 3). These non-hydric soils areas were walked over and examined for vegetation or hydrology indicators of wetlands and other waters of the U.S.

According to the 1971 soil survey map for the area, the intermittent stream which crosses the larger parcel used to cross under Country Club Road onto the smaller parcel: then turn south and pass under Watson Boulevard. Sometime since 1971, the date of the soil survey, the intersection of Watson Boulevard and Country Club Road has been changed. Fill was brought in and the roadbed was raised. The drainage (man made) from the parcel flows westward, turns south and exits under Watson Boulevard. The 2005 NWI designation for an area on the parcel was PUBFx (palustrine unconsolidated bottom semi permanently flooded excavated). The area was in fact a lateral water hazard on the golf course. Sometime during the development of the golf course the stream was made into a lateral water hazard by widening and regrading the bottom so that it retains water. Parts of the stream had been put into culverts and drainage tiles that run under the fairways. This area will not be changed or impacted as part of the planned project.

CONCLUSION

The potential jurisdictional areas previously identified (2005) and confirmed during this field investigation will not be impacted by the planned project. Based on the results of the available information search, the site inspection and the survey, no areas within the project area (see attached Figure 1) demonstrate the criteria to be considered as jurisdictional wetlands or waterways.



Note:
Open water areas estimated
from aerial photography overlay.

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Drawing Title:
**WETLANDS BOUNDARIES
& OPEN WATER AREAS**
Project:
**TRADITIONS RESORT
& CASINO**

Base Map:Urda Engineering, PLLC
Scale (approx.):1 inch=500 feet
Legend:
— = Project Boundary
— = Survey Wetland Bdy
— = Open Water Area
Sponsor:
**WALSH AND SONS
CONSTRUCTION CORP.**

FIGURE NO.

1

June 26, 2014



U.S. Fish and Wildlife Service National Wetlands Inventory

Traditions
Casino/Resort

Jun 25, 2014



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

Figure 2



Photograph 1. This area is next to Watson Blvd. The photograph was taken looking west from the approximate location of the new proposed entry road. The soils are Unadilla silt loam. This is an upland area.



Photograph 2. This photograph is looking northwest across former fairways toward wooded area west of hotel. Soils are Unadilla silt loam (5-15% slope). This is an upland area.



Photograph 3. Photograph taken looking north along east side of entry road. The area is a former golf course fairway. Soils are Unadilla silt loam and Middlebury soil. This area in the foreground will not be impacted by the project. The area on the hillside (background) will be part of the project. This is an upland area.



Photograph 4. Photograph taken looking south into wooded area to be cleared for parking. This is a typical northeast forest area. The trees are primarily white pine (*Pinus strobus*), white ash (*Fraxinus Americana*), red oak (*Quercus rubra*) and red maple (*Acer rubrum*). Seen in the herbaceous understory on the right side of the photograph are mayapples (*Podophyllum peltatum*). These plants are upland species (Facu) except for the red maple which is fac6. This area is an upland.