

EXHIBIT 5
WETLANDS REPORT



Evans Associates

Environmental Consulting, Incorporated

WETLANDS DELINEATION REPORT

DATE: May 13, 2003

PROPERTY: Westchester University
Town of Mount Pleasant, Westchester County, New York



Wetlands on the above captioned property were delineated in accordance with the local code of the Town of Mount Pleasant and the technical criteria in the 1987 Army Corps of Engineers (ACOE) Wetland Delineation Manual (TR-Y-87-1). The field delineation was conducted during several site visits in mid-April, 2003 by a field biologist and a soil scientist of Evans Associates Environmental Consulting, Inc. (Evans Associates). There are no New York State Department of Environmental Conservation (NYSDEC) wetlands on or adjacent to the subject property. In addition to regulating the wetland itself the Town also regulates a 50 foot wetland buffer. There is no wetland buffer regulated under Federal jurisdiction.

The approximately 164 acre site is located on the west side of Columbus Avenue, the north side of Stevens Avenue and the west side of West Lake Drive. Most of the uplands on the site consist of a young mixed deciduous forest with a significant number of exotic, invasive shrub and vine species such as multiflora rose (*Rosa multiflora*), Tartarian honeysuckle (*Lonicera tatarica*), Japanese barberry (*Berberis thunbergii*) and Asiatic bittersweet (*Celastrus orbiculata*). There are also a large area that is comprised of a combination of barren land and old fields in the northeast portion of the site. The southeast and eastern portions of the site are within the Kensico Basin and the central and western portions of the site are within the Bronx River Basin.

The field assessment identified six wetlands on the site. The wetland/upland boundaries were flagged with sequentially numbered orange flagging with the words "Wetland Boundary". The flags were then surveyed located by a licensed surveyor from John Meyer Consulting. For purpose of discussion the wetlands will be referenced based on the flagging sequences used for that particular wetland. All of the wetlands are regulated by the Town of Mount Pleasant. Wetland A/B, Wetland C/D, Wetland E/F and Wetland G are regulated by the ACOE. Wetland H and Wetland I are hydrologically isolated and are not under the jurisdiction of the ACOE.

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Wetland C/D, Wetland G and Wetland H are within the Kensico drainage basin and Wetland A/B, Wetland E/F and Wetland I are within the Bronx River drainage basin. The vegetation, soils and hydrology of each of the wetlands are described below.

DESCRIPTION OF INDIVIDUAL WETLANDS

Wetland A/B Wetland A/B is a mostly forested wetland corridor that is associated with a small south flowing stream that occupies the west central portion of the site. Flags A-1 to A-49 and B-1 to B-81 delineate the boundaries of this wetland. The wetland starts where several springs flow from a hillside in the north central portion of the site. The wetland corridor continues south to a small constructed pond that is adjacent to the north side of a road.

Vegetation in the forested portion of the wetland includes red maple (*Acer rubrum*) and black willow (*Salix nigra*) trees and saplings, spicebush (*Lindera benzoin*) and multiflora rose shrubs along with sensitive fern (*Onoclea sensibilis*) and skunk cabbage (*Symplocarpus foetidus*). There are two areas in the north portion of the wetland that are open canopy areas that are dominated by emergent species. Vegetation in the emergent portions of Wetland A/B include tussock sedge (*Carex stricta*), cattails (*Typha latifolia*), sensitive fern, arrow-leaf tearthumb (*Polygonum sagittatum*), sweet flag (*Acorus calamus*) and soft rush (*Juncus effusus*) along with some red maple saplings. The soils in Wetland A/B are very poorly drained Sun mucky silt loam in the central portion of the wetland and poorly drained Leicester loam in the exterior and narrower portions of the wetland. Sun and Leicester soils have aquic moisture regimes and are listed locally and nationally on hydric soils lists. The wetland is primarily sustained by interception of the regional underlying groundwater table evidenced by the presence of springs and seeps. Evidence of wetland hydrology includes buttressed tree roots, active springs, ponded water and saturated soils.

Wetland C/D Wetland C/D is a forested wetland corridor that is associated with a small south flowing stream that occupies the southeast portion of the site. Flags C-1 to C-40 and D-1 to D-10 delineate the boundaries of this wetland. The wetland starts where several springs flow from a hillside in the east central portion of the site. The wetland corridor continues south to a culvert at the south property boundary at Stevens Avenue.

Vegetation in the forested wetland corridor includes red maple trees and saplings, spicebush, highbush blueberry (*Vaccinium corymbosum*) and silky dogwood (*Cornus amomum*) shrubs along with tussock sedge, arrow-leaf tearthumb and soft rush. The soils in Wetland C/D are poorly drained Leicester loam. The wetland is primarily sustained by interception of the regional underlying groundwater table evidenced by the presence of springs and seeps. Evidence of

wetland hydrology includes buttressed tree roots, active springs, ponded water and saturated soils.

Wetland E/F Wetland E/F is a short section of a small stream that crosses the southwest corner of the site. Wetland E/F is delineated by flags E-1 to E-10 and F-1 to F-9. Vegetation in the wetland includes sycamore (*Platanus occidentalis*) trees, multiflora rose and spicebush shrubs along with some skunk cabbage and sweet flag. The soils in the wetland are poorly drained Fluvaquents. The wetland is primarily sustained by inundation from the stream at times of high flow. Evidence of wetland hydrology includes buttressed tree roots, sediment deposits and saturated soils.

Wetland G Wetland G is a small section of a spring fed wetland that is located just north of Stevens Avenue in the southeast corner of the site. Wetland G is delineated by flags G-1 to G-7. At the time of the field delineation there was a fairly significant amount of flow emanating from a single spring. The spring only flows for a short distance on the site before passing under Stevens Avenue and ultimately draining to the Kensico Reservoir which is about 1500 feet south of the site. Vegetation in Wetland G includes red maple trees and saplings along with Tartarian honeysuckle and multiflora rose shrubs. The soils in the wetland are poorly drained Ridgebury loam. The wetland is primarily sustained by interception of the regional underlying groundwater table evidenced by the presence of the spring. Evidence of wetland hydrology includes buttressed tree roots, an active spring and saturated soils.

Wetland H Wetland H is a small, hydrologically isolated wetland that located in the south central portion of the site, just north of Stevens Avenue. Wetland H is delineated by flags H-1 to H-10. Vegetation in Wetland H includes red maple trees and saplings, spicebush and multiflora rose shrubs, soft rush along with poison ivy (*Toxicodendron radicans*) and grape (*Vitis sp.*) vines. The soils in the wetland are poorly drained Ridgebury loam. The wetland is sustained by a combination of interception of the regional underlying groundwater table and surface drainage from the surrounding uplands. Evidence of wetland hydrology includes buttressed tree roots, water stained leaves and saturated soils.

Wetland I Wetland I is a very small, hydrologically isolated wetland situated on a "bench" on the hillside that located in the west central portion of the site. Wetland I is delineated by flags I-1 to I-4. Vegetation in Wetland I includes spicebush shrubs. The soils in the wetland are poorly drained Ridgebury loam. The wetland is sustained by a combination of interception of the regional underlying groundwater table and surface drainage from the surrounding uplands. Evidence of wetland hydrology includes buttressed tree roots, water stained leaves and saturated soils.