

Peacock Glen Subdivision Wetland Mitigation Project



Client: Pioneer Savings Bank
21 2nd Street
Troy, New York 12180

Description: Bagdon Environmental successfully obtained U.S. Army Corps of Engineers, Section 404 permit authorization, including an enforcement compliance settlement, for the partially developed Peacock Glen residential subdivision site in Saratoga County. The enforcement action resulted from a developer disturbing six acres of federally regulated wetlands without a permit. The developer defaulted on a bank loan prior to completion of the subdivision. The bank, which foreclosed on the loan, was held liable for the previous wetland disturbance. This project involved:

- Delineation of existing wetlands.
- Determination of disturbed wetlands from partial site development.
- Locating an offsite wetland mitigation area.
- Designing on-site and off-site mitigation plans.
- Preparing a federal wetland permit application.
- Assisting in negotiating a compliance settlement for previous wetland impacts.

Authorization was granted by the U.S. Army Corps of Engineers for up to ten acres of additional fill in wetlands on the site with appropriate mitigation. The Army Corps of Engineers deemed both the on-site and off-site mitigation areas successful within three years of construction. The establishment of a $3 \pm$ acre off-site mitigation wetland was successful in the first year and has since been used by the Army Corps of Engineers as a reference wetland for successful mitigation.