



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT  
1 BUFFINGTON ST. BLDG 10, 3<sup>RD</sup> FL N  
WATERVLIET NY 12189-4050

CENAN-OP-RU

October 3, 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,<sup>1</sup> NAN-2024-00555-URA.<sup>2</sup>

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.<sup>3</sup> AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.<sup>4</sup>

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),<sup>5</sup> the 2023 Rule as amended,

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<sup>1</sup> While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

<sup>2</sup> When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

<sup>3</sup> 33 CFR 331.2.

<sup>4</sup> Regulatory Guidance Letter 05-02.

<sup>5</sup> USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

- i. Wetland B, non-jurisdictional

2. REFERENCES.

- a. “Revised Definition of ‘Waters of the United States,’” 88 FR 3004 (January 18, 2023) (“2023 Rule”)
- b. “Revised Definition of ‘Waters of the United States’; Conforming” 88 FR 61964 (September 8, 2023))
- c. *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023)

3. REVIEW AREA. Review area is located on a 1.65-acre portion of a 20.98-acre parcel in the Town of Queensbury, Warren County, New York, and centered at 43.26854, -73.67839.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. Wetland B does not have a continuous surface connection to any TNWs, territorial seas, or interstate waters.<sup>6</sup>

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. Wetland B does not have a flowpath to any TNWs, territorial seas, or interstate waters.

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<sup>6</sup> This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

6. SECTION 10 JURISDICTIONAL WATERS<sup>7</sup>: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.<sup>8</sup> N/A
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
  - a. Traditional Navigable Waters (TNWs) (a)(1)(i): N/A
  - b. The Territorial Seas (a)(1)(ii): N/A
  - c. Interstate Waters (a)(1)(iii): N/A
  - d. Impoundments (a)(2): N/A
  - e. Tributaries (a)(3): N/A
  - f. Adjacent Wetlands (a)(4): N/A
  - g. Additional Waters (a)(5): N/A

## 8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

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<sup>7</sup> 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

<sup>8</sup> This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

- a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).<sup>9</sup> N/A
  - b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water). Wetland B is a non-tidal, emergent wetland located within a concave topographic feature immediately surrounded by upland forest. There is no continuous surface connection to the Hudson River, the nearest TNW. The closest potentially jurisdictional aquatic resource is located at least 500 feet away.
9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.
- a. A site visit was conducted on September 25, 2024, by representatives of USACE, Benjamin Ranelli and Adam Labatore.
  - b. Wetland delineation map entitled, “Wetland Delineation Map of Palmer Drive,” sheet WL-1, prepared by Environmental Design Partnership, dated June 19, 2024, and last revised September 25, 2024.
  - c. Wetland Delineation Data Forms – Northcentral and Northeast Region, dated June 12, 2024, provided by the applicant’s agent with the JD submittal, dated June 19, 2024.
  - d. Site location map entitled, “Site Location Map Lands of JP Gross – Palmer Drive,” prepared by Environmental Design Partnership, dated June 18, 2024.
  - e. Soil survey map entitled, “Soil Survey Map Lands of JP Gross – Palmer Drive,” prepared by Environmental Design Partnership, dated June 18, 2024.

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<sup>9</sup> 88 FR 3004 (January 18, 2023)

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SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), NAN-2024-00555-URA

- f. New York State Department of Environmental Conservation aquatic resources map entitled, "NYSDEC Mapped Aquatic Resources Lands of JP Gross – Palmer Drive," prepared by Environmental Design Partnership, dated June 18, 2024.
- g. National Wetland Inventory map entitled, "NWI Mapped Aquatic Resources Lands of JP Gross – Palmer Drive," prepared by Environmental Design Partnership, dated June 18, 2024.
- h. FEMA flood hazard map entitled, "FEMA Flood Hazard Areas Lands of JP Gross – Palmer Drive," prepared by Environmental Design Partnership, dated June 18, 2024.
- i. Ground level site photographs provided by the applicant's agent with the JD request submittal.

10. OTHER SUPPORTING INFORMATION. N/A

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.





## Site Location Map Lands of JP Gross – Palmer Drive

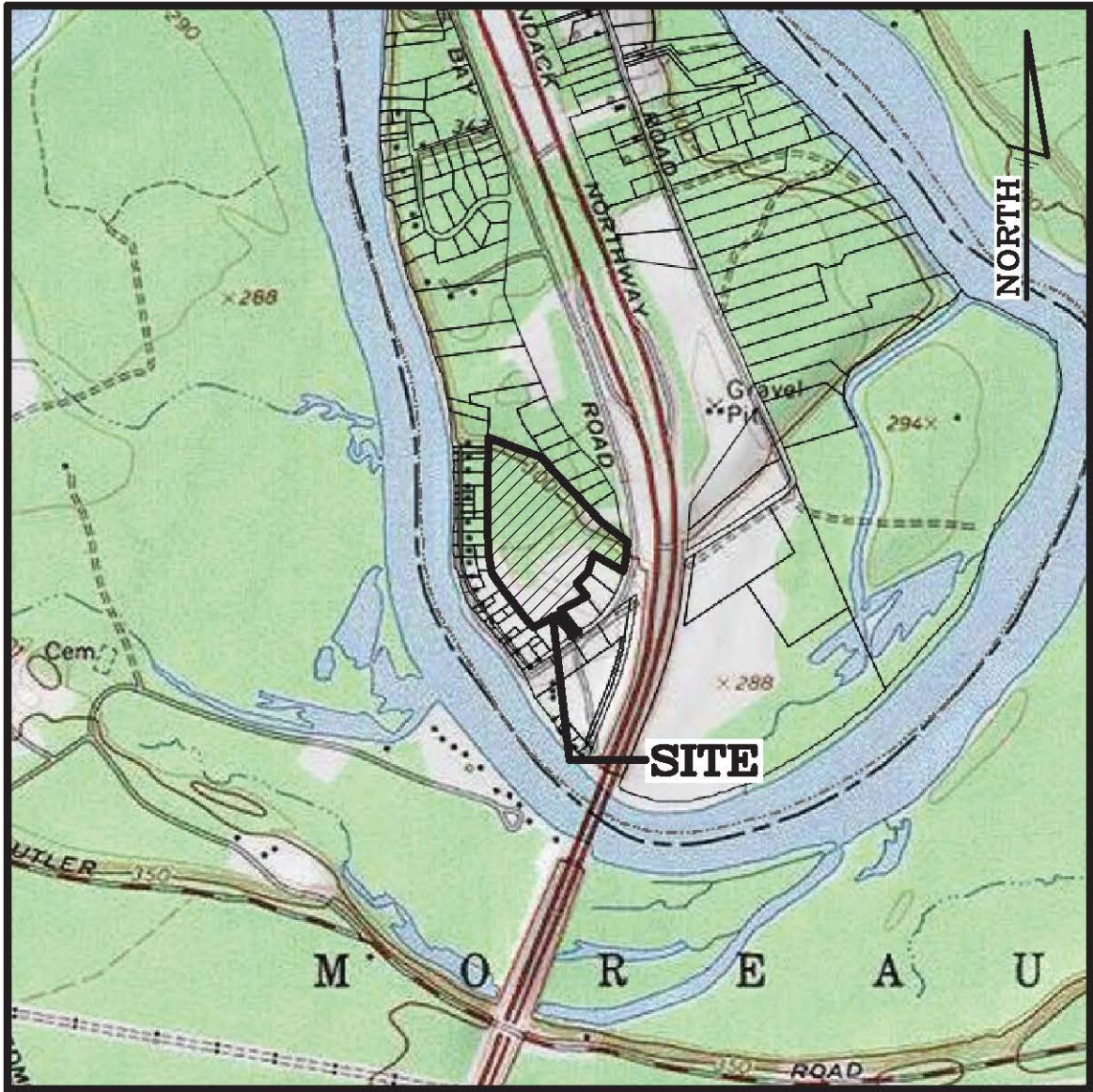
Town of Queensbury  
Source: USGS TopoView

Warren County

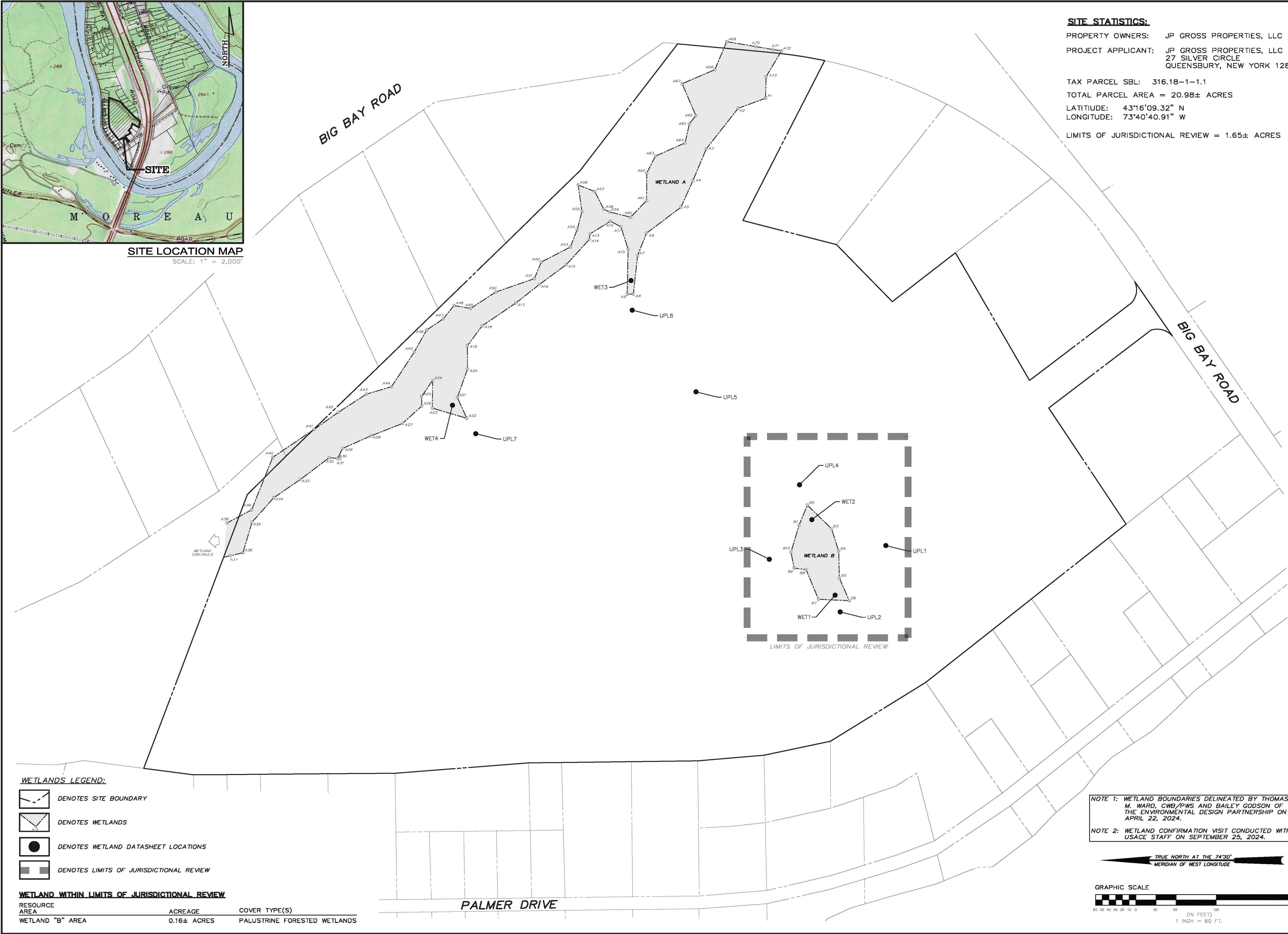
The Environmental  
Design Partnership, LLP  
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Figure 1





**SITE LOCATION MAP**  
SCALE: 1" = 2,000'



**WETLANDS LEGEND:**

- DENOTES SITE BOUNDARY
- DENOTES WETLANDS
- DENOTES WETLAND DATASHEET LOCATIONS
- DENOTES LIMITS OF JURISDICTIONAL REVIEW

**WETLAND WITHIN LIMITS OF JURISDICTIONAL REVIEW**

RESOURCE AREA	ACREAGE	COVER TYPE(S)
WETLAND "B" AREA	0.16± ACRES	PALUSTRINE FORESTED WETLANDS

**SITE STATISTICS:**

PROPERTY OWNERS: JP GROSS PROPERTIES, LLC  
PROJECT APPLICANT: JP GROSS PROPERTIES, LLC  
27 SILVER CIRCLE  
QUEENSBURY, NEW YORK 12804  
TAX PARCEL SBL: 316.18-1-1.1  
TOTAL PARCEL AREA = 20.98± ACRES  
LATITUDE: 43°16'09.32" N  
LONGITUDE: 73°40'40.91" W  
LIMITS OF JURISDICTIONAL REVIEW = 1.65± ACRES

**WETLAND DELINEATION MAP OF  
PALMER DRIVE  
JP GROSS PROPERTIES, LLC**

DRAWN BY	MLH
CHECK BY	XXX
ESP PROJECT NUMBER	XXX
REVISIONS PER INFORMATION RECEIVED	06/25/24 MLH
REVISIONS PER COMMENTS	06/25/24 MLH

REVISION	DATE	BY
REVISIONS PER INFORMATION RECEIVED	06/25/24	MLH
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REVISIONS PER INFORMATION RECEIVED	06/25/24	MLH
REVISIONS PER COMMENTS	06/25/24	MLH

NOTE 1: WETLAND BOUNDARIES DELINEATED BY THOMAS M. WARD, CWB/PWS AND BAILEY GODSON OF THE ENVIRONMENTAL DESIGN PARTNERSHIP ON APRIL 22, 2024.

NOTE 2: WETLAND CONFIRMATION VISIT CONDUCTED WITH USACE STAFF ON SEPTEMBER 25, 2024.

TRUE NORTH AT THE 74°30' MERIDIAN OF WEST LONGITUDE

