

CONTENTS			
October 21, 2014			
<u>AGENDA PACKET</u>			
	CAL#	PAGE(S)	
AGENDA		2	
POPOLI/SICURANZA	8-02PB	3-4	
<i>Request for Extension of Time</i>		4	
ROZO-GIL	71-11WP	5 - 6	
<i>Request for Extension of Time</i>		6	
397 SMITH RIDGE ROAD (LEWISBORO SELF STORAGE)	115-12WP	7 - 8	
<i>Request for Extension of Time</i>		8	
PINHEIRO SUBDIVISION	1-14PB	9 - 28	
<i>Cronin Engineering Response to 8/13/14 Kellard Sessions Memo</i>		10 - 11	
<i>Stephen Colmenan Response to 8/13/14 Kellard Sessions Memo</i>		12 - 16	
<i>Wetland Buffer Monitoring & Maintenance Plan 9/24/14</i>		17 - 20	
<i>EAF</i>		21 - 24	
<i>Public Hearing Notice</i>		25	
<i>Kellard Sessions Memo 10/15/14</i>		26 - 28	
OAKRIDGE CONDOMINIUM ASSOCIATION - POOL & RECREATION	7-14PB	29 - 61	
<i>Application for Waiver of Site Development Plan Procedures</i>	50-14WP	30 - 34	
<i>Response to 8/13/14 Kellard Sessions Memo</i>	7-14SW	35 - 37	
<i>EAF</i>		38 - 41	
<i>MS\$/SWPPP</i>		42 - 43	
<i>NOI</i>		44 - 57	
<i>Kellard Sessions Memo 10/15/14</i>		58 - 60	
<i>CAC Memo 10-14-14</i>		61	
SHELBY WHITE	6-14PB	62 - 77	
<i>Application and Plans</i>	65-14WP	63 - 72	
<i>Kellard Sessions Memo 10/15/14</i>		73 - 76	
<i>CAC Memo 10-10-14</i>		77	
MC CAFFREY FAMILY PARTNERSHIP	68-14WP	78 - 90	
<i>Application</i>		79 - 83	
<i>ZBA Resolution</i>		84 - 86	
<i>Kellard Sessions Memo 10/15/14</i>		87 - 90	
<i>CAC Memo 10/15/14</i>		91	
JAMES SANDLER	4-14WV	92- 116	
<i>Application</i>	69-14WP	93 - 97	
<i>Survey</i>		98	
<i>Wetland Report</i>		99 - 114	
<i>Kellard Sessions Memo 10/15/14</i>		115 - 116	
OAKRIDGE GARDENS	6-02PB	117 - 119	
<i>Request to appear on agenda</i>		118 - 119	

TOWN OF LEWISBORO
Westchester County, New York



Planning Board
PO Box 725
Cross River, New York 10518

Tel: (914) 763-5592
Fax: (914) 763-3637
Email: planning@lewisborogov.com

AGENDA

Tuesday, October 21, 2014

Cross River Plaza, Cross River

Note: Meeting will start at 7:30 p.m. and end at or before 11:30 P.M.

I. PUBLIC HEARING

Pinheiro Subdivision, 930 Old Post Road (Route 35), Cross River – Application for Finals Subdivision Plat Approval - two lot subdivision - Cal # 1-14PB

II. DECISION

Rudolph C. Petruccelli, Oscaleta Road, South Salem, New York - Application for Subdivision Plat Approval and Wetland Activity Permit Approval to permit the construction of a three bedroom, single-family residence and associated deck, porch, driveway, walkway, landscaping, septic system, potable well, fencing and stormwater facilities - Cal # 8-12PB and Cal# 61-09 WP

III. REQUEST FOR EXENSION OF TIME

Pasquale Popoli & Angelo Sicuranza, 1437 Route 35, South Salem – Final Subdivision Plat Approval - Request for extension of time to meet requirements of amended approval resolution dated September 28, 2010 - Cal# 8-02 PB

Tatiana Roza Gil, 1 Glen Drive, Vista – Cal# 3-11WV – Request for extension of time to meet requirements of Wetland Implementation Permit, Permit # 71-11WP

397 Smith Ridge, LLC, Smith Ridge Road, Vista – Wetland Activity Permit, Cal# 115-12WP

IV. SITE WALK REPORT

J2 Boniello Builders – Property fronting Bouton Road – Application for Wetland Activity Permit Approval to construct a single family residence serviced by a septic system and drilled well – Cal# 39-14WP

V. PROJECT REVIEW

Oakridge Condominium Association – 400 Oakridge Drive, South Salem – Applications for Waiver of Site Development Plan Procedures, Wetland Activity Permit Approval and Stormwater Permit Approval to replace existing pool deck and underground drainage system; demolish a portion of existing tennis court; resurface remaining portion of existing tennis court and portions of existing sidewalk; install a picnic grove, asphalt sidewalk, pergolas and landscape areas – Cal# 7-14PB, Cal# 50-14WP, Cal# 7-14SW

VI. SKETCH PLAN REVIEW

Shelby White, 199 Elmwood Road, South Salem – Applications for Sketch Plan Review - Lot Line Change and Wetland Activity Permit Approval – Cal# 6-14PB and Cal# 65-14WP

McCaffrey Family Partnership, 22 Perch Bay Road, Waccabuc – Application for Wetland Activity Permit Approval to build a lakeside cabana – Cal# 68-14WP

VII. WETLAND VIOLATION

James Sandler, 28 Lake Street, Goldens Bridge – Application for Wetland Activity Permit Approval for a residential addition, removal of asphalt driveway, and installation of gravel driveway/walkway – Cal#4-14WV and Cal# 69-14WP

VIII. DISCUSSION

Oakridge Gardens (Smith Ridge Housing, LLC, owner of record), NYS Route 123, Vista – Cal# 6-02PB

Sprint Nextel (Sprint), applicant (American Towers, Inc., owner of record), South NYS 35 & West Route 123, South Salem, NY – Equipment Upgrade – Correction to 9-16-14 Resolution - Cal# 4-14PB

IX. CORRESPONDENCE AND GENERAL BUSINESS

X. MINUTES OF October 7, 2014

POPOLI/SICURANZA

Cal# 8-02PB



DE LALLA & ASSOCIATES, LLC.
Landscape Architects

September 9, 2014

Mr. Jerome Kerner
Chairman, Planning Board
Cross River Shopping Center @
Orchard Square
Suite L/Lower Level
Cross River, NY 10518

Re: Popoli/Sicuranza Subdivision
NYS Route 35
South Salem, NY 10590
(Sheet 40, Block 10552, Lots 3, 4 & 5)

Dear Mr. Kerner,

I am writing to request an additional 90 day extension of time for the Final Subdivision Plat Approval granted by the Planning Board on December 8, 2009. The applicants need additional time to complete work related to construction of the common driveway/private lane. Therefore we are requesting the application be placed on the next agenda of Planning Board to consider this request.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,



James A. DeLalla, RLA

Cc: Mr. Pat Popoli
Mr. Angelo Sicuranza
Michael Sirignano Esq.

ROZO-GIL

**Cal# 3-11WV and
Cal# 71-11WP**

From: rsal50@earthlink.net
To: Lpisera@lewisborogov.com
Cc: tatiana_rozo@hotmail.com
Subject: wetland permit
Date: Wednesday, October 15, 2014 10:30:33 AM

Ms Pisera,

We apologize for not getting back to you sooner. The most important part of the project was completed last week, the rain garden. In fact most of the work was done for some time but we had to wait for delivery of the trees and perennials. We are delighted to say, everything looks perfect. Also, we have started to clean the driveway of the invasive brush and have cleared pre existing debris from the front of the driveway (along Glen Drive). We were hoping to extend the permit to start construction on the proposed pillars and short wall with the plantings to follow. While the rain garden was an easy access location with only moderate weed and invasive brush, the driveway is the exact opposite. There is extensive weed and invasive species throughout the area in addition to NYSEG and Verizon equipment and lines. Upon completion of the wall, we will clean the area of the boundless weed and invasive growth to allow the proposed plantings to flourish.

Our need for the extension is simply financial and availability. It seems the only landscapers available during the season want to charge exceedingly more than the job should be, and the ones that are reasonably priced are too busy. I expect this to change when the weather breaks and the area landscapers slow down. We have just contracted with a mason who gave an estimate of half of the 3 previous quotes, basically because he is not busy.

We were hoping for an extension that would take us into the spring, which would be optimal for the plantings. Please realize other than the pillars/walls and seasonal cleanup, there will be no activity in the area during the winter months.

Thank you for your time and consideration. Please let us know if there are any questions or if we can provide any further information.

Sincerely

**397 SMITH RIDGE
ROAD
(LEWISBORO SELF
STORAGE)**

Cal# 115-12WP

October 14, 2014

Honorable Jerome Kerner Chairman, and Members of the Planning Board
Town of Lewisboro
Cross River Shopping Center
@ Orchard Square
Suite L (Lower Level)
20 North Salem Road
Cross River, NY 10518

Re: Self Storage Facility
397 Smith Ridge Road

Dear Chairman Kerner and Members of the Planning Board:

Please consider this request to the Planning Board for an extension of Wetlands Permit #115-12WP, regarding the property known as 397 Smith Ridge Road, Lewisboro, NY. The wetlands permit is due to expire on November 16, 2014.

In accordance with Town Code Section 217-9F(5) of the Wetland Law the following information is provided:

- (a) As of this date, no on-site work of any kind has begun. It is anticipated that site work would begin during Fall 2014.
- (b) An extension of Wetlands Permit #115-12WP would coincide with the issuance of a highway work permit extension request and the subsequent issuance of the building permit, whereby construction could begin right away.
- (c) Work has not yet been initiated because as of this date an extension of the highway work permit #20110824372 is needed for issuance of the building permit. The procurement of an extension of the highway work permit is a process which, while begun, is not subject to a particular timeframe commitment by the State DOT.
- (d) There are no changes in the facts or circumstances involved with or affecting the regulated resource area nor with the property for which the expiring activity permit approval was issued.

Thank you for your kind consideration.

Respectfully,

Steven R. Kaplan

**PINHEIRO
SUBDIVISION**

Cal # 1-14PB

September 26, 2014

Jerome Kerner, Chairman
Town of Lewisboro Planning Board
PO Box 725
Cross River, NY 10518

RECEIVED
SEP 30 2014

BY: *Prof. Hansel*

Re: **Pinheiro Subdivision**
930 Old Post Road

Dear Mr. Kerner and Members of the Planning Board:

The above referenced project was discussed at the August 20, 2014 meeting with comments being provided by the Board and Town Consultants. Pursuant to those discussions and comments, several items needed to be addressed and are now included in this revised submission. This letter is provided to identify and answer comments from the Town and its Consultants. The Subdivision Plan has been revised in accordance with the above referenced discussions and the Town's Consultants memorandums. The memorandum has been addressed, item by item, as follows:

-Town Planner/Town Engineer memorandum dated August 13, 2014

Short EAF Review

- 1.2 The NYSDEC is included in the list of involved agencies.
- 1.15 Answer changed to 'no'.

Planning Review

- 1. The Environmental Consultant for the project has prepared the necessary report and same is included with this submission.
- 2. This office met with the Town Planner at the site on September 11, 2014 and it was field determined that continuing the proposed split rail fence into lot 1 would be unnecessary.
- 3. The wetland mitigation notes have been revised in accordance with this comment.
- 4. This office met with the Town Planner at the site on September 11, 2014 and it was field determined that the row of evergreens should extend northerly to the buffer line and consist of 8'-12' high trees.
- 5. A flow dissipater has been added, footing drain discharge is now outside of pond.
- 6. The detail has been revised.
- 7. The detail has been revised.
- 8. Reed Canary grass has been removed and replaced with perennial rye grass.
- 9. Curbs have been added to the west/north side of the driveway. Small earth berms have also been added.
- 10. The required setback distances have been added.
- 11. The driveway grading has been revised accordingly.
- 12. The grading near the garage has been revised.
- 13. The limits of disturbance has been adjusted accordingly.
- 14. A general construction sequence has been added.
- 15. The requested notation has been added.
- 16. The sediment trap detail has been revised accordingly.
- 17. The SWPPP has been revised.
- 18. The SWPPP has been revised.

19. The drainage analysis has been revised to show specific calculations to each storm garden and now shows a map of the tributary drainage areas.
20. The storm garden volume calculation is in the drainage analysis.
21. The drainage analysis is signed by the PE.
22. The curtain drain outfall is shown and a detail is provided.
23. Soil deep and percolation testing was performed on September 11, 2014 with the Town Engineer. Test hole locations are provided on the plans.
24. The paver detail is now included and the front walkway is now proposed to be paver construction.
25. The NOI has been revised accordingly.
26. The driveway stations are now shown.
27. The call out has been revised.
28. The notes have been revised.
29. The number of bedrooms is shown.
30. The NYSDEC wetland has been validated, a signed copy is included in this submission.
31. The requested note has been added to the subdivision plat.
32. The signature boxes have been removed from the plat.
33. Architectural plans are not provided as the Applicant is not sure of what they want to construct and do not plan on construction in the near future. The intention is to construct a residence within the footprint shown on these plans.

In support of this application and the above, find enclosed the following:

1. 10 copies of the revised subdivision plans.
2. 10 copies of the revised Short Environmental Assessment Form.
3. 10 copies of the Wetland Narrative.
4. 10 copies of the Wetland Buffer Monitoring and Maintenance Plan.
5. 3 copies of the wetland validation map.
6. 2 copies of the revised Stormwater Pollution Prevention Plan.

This information is submitted in advance of and in support of the public hearing for Preliminary Subdivision Plat approval that is scheduled for October 21, 2014. Should you have any questions or require additional information, please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



Keith C. Staudobar
Project Engineer

cc: Fernando Pinheiro w/ encl.
Brad Schwartz, Esq. / Krista Yacavone, Esq. w/ encl.



STEPHEN W. COLEMAN
ENVIRONMENTAL CONSULTING, LLC

Environmental Planning & Site Analysis
Wetland Mitigation & Restoration Plans
Wetland Delineation & Assessment
Natural Resource Management
Pond & Lake Management
Wildlife & Plant Surveys
Breeding Bird Surveys
Landscape Design

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SEP 30 2014

BY: *Trif Hard*

MEMORANDUM

To: Chairman Jerome Kerner, AIA
Members of the Lewisboro Planning Board

From: Stephen W. Coleman

Date: September 23, 2014

Re: **Pinheiro Subdivision – Response to Johannessen Memo, dated 08-13-2014 – specific response to Plan Comments, Item # 1 – submittal of a narrative report addressing the items specified under Section 217-7A(6) of the Wetland Ordinance**

Section 217-7A(6) - Narrative Report:

(a) Location of subject property and area to be affected.

- The subject property is located at 935 Old Post Road (NYS Route 35) and consists of approximately 2.9 acres of land, is located within the R-1A Zoning District and contains a single-family residence, detached garage, paved driveway, pool, septic system and well. The Pinheiros are proposing a 2-lot subdivision that includes the existing residence, and the proposed construction of a new 4-bedroom residence with separate driveway, septic system and well.
- The Pinheiro residence abuts the Town-owned Momsen Preserve to the north. A NYSDEC jurisdictional wetlands # FW-6, is located on the Momsen Preserve and extends onto the subject property. The proposed new lot encroaches within the 150-foot wetland buffer. No direct disturbance is proposed within the 100-foot adjacent area to NYSDEC FW-6.

(b) Environmental impact assessment and description of the wetland, watercourse and/or buffer area proposed to be disturbed or altered.

- The proposed subdivision will create one new lot, which will result in permanent impacts to an existing forested area. The lot will be selectively cleared to allow the construction of a residence, septic system, driveway and well. This will require selective removal of existing trees, and re-grading to comply with building code standards for the proposed improvements.

- The proposed improvements will require encroachment within the Town of Lewisboro's 150-foot wetland buffer area. The majority of the proposed residence, driveway and driveway turnaround area, plus a minor section of the septic expansion area, and proposed stormwater facilities will be located within the regulated buffer. Site disturbance of the wetland buffer is restricted to the outer 50 feet of the wetland buffer. No direct disturbance is proposed within the 100-foot adjacent area to NYSDEC FW-6.
- The respective wetland boundary was flagged and a wetland delineation report dated 11-27-2013, was submitted as per Section 217-7A (5). In addition, the NYSDEC FW-6 was field verified by NYSDEC personnel and the wetland boundary validated on 09-12-2014. In addition, the wetland boundary was field verified and approved by J. Johannessen, on 09-11-2014.
- The wetlands on the subject parcel consist of an intermittent watercourse channel that starts on the adjoining parcel towards Route 35 to the east and travels along the property line to the north, merging with a large NYSDEC designated freshwater wetlands on the adjoining parcel to the north.
- In general the wetland plant community would be classified as a riparian deciduous forested wetland and riparian stream corridor that meanders through the state wetland and along the eastern property line. Dominant tree species within the wetland/watercourse features consisted of red maple, American elm, and sycamore with several upland trees represented. The sapling/shrub layer is dominated by saplings of dominant trees, and dominant shrubs consisting of spicebush, winterberry, swamp azalea with minor representation from arrowood viburnum and silky dogwood. Skunk cabbage, jack-in-the pulpit, tussock sedge, common rush, sphagnum moss and cinnamon and sensitive fern, dominate the wetland herbaceous layer. A moderate to severe amount of invasive plant species (approximately 65%) were observed within the wetland and buffer areas, including Japanese barberry, garlic mustard, multi-flora rose, wineberry and Japanese stilt grass. The wetland/upland boundary is fairly distinct due to the sloping topography and presence of stone walls that occur adjacent to sections of the wetland/watercourse. The watercourse channel would be considered a perennial watercourse.

(c) Intended purpose of the proposed activity or use and the applicant's interest in the subject property and the area to be affected.

- See comments under (a) and (b) for a description of purpose and area to be affected. The applicant is the current owner of the property.

(d) Intended purpose and extent of impact or alteration on the affected wetland, watercourse and/or buffer area.

- See comments under (a), (b) and (c)
- No direct wetland disturbance will occur. Disturbance is restricted to the outer 50 feet of the Town regulated wetland buffer. This area will be permanently altered for the construction of a new residence and accessory support features, such as the driveway, septic system and stormwater facilities.
- The wetland buffer has been altered from prior land use disturbances and extensive browsing by a dense population of white-tailed deer that utilize the property and the adjoining Momsen Preserve. As a result a lot of the native understory vegetation had disappeared and the vegetation that is present consists of invasive plant species. Multiflora rose and Japanese barberry have become densely established throughout the wetland buffer area. The functions provided by the wetland buffer have become compromised, due to the loss of native plant species diversity. The clearing of the outer 50 feet of the Town regulated buffer will create a loss of vegetation, but primarily invasive plant species will be removed. Selected trees will also be removed from the buffer. The conversion of the outer 50 feet of the Town buffer will result in permanent changes to the buffer area. Several mitigation measures have been proposed to minimize the amount of disturbance. The specific mitigation measures will be discussed under item (h).

(e) Explanation why the proposed regulated activity cannot be located at another site or location with no or less impact upon wetland, watercourse and/or buffer area.

- The amount of wetland buffer area that extends onto the subject property prevents the ability to locate all site disturbance outside of the Town regulated wetland buffer.
- The proposed subdivision plans have been modified to avoid any direct wetland or watercourse impacts. Disturbance has been restricted to the outer 50 feet of the Town regulated wetland buffer only. Mitigation measures have been designed to minimize to the greatest extent feasible impacts to the buffer area.

(f) Explanation as to whether or not the proposed activity is dependent on the affected wetland, watercourse and/or buffer area.

- The amount of wetland buffer area that extends onto the subject property prevents the ability to locate all site disturbance outside of the Town regulated wetland buffer. Therefore, the proposed development is dependent upon encroaching within the outer 50 feet of the Town regulated buffer.

Disturbance has been minimized to the greatest extent feasible and to still allow reasonable use of the property.

(g) The alternatives to the proposed activity considered, and why the proposal to disturb or alter the affected wetland, watercourse and/or wetland area was chosen instead.

- Several alternative layouts were explored to reduce the amount of wetland buffer disturbance in an effort to comply with the standards of the Town's wetlands ordinance. Due to the site's constraints, it is not possible to avoid entirely encroachment within the wetland buffer. The latest plan has minimized as much as possible the amount of buffer disturbance. Although the plans show disturbance to the wetland buffer area, several mitigation measures have been proposed to help preserve the functions provided by the wetland buffer.

(h) The mitigation measures proposed to avoid or reduce impact on the affected wetland, watercourse and/or buffer area.

- The proposed layout has been designed to avoid any direct wetland disturbance and restrict the planned disturbance to the outer 50-feet of the Town's wetland buffer. The first 100 feet of the wetland buffer will remain in a natural condition. Several mitigation measures have been proposed to reduce impact to the wetland buffer area, including:
 - Preservation of the majority of existing trees within the buffer area, and re-planting of trees within sections of the buffer area
 - The use of permeable pavers for the driveway portion located within the wetland buffer, in an effort to reduce impervious surfaces
 - The addition of two rain gardens to temporarily store runoff from impervious surfaces and allow runoff to infiltrate into the ground. The rain gardens will also be planted with native plants which will add species diversity attractive to local pollinators and resident wildlife species
 - A permanent split rail fence will be installed along the 100-foot wetland buffer line. Pursuant to conversations with J. Johannessen at the Site on 09-11-2014, the fence will not be continued onto Lot 1 along the same line. The fence will traverse the 100-foot wetland buffer line on Lot 2 only.
 - A 25-foot wide strip of the regulated wetland buffer will be restored. Invasive plant species will be removed within this area and the buffer re-planted with a combination of native trees, shrubs and ground covers.

- A 5-year wetland buffer maintenance and monitoring plan has been developed to guarantee successful restoration of the wetland buffer

Summary

The proposed site plan has been designed to minimize to the greatest extent feasible, disturbance to the regulated wetland buffer. No disturbance will occur within the wetlands. The proposed mitigation measures will serve to minimize the disturbance to the functions provided by the remaining wetland buffer areas.

Please let us know if you have questions or require additional information.

Wetland Buffer Monitoring & Maintenance Plan Pinheiro Subdivision

September 24, 2014

RECEIVED
SEP 30 2014

BY: *Paul Hand Del.*

1. Wetland Buffer Monitoring & Maintenance Plan

The purpose of the Wetland Buffer Monitoring & Maintenance Plan is to ensure that development in the wetland buffer does not compromise the functional integrity of the wetland buffer and the resulting mitigation meets its stated goals as described in the final resolution adopted by the Town of Lewisboro Planning/Town Board the Applicant, Fernando and Maria Pinheiro.

2. Protocol for Commencement of Wetlands Buffer Monitoring & Maintenance Plan

- a. Permittee shall implement the mitigation plan approved by the Town Planning Board/Town Board.
- b. Following the installation of all wetland buffer mitigation in accordance with the final resolution and plans adopted by the Planning/Town Board, the Permittee shall submit two (2) copies of the following:
 - i. Certification from a Licensed Landscape Architect verifying the proper installation of all plants and materials in accordance with the approved Planning/Town Board resolution. The Landscape Architect shall note any deficiencies in the installation of the plant materials or deviations from the approved resolution so that these can be corrected before final approval.
- c. The monitoring period shall begin with the review of all required submitted information/materials and final written approval by the Town's Wetlands Consultant.

3. Assurances

- a. All plantings and seed mixture applications in conjunction with the mitigation work shall be accomplished in accordance with the approved drawings and completed within the first growing season after site clean up is complete and topsoil is re-spread on the disturbed areas to be re-vegetated.
- b. The Permittee shall ensure that all woody plants in conjunction with the wetlands buffer restoration mitigation plan shall have a minimum 85% survival of installed plants, which must be met or exceeded at the end of the 2nd (second) growing season following the initial planting/seeding. If the 85% survival rate is not met at the end of the second growing season, the Permittee shall take all necessary measures to ensure the level of survival by the end of the next growing season, including replanting and re-grading with topsoil, if necessary.

4. Monitoring Reports

- a. The purpose of the mitigation monitoring and maintenance reports shall be to: (1) evaluate the progress of the establishment of the mitigation areas, (2) assess compliance with plant survival and plant condition requirements, and (3) identify those aspects of the mitigation areas that may require correction by the Permittee in order to achieve the mitigation objectives.
- b. Permittee shall submit the mitigation monitoring and maintenance reports prepared by a licensed landscape architect or environmental professional annually no later than November 1st to the Town's Wetlands Consultant for review.
- c. Information for said reports shall be collected annually for three years post construction between the months of June 1st and September 1st.
- d. Minimum Requirements of the Monitoring Reports:
 - i. Identification of the number of surviving approved woody plants and area coverage at the time of the observation. The report should detail the condition, vigor, size (dbh) of all planted material and compliance with approved Planning/Town Board resolution.
 - ii. Color photographs from established stations approved by the Town's Wetlands Consultant showing representative areas of the mitigation sites taken annually during the designated period defined above.
 - iii. An estimate of the vegetative cover at the mitigation sites, noting, in particular, areas which are bare of vegetation and/or locations where erosion and sedimentation are occurring; or where invasive plant species have become established. Aerial coverage of invasive plant species must be less than 15% of wetland buffer mitigation area.
 - iv. Detailed description of the overflow outlets noting any soil instability and/or erosion.
 - v. A qualitative analysis of the extent to which the mitigation has been successful. Said reports shall note areas of deficiencies and/or non-compliance and provide recommendations/measures to be taken to ensure continued success of the mitigation efforts and soil stabilization.
 - vi. Additional observations should be noted (e.g., observation of wildlife) and/or information as recommended by the Town's Wetlands Consultant

5. Completion of Monitoring Period

- a. Final report submitted by the owner or owner representative and certified by landscape architect and/or engineer.
- b. The Town's Wetlands Consultant will review the submittal material and perform an inspection of the site for conformance with the approved Planning/Town Board resolution and as-built plans. Upon review and a satisfactory inspection, the Town's Wetlands Consultant shall submit written approval to the Planning Board/Town Board.
- c. A Monitoring Data Form (see attached) shall be filled out that includes above information and the following information if applicable:
 - o The vegetative cover shall be comprised of native species (not invasive species), whether planted or resulting from natural colonization. If vegetative cover is less than 85%, replanting shall occur with native species which have survived and show good vigor within the wetland buffer mitigation planting areas.
 - o Elimination of invasive plant species. Invasive species, including but not limited to, common reed (*Phragmites australis*), Japanese honeysuckle (*Lonicera japonica*), Tartarian honeysuckle (*Lonicera tatarica*), bittersweet (*Celastrus orbiculatus*), and multiflora rose (*Rosa multiflora*), Japanese Barberry (*Berberis thunbergii*) . It is incumbent on the Permittee to remove such invasive species during the appropriate season in which removal is optimal. Hand removal of any deformed, diseased or otherwise unhealthy plantings and replacement "in kind" as necessary to meet the 85% survival threshold.

MONITORING DATA FORM (sample)

Project : _____

Date: _____

Town/City: _____

County: _____

Field Investigators: _____

Plot #: _____

Plant Survival Calculations

	# at start	# year 1	#year 2	#year 3
Number of trees				
Percent surviving at observation				
Number of shrubs				
Percent surviving at observation				

Notes: _____

6. Site Monitor

Name: _____

Date of Site Visit: _____

Weather Conditions: _____

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED
SEP 30 2014

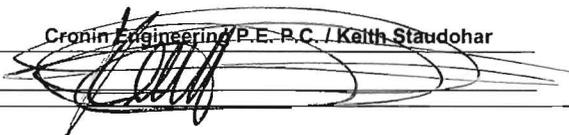
BY: *Jim Hank Del*

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Subdivision for Pinheiro			
Project Location (describe, and attach a location map): 930 Old Post Road (Route 35)			
Brief Description of Proposed Action: Two lot subdivision for the creation of one new building lot for a single family residence.			
Name of Applicant or Sponsor: Fernando Pinheiro		Telephone: 914-953-8267	
		E-Mail: n/a	
Address: 930 Old Post Road			
City/PO: Cross River		State: NY	Zip Code: 10518
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS DOT (highway work permit) WCDH (realty sub, water, septic) Town(sub, wetland, bldg permit), NYSDEC (swppp)			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>2.942</u> acres	
b. Total acreage to be physically disturbed?		<u>0.60</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.942</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			

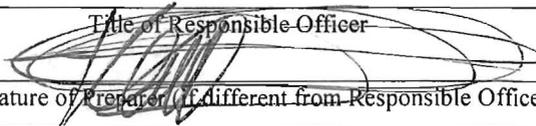
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Cronin Engineering P.E.-P.C. / Keith Staudohar</u>	Date: <u>02-12-14, rev 07-22-14, 09-26-14</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Lewisboro Planning Board</u>	<u>February 12, 2014, rev 07-22-14, 09-26-14</u>
Name of Lead Agency	Date
<u></u>	<u>Title of Responsible Officer</u>
Print or Type Name of Responsible Officer in Lead Agency	
<u></u>	<u>Signature of Preparer (if different from Responsible Officer)</u>
Signature of Responsible Officer in Lead Agency	

PRINT

TOWN OF LEWISBORO

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Board of the Town of Lewisboro, Westchester County, New York will convene a Public Hearing on October 21, 2014 at 7:30 p.m., or soon thereafter, at the Town Offices @ Orchard Square Plaza, Lower Level, Cross River, New York, regarding the following: **Cal # 1-14PB.**

Application for Final Subdivision Plat Approval and Wetland Activity Permit Approval, submitted by Fernando Pinheiro, 930 Route 35, Cross River, New York, for a 2-lot subdivision and the construction of a single-family residence, driveway, septic system and potable water well . The subject property is located on the north side of NYS Route 35, ±1,500 l.f. east of its intersection with NYS Route 121. The property consists of ±2.9 acres of land, is located within the R-1A Zoning District and contains a single-family residence, detached garage, paved driveway, pool, septic system and potable water well.

Wetlands are located on or immediately off-site and improvements are proposed within the Town's 150-foot wetland buffer; the wetland is also jurisdictional to the New York State Department of Environmental Conservation (NYSDEC; however no disturbance is currently proposed within the NYSDEC 100-foot Wetland Adjacent Area. A copy of materials and proposed site documents may be inspected at the office of the Planning Board Secretary, 20 Orchard Square, Suite L, Cross River, New York during the regular Planning Board hours. Persons wishing to object to the application should file a notice of objection with the Planning Board together with a statement of the grounds of objection prior to the closing of the Public Hearing. All interested parties are encouraged to attend the Public Hearing and all will be provided an opportunity to be heard.

PLANNING BOARD
TOWN OF LEWISBORO
By: Jerome Kerner
Chairman

Dated October 16, 2014

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Planning Board in advance.

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP
Joseph M. Cermele, P.E., CFM
David J. Sessions, RLA, AICP
Town Consulting Professionals

DATE: October 15, 2014

RE: Pinheiro Subdivision
Sketch Plan Review - Subdivision, Wetland Permit & Stormwater Permit
930 Old Post Road
Sheet 20, Block 10801, Lot 13

Project Description

The subject property is located on the north side of NYS Route 35, ±1,500 l.f. east of its intersection with NYS Route 121. The property consists of ±2.9 acres of land, is located within the R-1A Zoning District and contains a single-family residence, detached garage, paved driveway, pool, septic system and potable water well. The applicant is proposing a 2-lot subdivision and the construction of a 3-bedroom residence, driveway, septic system and potable water well. Wetlands are located on or immediately off-site and improvements are proposed within the Town's 150-foot wetland buffer; the wetland is also jurisdictional to the New York State Department of Environmental Conservation (NYSDEC); however, no disturbance is currently proposed within the NYSDEC 100-foot Wetland Adjacent Area.

We note that the subject property abuts the Town-owned Momsen Preserve, located immediately to the north of the subject property.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. The Planning Board is required to issue a Determination of Significance before acting upon the pending application.

Required Approvals

1. Preliminary and Final Subdivision Plat Approval is required from the Planning Board.
2. A Wetland Activity Permit is required from the Planning Board.
3. A public hearing is required to be held on the Preliminary Subdivision Plat and Wetland Activity Permit.
4. Realty subdivision approval is required from the Westchester County Department of Health (WCHD).
5. Access onto NYS Route 35 requires a Highway Work Permit from the New York State Department of Transportation (NYSDOT).
6. Proposed land disturbance will exceed 5,000 s.f.; a Town Stormwater Permit is required from the Planning Board and the applicant will be required to obtain coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001).

Short EAF Review - Complete

Plan Comments

1. The storm garden detail has been revised to include filter fabric at the bottom and sides of the stone drainage layer. Additional fabric shall be installed at the top of the drainage layer to provide separation between the soil media and stone drainage layers.
2. The applicant shall confirm that the required WCHD separation distances between Storm Garden #1 and the septic field has been met.
3. The plan shall include spillway elevations for the storm garden rip-rap outlets.

Chairman Jerome Kerner, AIA

October 15, 2014

Page 3

4. The roof leader discharge located at the northeast corner of the existing residence shall be shortened to eliminate disturbance within the NYSDEC wetland adjacent area. The discharge should be to a level spreader to provide sheet flow toward the wetland. Provide detail.
5. Prior to filing, Page 14 of 14 of the NYSDEC Notice of Intent (NOI) must be signed by the owner/operator.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plans Reviewed, prepared by Cronin Engineering and dated (last revised) September 26, 2014:

- Cover Sheet (C-0.1)
- Subdivision Plat (P-1.1)
- Utility & Grading Plan (UG-2.1)
- Stormwater Pollution Prevention Plan (SWPPP-3.1)
- Wetland Mitigation & Tree Plan (WMTP-4.1)
- Driveway & D.O.T. Plan (DOT-5.1)
- Integrated Plot Plan (UG-2.1)
- Wetland Validation Map (EX-1.1), dated July 9, 2014

Documents Reviewed:

- Letter from Cronin Engineering, dated September 26, 2014
- Short Environmental Assessment Form, dated September 26, 2014
- Letter from Stephen W. Coleman, dated September 23, 2014
- Wetland Buffer Monitoring & Maintenance Plan, dated September 24, 2014

JKJ/JMC/DJS/dc

**OAKRIDGE
CONDOMINIUM
ASSOCIATION**

Cal# 7-14SW

Cal# 50-14WP

Cal# 7-14SW



October 7, 2014

Mr. Jerome Kerner
Town of Lewisboro Planning Board
P.O. Box 725
Cross River, New York 10518

RECEIVED
OCT 07 2014

BY: *[Signature]* Hand Del.

RE: Oakridge Condominiums
Pool and Recreation Area
Wetland and Stormwater Permit Application
Town of Lewisboro, New York

Dear Chairman Kerner and Members of the Planning Board:

Enclosed please find nine (9) copies of the following:

- Application for Waiver of Site Development Plan Procedures, dated October 1, 2014.
- Addendum Site Data Form, dated October 1, 2014.
- Affidavit of Ownership, dated October 1, 2014.
- Waiver of Site Development Plan Procedures Application Fee Check in the amount of \$205.00 (Check No. 3089), dated October 1, 2014.

The above mentioned materials are being submitted in support of an Application for Waiver of Site Development Plan Procedures for the Oakridge Condominiums located at 400 Oakridge Drive as determined at the August 19, 2014 Planning Board meeting. The Design Drawings and any approved site plans for the Oakridge Condominiums were submitted previously for review.

The project consists of a reduction in impervious cover by the replacement of the existing concrete pool decking with pavers over concrete, lawn and rain gardens, removing portions of an existing tennis court and sidewalks and installing a picnic grove.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: *[Signature]*
John M. Watson, PE
Principal Engineer

JMW/jik

Enclosures:

cc: Michael Lombardo
Frank Sweeney
Insite File No. 11175.100

RECEIVED
OCT 07 2014

TOWN OF LEWISBORO PLANNING BOARD
P. O. Box 725, Cross River, New York 10518 TEL (914) 763-5592 / FAX (914) 763-3637
e-mail planning@lewisborogov.com

BY: *trp*

APPLICATION FOR WAIVER OF SITE DEVELOPMENT PLAN PROCEDURES

ck # 3089
#205
recpt#59759

Oakridge Condominiums Pool and Recreation Area R-mf
project name zoning district
400 Oakridge Drive 9829 - 6 - 49D
site location tax sheet block lot
9829 - 6.1 - 49D

8.9 AC site acreage Is the site located within 500 FT of any Town boundary? YES ___ NO
2,633 SF existing gross floor area Is the site located within the New York City Watershed? YES ___ NO
2,633 SF (No new gross floor area proposed with this project) proposed gross floor area Is the site located on a State of County Highway? Route # ___ YES ___ NO

John M. Watson, PE (845) 225-9190
Insite Engineering, Surveying + Landscape Architecture, P.C. 3 Garrett Place, Carmel, NY 10512
engineer's name address phone

Redniss & Mead, Land Surveyors, Engineers and Planners, 22 1st St. Stamford, CT 06905
surveyor's name address phone

THIS APPLICATION IS FOR THE FOLLOWING ACTIVITY: (check one)

- CHANGE FROM AN APPROVED USE TO ANOTHER PERMITTED USE.
- REVISION TO AN APPROVED SITE DEVELOPMENT PLAN.
- CONFORMING IMPROVEMENT NOT REQUIRING PHYSICAL SITE WORK SUBJECT TO REVIEW.

ALL APPLICATION DOCUMENTS SHALL BE COLLATED INTO THIRTEEN (13) COMPLETE SETS.

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- DETAILED WRITTEN DESCRIPTION OF PROPOSED ACTIVITY per Section 220-47 of the Zoning Ordinance.
- DATE OF: Previously Submitted Plans, AND COPY OF APPROVED SITE DEVELOPMENT PLAN with Planning Board signatures.
- ANNOTATED SITE PLANS, MAPS, SKETCHES OR DRAWING showing proposed activity.
- ADDENDUM SITE DATE FORM attach completed Site Date Firm to this application.
- SEQR SHORT ENVIRONMENTAL ASSESSMENT FORM.
- COMPLETED AFFIDAVIT OF OWNERSHIP FORM certifying owner of record as of date of the application.
- COMPLETED AFFIDAVIT FORM RECEIER OF TAXES certifying payment of all taxes and assessments due.
- FILING FEE: See attached Application Fee Schedule. Check(s) payable to: *Town of Lewisboro.*
- INITIAL ESCROW DEPOSIT payable to: *Town of Lewisboro* (see Planning Board Secretary).

THE APPLICANT understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board and further understands that the applicant is responsible for the payment of all application and Review Fees incurred by the Planning Board.
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

Plaza Realty and Management Corporation
c/o Michael Lombardo P.O. Box 3221, Stamford, CT 06905 (203) 653-6535 *[Signature]* 10/1/14
applicant's name address phone signature date

owner's name address phone signature date

Date of receipt by Planning Board Secretary _____ Application ID: WSDP # _____

TOWN OF LEWISBORO PLANNING BOARD

Onatru Farm, Elmwood Road, South Salem, New York 10590 • TEL (914) 763-5592 / FAX (914) 763-3637

ADDENDUM SITE DATA FORM

application type (check one)

SITE DEVELOPMENT PLAN

SPECIAL PERMIT USE

Oakridge Condominiums - Pool and Recreation Area
project name

R-MF

400 Oakridge Drive
site location

zoning district 6 — 49D
9829 — 6.1 — 49D
tax sheet block lot

see cover letter for additional information regarding * and **

ZONING BULK REGULATION	REQUIRED	EXISTING	PROPOSED	TOTAL	
MINIMUM LOT AREA (ACRES)	15 AC	7.56 AC *	No change	7.56 AC *	
MINIMUM STREET FRONTAGE (LF)		450' ±	No change	450' ±	
MINIMUM STREET CENTER LINE YARDS (LF)	FRONT	75'	94' ±	No Change	94' ±
	FRONT	50'	69' ±	No change	69' ±
	SIDE	40'	20' ± **	No change	20' ± **
	REAR	50'	683' ±	No change	683' ±
MINIMUM LANDSCAPE BUFFERS (LF)	FRONT	30'		No change	
	SIDE	30'		No change	
	REAR	30'		No change	
NUMBER OF DWELLING UNITS	Unknown	Unknown	No Change	Unknown	
GROSS FLOOR AREA (SF)	Unknown	2,633 SF	No Change	2,633 SF	
BUILDING FOOTPRINT (SF)	Unknown	1,243 SF	No change	1,243 SF	
BUILDING COVERAGE (% of lot)	12%	0.4 %	No Change	0.4 %	
BUILDING HEIGHT	FEET	35'	less than 35'	No change	less than 35'
	STORIES	3	2	No Change	2
FLOOR AREA RATIO (F.A.R.)	Unknown	0.01	No change	0.01	
PARKING SPACES	Unknown	Communal pkg spaces, no change proposed	No change	no change to existing	
LOADING SPACES	Unknown	no changes proposed to loading spaces	No change	no change to existing	
SITE COVERAGE (% of lot)	Unknown	12%	11%	11%	

OFF-STREET PARKING AND LOADING CALCULATIONS

Provide the specific calculation used to determine the number of off-street parking and loading spaces required per the Zoning Ordinance.

PARKING CALCULATION (round up): Unknown parking amount, no parking revisions are proposed with this project.

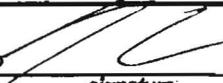
LOADING CALCULATION (round up): Unknown loading amount, no loading revisions are proposed with this project.

Plaza Realty and Management Corporation

c/o Michael Lombardo
applicant's name

P.O. Box 3221, Stamford, CT 06905
address

(203) 653-6535
phone


signature

10/1/14
date

owner's name

address

phone

signature

date

Date of receipt by Planning Board Secretary: _____

Application ID: SDP# _____ or SP# _____

AFFIDAVIT OF OWNERSHIP

RECEIVED
OCT 07 2014

STATE OF)
COUNTY OF) ss:

BY: mf

Michael Lombardi, being duly sworn, deposes and says that

she/he resides at 1010 Hope ST, Stamford, CT

in the County of: Fairfield

State of: CT

And that she/he is (check one) (1) the owners, or (2) the Manager
Title

of The Association of Oakridge Condominiums
name of corporation, partnership or other legal entity

which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, New York, aforesaid and known and designated

on the Tax Map in the Town of Lewisboro as Lot Number 49D + 49D

Block 6 + 6.1 on sheet 9829 + 9829

For (check one):

- SKETCH PLAN REVIEW
- PRELIMINARY SUBDIVISION PLAT
- FINAL SUBDIVISION PLAT
- SITE DEVELOPMENT PLAN
- SPECIAL USE PERMIT
- WAIVER OF SITE PLAN PROCEDURES
- WETLAND PERMIT
- STORMWATER PERMIT
- FILING WITH WESTCHESTER COUNTY CLERK

[Signature]
Signed

Sworn to before me this

3rd day of October, 2014

Jean A. Smuriglio
Notary public (affix stamp)

JEAN A. SMERIGLIO
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/2019

Cash-Operating

OAK RIDGE CONDO ASSOC.

1010 Hope Street
Stamford, CT 06907
203-359-4611

Community Association Banc

A Division of Mutual of Omaha Bank
Tempe, AZ 85282

3089

PAY ****TWO HUNDRED FIVE DOLLARS AND 00/100 ****

TO THE ORDER OF

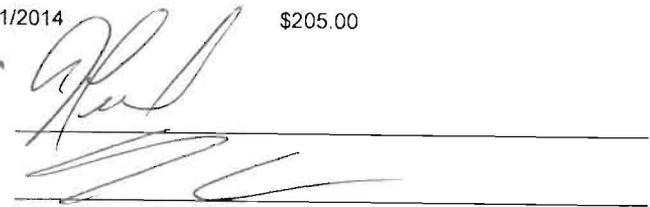
TOWN OF LEWISBORO
11 MAIN STREET
P.O. BOX 412
SOUTH SALEM, NY 10590

DATE

10/1/2014

AMOUNT

\$205.00



WAIVER OF SITE DEVELOPMENT PLAN PROCEDURE APP.

⑈003089⑈ ⑆122105757⑆ 276515781⑈

RECEIPT		DATE <u>10-7-14</u>	No. <u>597501</u>
RECEIVED FROM <u>Oak Ridge Condo Assoc.</u>		<u>\$205.00</u>	
<u>Two hundred five + 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR <u>7-14 PB Waiver of Site Dev Plan Proc</u>		FROM <u># 3089</u> TO _____	
ACCOUNT		<input type="radio"/> CASH	BY <u>JMP</u>
PAYMENT	<u>205.-</u>	<input type="radio"/> CHECK	
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	



September 23, 2014

Mr. Jerome Kerner
Town of Lewisboro Planning Board
P.O. Box 725
Cross River, New York 10518

RECEIVED
SEP 27 2014

BY: *Joey Hand Delivered*

RE: Oakridge Condominiums
Pool and Recreation Area
Wetland and Stormwater Permit Application
Town of Lewisboro, New York

Dear Chairman Kerner and Members of the Planning Board:

Enclosed please find ten (10) copies of the following:

- Drawing Set (7 Sheets total), dated September 23, 2014.
- Short Environmental Assessment Form (EAF), dated last revised August 28, 2014.
- Draft NYSDEC Notice of Intent (NOI).
- MS4 SWPPP Acceptance Form.

The above mentioned materials are being submitted in support of Wetland and Stormwater Permits for the Oakridge Condominiums located at 400 Oakridge Drive. The plans have been revised to incorporate revisions requested by the Town Engineer as follows:

Memorandum from Kellard Sessions, Consulting P.C., dated August 13, 2014:

SEQRA:

We acknowledge that the proposed project is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and that a coordinated review is not required.

Required Approvals:

1. We understand that a Wetland Activity Permit and a Town Stormwater Permit are required from the Planning Board.
2. At the August 19th Planning Board meeting, it was mentioned by the Town Attorney that waivers for a required Amended Site Plan Approval may be requested due to the nature and age of the condominiums. Any previous Site Plans approved by the Planning Board were requested at that time. We have included the only available plans provided to us by the Town Building Department and Planning Department for your review.
3. We understand that a public hearing is required to be held on the Wetland Activity Permit. We respectfully request the scheduling of a public hearing for the November 18th Planning Board meeting.
4. Improvements to the pool area do require approval from the Westchester County Department of Health (WCDOH). The project has been submitted to the WCDOH and upon receipt, approvals will be forwarded to the Planning Board.
5. Due to the proposed land disturbance exceeding 5,000 s.f., a Town Stormwater Permit is required from the planning Board and the applicant is required to obtain coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity (GP-0-10-

001). A draft Notice of Intent (NOI) and MS4 Acceptance Form have been provided for review.

Plan Comments:

1. It is our understanding that the proposed pool and recreation area are part of a previously approved site plan. We request that the proposed improvements do not require site plan or amended site plan approval as the pools are not being revised, reshaped, or relocated. Also the amount of impervious within the proposed project will be reduced.
2. A Bulk Zoning Table has been provided on Drawing EX-1 as requested.
3. The existing lighting in the vicinity of the project is not proposed to be removed or revised at this time; therefore, a lighting plan has not been provided.
4. The limits of disturbance has been updated on the plans. Due the existing lighting not being revised or removed, electrical routes and termination points will not be provided.
5. The plans have been revised to indicate the surface material of the existing tennis court and the proposed half basketball court. Details of the proposed basketball court have also been provided on Drawing D-2.
6. The pools are drained via a lift system to the sewage treatment plant.
7. Drawing SP-2 has been revised to include the proposed construction access location and associated stabilized construction access detail. The limits of disturbance have been updated accordingly.
8. Note #5 have been added to Drawing DP-1 to identify that all construction and demolition debris will be removed from the subject property and disposed of in an off-site approved facility.
9. There are no irrigation systems for the planting areas and beds proposed at this time.
10. The surface of the proposed pool deck shall consist of pavers set in concrete. The plans have been revised to depict this.
11. The following details have been added to the plans:
 - Detail of the stormwater outfall from Rain Garden #2 extending through the existing wall and into the pond has been added to Drawing D-3.
 - Detail of the existing wall together with the proposed wall mounted fence will be provided in the future.
 - Detail of the proposed pergola has been included on Drawing D-3.
 - Details of typical tree and shrub plantings have been added to Drawing D-2.
 - A detail of the walkway and tennis court resurfacing have been added to Drawing D-2.
12. Sizing computations for the proposed rain gardens are provided in the Stormwater Management Report. Due to the confined spaces and very small elevation changes for the pool deck, the proposed spot grades have been designed to make a very difficult drainage situation better than it currently exists. The existing conditions result in flooding of the pool deck during some rainfall events. The proposed conditions allow for stormwater infiltration in the rain gardens, and overflows to the underground drainage system to minimize flooding of the pool deck.
13. As stated earlier, the existing conditions of the pool deck cause flooding and almost all of the impervious surfaces discharge directly into Lake Laurel and the surrounding wetlands without any formal stormwater treatment. The existing condominiums were built when stormwater treatment was not required by the NYSDEC or the Town of Lewisboro. The Town of Lewisboro has since developed a Stormwater Management and Erosion and Sediment Control Code that requires treatment of stormwater runoff if the project disturbs over 1 acre.

Since the proposed project disturbs less than 1 acre, all stormwater runoff is not designed to be treated before discharging into Lake Laurel. The Town of Lewisboro Wetland Code, however, does require treatment of impervious surfaces before discharging into wetlands or watercourses. Existing conditions discharge directly into Lake Laurel without any formal stormwater treatment. The proposed project treats as much impervious surface runoff as possible before discharging into Lake Laurel, thus creating a better situation than the existing conditions elicit.

14. The previous drawing sets have been combined into one submission set for easier viewing and coordination and to avoid the potential for inadvertent discrepancies between plans.
15. Part 2 of the Short EAF has been completed as requested on behalf of the Planning Board.
16. A Westchester County Department of Health (WCDOH) approval for the Pool alterations is required. A submission has been made to the WCDOH. Upon receipt, said approvals shall be forwarded to the Planning Board for review.

We respectfully request this project be placed on the October 23rd Planning Board Meeting Agenda for review of the Wetland and Stormwater Permits and to schedule a public hearing for November 18th Planning Board Meeting.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 

John M. Watson, PE
Principal Engineer

JMW/jlk

Enclosures:

cc: Michael Lombardo
Frank Sweeney

Insite File No. 11175.100

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED
SEP 27 2014

BY: *[Signature]*

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

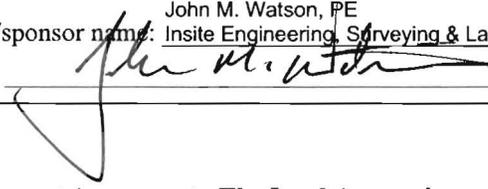
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: Oakridge Condominiums - Pool and Recreation Area				
Project Location (describe, and attach a location map): 400 Oakridge Drive				
Brief Description of Proposed Action: The replacement of the existing pool patio and underground drainage system incorporating rain gardens for stormwater treatment, demolition of a portion of the existing tennis court, and the installation of picnic grove and pergolas.				
Name of Applicant or Sponsor: Plaza Realty & Management Corporation c/o Michael Lombardo		Telephone: (203) 653-6544 E-Mail: mgl@plazarealtymgmt.com		
Address: 65 Bedford Street, P.O. Box 3221				
City/PO: Stamford		State: CT	Zip Code: 06905	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.9 acres		
b. Total acreage to be physically disturbed?		0.6 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		30.9 acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: John M. Watson, PE
Insite Engineering, Surveying & Landscape Architecture, P.C. Date: 7/22/14, Revised 8/28/14

Signature: 

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RECEIVED
SEP 27 2014



BY:
New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form
for
Construction Activities Seeking Authorization Under SPDES General Permit
*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information

1. Owner/Operator Name: Plaza Realty & Management Corporation
2. Contact Person: Michael Lombardo
3. Street Address: P.O. Box 3221
4. City/State/Zip: Stamford, CT 06905

II. Project Site Information

5. Project/Site Name: Oakridge Condominiums - Drainage Improvements
6. Street Address: 400 Oakridge Drive
7. City/State/Zip: Lewisboro, NY 10590

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information

8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:

IV. Regulated MS4 Information

11. Name of MS4:
12. MS4 SPDES Permit Identification Number: NYR20A _____
13. Contact Person:
14. Street Address:
15. City/State/Zip:
16. Telephone Number:

(NYS DEC - MS4 SWPPP Acceptance Form - January 2010)

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).

Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

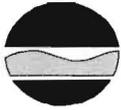
VI. Additional Information

Empty box for additional information.

RECEIVED
SEP 27 2014

NOTICE OF INTENT

BY:



New York State Department of Environmental Conservation

Division of Water

625 Broadway, 4th Floor

Albany, New York 12233-3505

NYR
(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-10-001
All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

- IMPORTANT -
RETURN THIS FORM TO THE ADDRESS ABOVE
OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)

Plaza Realty & Management Corporation

Owner/Operator Contact Person Last Name (NOT CONSULTANT)

Lombardo

Owner/Operator Contact Person First Name

Michael

Owner/Operator Mailing Address

PO Box 3221

City

Stamford

State

CT

Zip

06905 -

Phone (Owner/Operator)

203 - 653 - 6544

Fax (Owner/Operator)

203 - 356 - 9741

Email (Owner/Operator)

mgl@plazarealtygmt.com

FED TAX ID

22 - 2398537 (not required for individuals)

Project Site Information

Project/Site Name

Oakridge Condominiums Pool & Recreation

Street Address (NOT P.O. BOX)

400 Oakridge Drive

Side of Street

 North South East West

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Lewistown

State Zip

NY 10590 -

County

Westchester

DEC Region

3

Name of Nearest Cross Street

Smith Ridge Road

Distance to Nearest Cross Street (Feet)

0

Project In Relation to Cross Street

 North South East WestTax Map Numbers
Section-Block-Parcel

77.10-1-13

Tax Map Numbers

77.10-1-15

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

6 2 3 9 6 7

Y Coordinates (Northing)

4 5 6 3 3 6 9

2. What is the nature of this construction project?

- New Construction
- Redevelopment with increase in impervious area
- Redevelopment with no increase in impervious area

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

<u>RR Techniques (Area Reduction)</u>	<u>Total Contributing Area (acres)</u>		<u>Total Contributing Impervious Area (acres)</u>	
<input type="radio"/> Conservation of Natural Areas (RR-1) ...				
<input type="radio"/> Sheetflow to Riparian Buffers/Filters Strips (RR-2)				
<input type="radio"/> Tree Planting/Tree Pit (RR-3)				
<input type="radio"/> Disconnection of Rooftop Runoff (RR-4) ..				
<u>RR Techniques (Volume Reduction)</u>				
<input type="radio"/> Vegetated Swale (RR-5)				
<input type="radio"/> Rain Garden (RR-6)				
<input type="radio"/> Stormwater Planter (RR-7)				
<input type="radio"/> Rain Barrel/Cistern (RR-8)				
<input type="radio"/> Porous Pavement (RR-9)				
<input type="radio"/> Green Roof (RR-10)				
<u>Standard SMPs with RRv Capacity</u>				
<input type="radio"/> Infiltration Trench (I-1)				
<input type="radio"/> Infiltration Basin (I-2)				
<input type="radio"/> Dry Well (I-3)				
<input type="radio"/> Underground Infiltration System (I-4)				
<input type="radio"/> Bioretention (F-5)				
<input type="radio"/> Dry Swale (O-1)				
<u>Standard SMPs</u>				
<input type="radio"/> Micropool Extended Detention (P-1)				
<input type="radio"/> Wet Pond (P-2)				
<input type="radio"/> Wet Extended Detention (P-3)				
<input type="radio"/> Multiple Pond System (P-4)				
<input type="radio"/> Pocket Pond (P-5)				
<input type="radio"/> Surface Sand Filter (F-1)				
<input type="radio"/> Underground Sand Filter (F-2)				
<input type="radio"/> Perimeter Sand Filter (F-3)				
<input type="radio"/> Organic Filter (F-4)				
<input type="radio"/> Shallow Wetland (W-1)				
<input type="radio"/> Extended Detention Wetland (W-2)				
<input type="radio"/> Pond/Wetland System (W-3)				
<input type="radio"/> Pocket Wetland (W-4)				
<input type="radio"/> Wet Swale (O-2)				

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name

M i c h a e l

MI

Print Last Name

L o m b a r d o

Owner/Operator Signature

Date

/ /

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP *JK*
Joseph M. Cermele, P.E., CFM *JMC*
David J. Sessions, RLA, AICP *DJS*
Town Consulting Professionals

DATE: October 15, 2014

RE: Oakridge Condominiums - Pool and Recreation Area
Wetland and Stormwater Permits
400 Oakridge Drive
Sheet 49D, Block 9829, Lot 6.2

Project Description

The applicant is proposing modifications and improvements to the pool and recreation area associated with the Oakridge Condominium complex located on Oakridge Drive, off of Smith Ridge Road (NYS Route 123), and within the R-MF Zoning District. The applicant is proposing to replace the pool deck and underground drainage system, incorporate green space and rain gardens within or proximate to the pool deck, demolish a portion of the existing tennis court, resurface the remaining portion of the tennis court and convert it to a half basketball court, resurface existing asphalt sidewalks, and install a picnic grove, pergolas and landscaping. The pool and recreation area is located adjacent to a pond and watercourse and all of the proposed improvements are located within the Town's 150-foot regulated wetland buffer. Overall, the project will result in a 6,180 s.f. reduction in impervious cover and will treat stormwater runoff from the pool deck before discharging to the pond.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. Prior to granting approval, the Planning Board must issue a Determination of Significance.

Required Approvals

1. Amended Site Development Plan Approval, a Wetland Activity Permit and a Town Stormwater Permit is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. Improvements to the pool area require approval from the Westchester County Department of Health (WCDH).
4. Proposed land disturbance will exceed 5,000 s.f.; a Town Stormwater Permit is required from the Planning Board.

Plan Comments

1. Upon receipt, a copy of the WCDH approval/permit shall be submitted.
2. The construction access location should be clarified on the plan.
3. The plan shall be revised to include a detail of the existing wall together with the proposed wall mounted fence.
4. As the engineering and landscape architecture plans have been coordinated, please remove Notes #3 and #4 on Sheet EX-1 and Note #4 on Sheet DP-1.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Chairman Jerome Kerner, AIA
October 15, 2014
Page 3

Plans Reviewed, prepared by Insite Engineering and dated (last revised) September 23, 2014:

- Existing Conditions (Sheet 1 of 7)
- Demolitions Plan (Sheet 2 of 7)
- Layout & Landscape Plan (Sheet 3 of 7)
- Grading, Drainage, Erosion and Sediment Control (Sheet 4 of 7)
- Details (Sheet 5 of 7, 6 of 7 and 7 of 7)

Documents Reviewed:

- Letter from Insite Engineering, dated September 23, 2014
- Short Environmental Assessment Form
- Notice of Intent (NOI) and MS4 SWPPP Acceptance Form
- Previously approved site and subdivision plans

JKJ/JMC/DJS/dc

T:\Lewisboro\Correspondence\LW4082JJ-LWPB-OakridgeCondos-Review-Memo-10-15-14.wpd

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Oakridge Condominiums – Pool & Recreation Area
Wetland Activity Permits and Stormwater Permit Approvals
Smith Ridge Road
Sheet 49H, Block 9829, Lots 6.2

DATE: October 14, 2014

The CAC reviewed the plans and documents provided by the applicant for the October 21 Planning Board meeting. The committee supports the idea of improving the facility and stormwater management at this facility. However, we have a number of concerns with the plan as proposed.

The proposal adds three rain gardens and some vegetated areas around the pool surface. However, it continues the use of drain basins around the pool. This untreated water joins with the overflows from the rain gardens and flows directly into the lake. As the CAC reviewed the grading, drainage, erosion and sediment control plan, we felt that some other options might be possible. The small lawn areas are elevated to shed water, and perhaps they could be depressed to collect some of the water into subsurface drainage. The area that is the proposed picnic grove is downslope from the pool surround. The CAC would like to know if that area has been investigated as a site for infiltration for some of the pool surround runoff, so that some pipes would flow in that direction rather than into the lake. This might further reduce the addition of untreated runoff into the lake.

We also ask if appropriate native plantings might be considered as alternatives to some of the proposed non-native plant species in the landscape plan. For example, the proposed Aristocrat Callery Pear and the Kousa dogwood are non-native plants.

SHELBY WHITE

Cal# 6-14PB

Cal# 65-14WP

Site Design Consultants

Civil Engineers • Land Planners

September 17, 2014

Ms. Lisa Pisera, Secretary
Planning Board
Cross River Shopping Center at Orchard Square
Suite L – Lower Level
20 North Salem Road
Cross River, NY 10518

Re: Lot Line Change
199 Elmwood Road
Sheet 49 Block 9834 Lots 73 & 80

Dear Ms. Pisera:

Enclosed please find the following items for the above referenced project for a lot line change at 199 Elmwood Road:

- Tax Payment Affidavit Requirement form;
- Affidavit of Ownership form;
- Application for Sketch Plan Review form – for lot line adjustment;
- Wetland Permit Application form;
- Associated fees – three checks:
 - o Lot line change: \$1,000.00
 - o Sketch Plan Review: \$205.00
 - o Alteration to Wetlands: \$255.00
- Thirteen prints of the survey prepared by RKW Surveying;
- Thirteen prints of the plan titled “Proposed Septic System Expansion Plan Prepared for Shelby White – Lot Line Change / Wetland Disturbance Plan,” Sheet 1 of 1, dated 9/2/14;

We are submitting these items prior to the submission deadline of September 23, 2014 for the next Planning Board Meeting of October 21, 2014. Please review our submission and contact us if additional items are required for submission prior to the deadline date. Please add this project to the Board’s agenda and do not hesitate to contact us if you have any questions. Thank you.

Sincerely,


Joseph C. Riina, P.E.

Cc: J. Johannessen via email
S. White via email

JCR/cm/Enc./sdc 13-26

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



**TOWN OF LEWISBORO
DEVELOPMENT APPLICATION ESCROW DEPOSIT SCHEDULE**

APPLICATION TYPE		INITIAL ESCROW DEPOSIT
SUBDIVISION APPLICATIONS (*)	UP TO 5 LOTS	\$2,000 PLUS: \$1,000 Per Lot Shown on Plat
	OVER 5 LOTS	\$7,000 PLUS: \$750 Per Lot in Excess of 5 Shown on Plat
	✓ LOT LINE CHANGE	\$1,000
	FEE SIMPLE SUBDIVISION OF APPROVED SITE PLAN	\$1,000 PLUS: \$500 Per Lot Shown on Plat
SITE DEVELOPMENT PLAN APPLICATIONS (*)	NON-RESIDENTIAL	\$2,000 PLUS: \$100 Per New, Modified or Relocated Parking Space
	RESIDENTIAL	\$3,500 PLUS: \$100 Per Proposed Dwelling Unit
	MIXED USE	\$3,500 PLUS: \$100 Per New, Modified or Relocated Non-residential Parking Space; and \$100 Per Proposed Residential Dwelling Unit
SPECIAL USE PERMIT APPLICATIONS (*)		\$3,500 PLUS: \$100 Per New, Modified or Relocated Non-residential Parking Space; and \$100 Per Proposed Residential Dwelling Unit
WETLANDS APPLICATIONS AND VIOLATIONS		\$500 Applications to Wetlands Inspector \$2,000 Applications to Planning Board
ZONING TEXT OR MAP CHANGE (*)		\$2,000
VARIANCE (*)		\$500

(*) Payable with original application
Note: In no case shall initial escrow deposits be required to exceed \$25,000

**TOWN OF LEWISBORO
DEVELOPMENT APPLICATION FEE SCHEDULE**

APPLICATION TYPE	DEVELOPMENT APPLICATION FEE
PLANNING BOARD PRE-CONFERENCE	\$205
SKETCH PLAN REVIEW (ALL APPLICATIONS)	\$205 ✓
LOT LINE CHANGE	\$205
PRELIMINARY SUBDIVISION APPROVAL	\$400 PER LOT ON PLAT PLUS \$5.00 RECORDS MANAGEMENT FEE
FINAL SUBDIVISION APPROVAL	\$150 PER LOT ON PLAT PLUS \$5.00 RECORDS MANAGEMENT FEE \$255 AMENDMENT APPROVAL \$ 35 PER LOT TAX MAP FEE
SITE DEVELOPMENT PLAN APPROVAL	\$255 SEASONAL OUTDOOR SEATING \$505 ALL OTHERS PLUS: \$0.50 PER SQUARE FOOT OF GROSS FLOOR AREA OF NEW OR MODIFIED BUILDING STRUCTURE; AND \$25 PER NEW, MODIFIED OR RELOCATED PARKING SPACE (NON- RESIDENTIAL AND MULTIFAMILY USES; AND \$300 PER DWELLING UNIT(MULTI-FAMILY)
WAIVER OF SITE PLAN APPLICATION PROCEDURES	\$205
SPECIAL USE PERMIT	\$130 APPLICATIONS TO THE TOWN BOARD \$255 APPLICATIONS TO THE ZONING BOARD \$505 APPLICATIONS TO THE PLANNING BOARD EXCEPT; \$1505 COMMUNICATION FACILITIES \$1505 FAST FOOD ESTABLISHMENTS
ZONE TEXT OR MAP CHANGES	\$505 ZONING MAP AMENDMENT \$505 ZONING TEXT CHANGE \$1005 COMBINED APPLICATION
ALTERATION TO WETLANDS	SEE ADMINISTRATIVE WETLAND PERMIT FEE SCHEUDLE \$255 APPLICATIONS TO THE PLANNING BOARD ✓
RECREATION FEE	\$10,000 PER SINGLE FAMILY "BUILDABLE LOT" NEW LOT \$7500 PER MULTI-FAMILY "DENSITY UNIT"
STORM WATER	SEE ADMINISTRATIVE WETLAND PERMIT FEE SCHEDULE \$155.00 APPLICATION FEE

Effective January 1, 2013

TAX PAYMENT AFFIDAVIT REQUIREMENT

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

INSTRUCTIONS

The applicant is to complete the information box below and on the opposite side and return to:
Receiver of Taxes, Town of Lewisboro, Town House, Main Street, South Salem, New York 10590

For Planning Board applications, the Receiver of Taxes will return this form and the affidavit to the Planning Board office. For filing actions with the Westchester County Clerk, Division of Land Records, the Receiver of Taxes will return this form and the affidavit to the applicant by mail if a stamped and self-addressed envelope is submitted with this form.

IF ANY TAXES ARE FOUND TO BE DUE ON THE PROPERTY RELATING TO THE APPLICATION, THEN THAT APPLICATION CAN NOT BE ACCEPTED BY THE PLANNING BOARD UNTIL THE TAXES ARE PAID.

TO BE COMPLETED BY APPLICANT

(PLEASE TYPE OR PRINT)

Shelby White Shelby White
name of applicant project name

property description: 49 property assessed to: Shelby White
▶ tax sheet
▶ block 9834 ▶ name
▶ lot 73 & 80 ▶ address 199 Elmwood Road
Lewisboro

application type (check one):

- SKETCH PLAN REVIEW PRELIMINARY SUBDIVISION PLAT FINAL SUBDIVISION PLAT
 SITE DEVELOPMENT PLAN SPECIAL PERMIT USE WAIVER OF SITE PLAN PROCEDURES
 WETLANDS PERMIT FILING WITH THE WESTCHESTER COUNTY CLERK

NO OUTSTANDING TAXES ARE DUE:

receiver of taxes

date

AFFIDAVIT OF OWNERSHIP

STATE OF)
COUNTY OF) ss:

SHELBY WHITE

being duly sworn, deposes and says that she/he resides at 199 Elmwood Rd, LEWISBORO

in the County of: WEST CHESTER

State of: NEW YORK

And that she/he is (check one) (1) the owners, or (2) the _____ Title

of _____ name of corporation, partnership or other legal entity

which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, New York, aforesaid and known and designated on the Tax Map in the Town of Lewisboro as Lot Number (S) 73 + 80

Block 9834 on sheet 49

For (check one):

- [X] SKETCH PLAN REVIEW [] PRELIMINARY SUBDIVISION PLAT [X] FINAL SUBDIVISION PLAT
[] SITE DEVELOPMENT PLAN [] SPECIAL USE PERMIT [] WAIVER OF SITE PLAN PROCEDURES
[X] WETLAND PERMIT [] STORMWATER PERMIT [] FILING WITH WESTCHESTER COUNTY CLERK

JUSTINE KOCH
Notary Public, State of New York
No. 01KO5047770
Qualified in Westchester County
Commission Expires NOV 23 2017

Signed [Signature]

Sworn to before me this

8th day of September, 2014

Notary public (affix stamp) [Signature]

To: Lisa P.
FR: Deirdre L.
town taxes pd
9/22/14

Thank you, Welcome,
Deirdre

Deirdre
- Please return to
Planning

TAX PAYMENT AFFIDAVIT REQUIREMENT

RECEIVED
9-18-14

Under regulations adopted by the Town of Lewisboro, the Planning Board may not accept any application unless an affidavit from the Town of Lewisboro Receiver of Taxes is on file in the Planning Board office. The affidavit must show that all amounts due to the Town of Lewisboro as real estate taxes and special assessments on the total area encompassed by the application, together with all penalties and interest thereon, have been paid.

Under New York State law, the Westchester County Clerk may not accept any subdivision map for filing unless the same type of affidavit from the Town of Lewisboro Receiver of Taxes is submitted by the applicant at the time of filing.

INSTRUCTIONS

The applicant is to complete the information box below and on the opposite side and return to:
Receiver of Taxes, Town of Lewisboro, Town House, Main Street, South Salem, New York 10590

For Planning Board applications, the Receiver of Taxes will return this form and the affidavit to the Planning Board office. For filing actions with the Westchester County Clerk, Division of Land Records, the Receiver of Taxes will return this form and the affidavit to the applicant by mail if a stamped and self-addressed envelope is submitted with this form.

IF ANY TAXES ARE FOUND TO BE DUE ON THE PROPERTY RELATING TO THE APPLICATION, THEN THAT APPLICATION CAN NOT BE ACCEPTED BY THE PLANNING BOARD UNTIL THE TAXES ARE PAID.

TO BE COMPLETED BY APPLICANT

(PLEASE TYPE OR PRINT)

Shelby White name of applicant Shelby White project name

property description: property assessed to:
▶ tax sheet 49 ▶ name Shelby White
▶ block 9834 ▶ address 199 Elmwood Road
▶ lot 73 ÷ 80 Lewisboro

application type (check one):

- SKETCH PLAN REVIEW PRELIMINARY SUBDIVISION PLAT FINAL SUBDIVISION PLAT
- SITE DEVELOPMENT PLAN SPECIAL PERMIT USE WAIVER OF SITE PLAN PROCEDURES
- WETLANDS PERMIT FILING WITH THE WESTCHESTER COUNTY CLERK

NO OUTSTANDING TAXES ARE DUE:

Deirdre Casper
receiver of taxes

9/22/14
date

TOWN OF LEWISBORO PLANNING BOARD
P. O. Box 725, Cross River, New York 10518 TEL (914) 763-5592 / FAX (914) 763-3637
e-mail planning@lewisborogov.com

STEP 1: APPLICATION FOR SKETCH PLAN REVIEW (SUBDIVISION)

Shelby White project name R-2A zoning district
199 Elmwood Road site location 49 tax sheet 9834 block 73 + 80 lot

10 site acreage Is the site located within 500 FT of any Town boundary? YES ___ NO
2 number of proposed lots Is the site located within the New York City Watershed? YES ___ NO
N/A length of new streets Is the site located on a State or County Highway? Route # ___ YES ___ NO

* No new lots - lot line adjustment
Joseph C. Riina, PE engineer's name Site Design Consultants 251 F Underhill Ave, Yorktown NY 10598 address 914-962-4488 phone
Frank Walsch surveyor's name PKW Land Surveying PO Box 788 / 22 East Ave, New Canaan CT 203 966-3501 address 06840 phone

ALL SUBMITTED PLANS AND DOCUMENTS SHALL BEAR AN ORIGINAL SIGNATURE, SEAL AND LICENSE NUMBER OF THE PROFESSIONAL RESPONSIBLE FOR PREPARING EACH ITEM

ALL PLANS SHALL BE EQUAL IN SHEET SIZE, COLLATED INTO STAPLED FOLDED SETS. THIRTEEN (13) COMPLETE SETS ARE REQUIRED.

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- SKETCH PLAN per Section 195-14 of the Land Subdivision Regulations.
- WRITTEN NARRATIVE describing the environmental character, physical features and scope of the proposed action.
- COMPLETED AFFIDAVIT OF OWNERSHIP FORM certifying owner of record as of date of the application.
- COMPLETED AFFIDAVIT FROM RECEIVER OF TAXES certifying payment of all taxes and assessments due.
- FILING FEE: See attached Application Fee Schedule. Check(s) are payable to: *Town of Lewisboro*.
- INITIAL ESCROW DEPOSIT payable to: **TOWN OF LEWISBORO** (see Planning Board Secretary).

SUGGESTED:

- SKETCH CONSTRUCTION PLANS, AND DETAILS.
- TOPOGRAPHIC SURVEY per Appendix A-2 of the Land Subdivision Regulations, showing two-foot contour intervals.
- MAP OF CONTIGUOUS HOLDINGS per Appendix A-3 of the Land Subdivision Regulations.
- WETLAND DELINEATION per Chapter 217 Wetlands and Watercourse Law, with NYSDEC endorsement where appropriate.

THE APPLICANT understands that any application is considered complete only when all information and documents required have been Submitted and received by the Planning Board and further understands that the applicant is responsible for the payment of all application and Review fees incurred by the Planning Board.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief and authorizes visitation and inspection of the subject property by the Town of Lewisboro and its agents.

(same as owner) applicant's name Shelby White address 199 Elmwood Road 212 751-1313 phone [Signature] signature 9/8/14 date
Shelby White owner's name 199 Elmwood Road address 212-688-8860 phone [Signature] signature date

Date of receipt by Planning Board Secretary _____ Application ID: SUB # _____

Application No.: _____
Fee: _____ Date: _____

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914) 533-0097

Project Information

Project Address: 199 Elmwood Road
Sheet: 49 Block: 9834 Lot(s): 73480

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance):

Owner's Information

Owner's Name: Shelby White Phone: 212 751-1313
Owner's Address: 199 Elmwood Road Email: ~~shelbywhite@att.net~~
~~shelbywhite@att.net~~

Applicant's Information (if different)

Applicant's Name: (Same as Owner) Phone: _____
Applicant's Address: _____ Email: _____

Authorized Agent's Information (if applicable)

Agent's Name: Joseph C. Flinn PE Phone: 914 962-4488
Agent's Address: 251-F Underhill Ave Email: JFlinn@site designer
Yonkers, NY 10598 Consultants.com

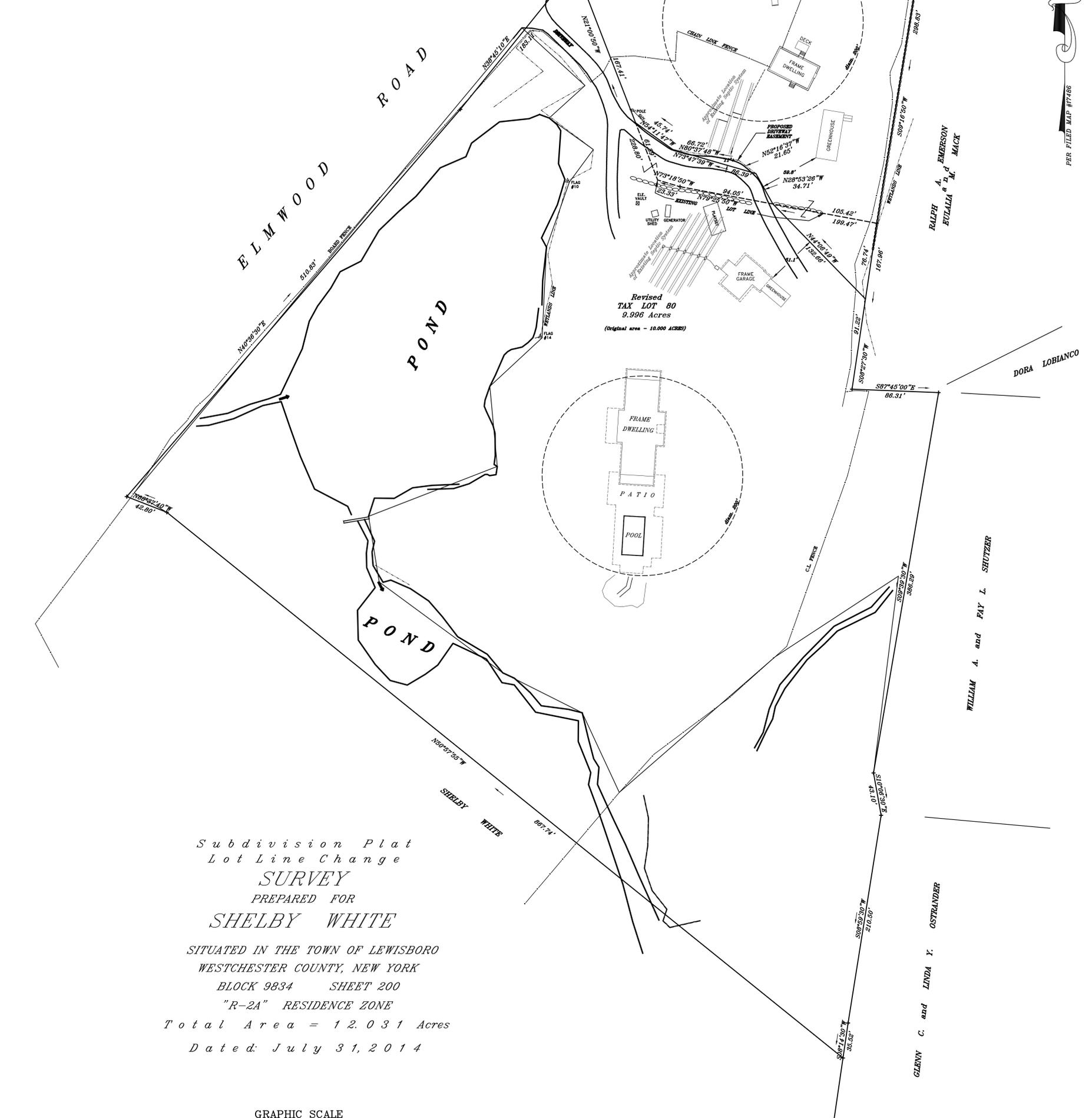
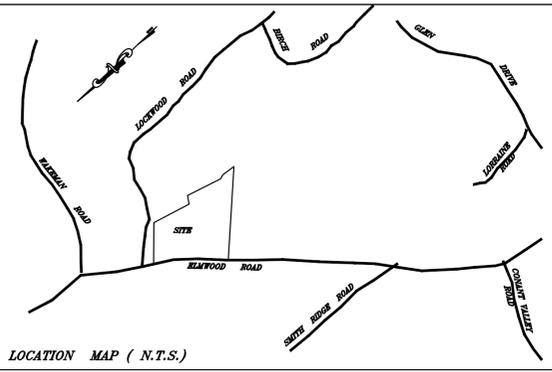
To Be Completed By Owner/Applicant

1. What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)
 Administrative Planning Board
2. Is the project located within the NYCDEP Watershed? Yes No
3. Total area of proposed disturbance: < 5,000 s.f. 5,000 s.f. - < 1 acre ≥ 1 acre
4. Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Planning Bd -let line change; WCDOH -Construction Permit

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

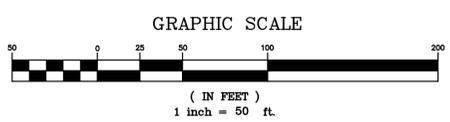
For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner/Applicant Signature: [Signature] Date: 9/8/14



Subdivision Plat
Lot Line Change
SURVEY
PREPARED FOR
SHELBY WHITE

SITUATED IN THE TOWN OF LEWISBORO
WESTCHESTER COUNTY, NEW YORK
BLOCK 9834 SHEET 200
"R-2A" RESIDENCE ZONE
Total Area = 12.031 Acres
Dated: July 31, 2014



WETLANDS SHOWN HEREON WERE DESIGNATED BY BRUCE M. DONOHUE, S.O.L. SCIENTIST, ON JUNE 1, 2014 AND FIELD LOCATED BY R K W LAND SURVEYING ON JULY 23, 2014.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF, ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
REFERENCE HEREBY MADE TO MAP #17486 AND LIBER 44056 PG. 465 & LIBER 7712 PG. 472 (TAX LOT 62) ON FILE IN THE WESTCHESTER COUNTY CLERKS OFFICE.

- PORTIONS OF THE PROPERTY SHOWN HEREON CONSIST OF TOWN OF LEWISBORO REGULATED FRESHWATER WETLAND/WATERCOURSE AND/OR REGULATED 150-FOOT BUFFER AREA (AS MAY BE AMENDED FROM TIME TO TIME). ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EROSION, CLEARING OR OTHER REGULATED ACTIVITY AS DEFINED BY CHAPTER 217 OF THE CODE OF THE TOWN OF LEWISBORO, NEW YORK WITHIN THE FRESHWATER WETLAND/WATERCOURSE AREA OR 150-FOOT BUFFER AREA REQUIRES A PERMIT FROM THE LEWISBORO PLANNING BOARD AND/OR LEWISBORO WETLAND INSPECTOR PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW OR REPLACEMENT OIL STORAGE TANK FACILITIES SHALL BE RESTRICTED TO THE INTERIOR OF A PRINCIPAL BUILDING, ITS BASEMENT OR AN ATTACHED GARAGE.

R-2A ZONING CONFORMANCE TABLE			
NOTE: EACH PROPOSED LOT CONTAINS AN EXISTING HOUSE.			
	REQUIRED	TAX LOT 62	TAX LOT 80
FRONT YARD FROM STREET CENTRELINE	75'	230'+/- EXISTING	230'+/- EXISTING
FRONT YARD LOT LINE	50'	210'+/- EXISTING	300'+/- EXISTING
SIDE YARD	40'	58.8' EXISTING	51' EXISTING
REAR YARD	50'	50'+	120'
BUILDING COVERAGE	9%	2.0%	1.0%
BUILDING HEIGHT	2.5 STORIES	<2.5 STORIES	<2.5 STORIES
LOT WIDTH	35' MIN.	>35'	>35'
LOT DEPTH	200' DIA. CIRCLE	200' DIA. CIRCLE	200' DIA. CIRCLE
LOT AREA	2.0 ACRES MIN.	2.03 ACRES	10.00 ACRES
CONTIGUOUS BUILDABLE AREA	40,000 S.F. MIN.	66,300 S.F.	235,300 S.F.
STREET FRONTAGE	25'	130.0'	693.04'
MINIMUM REQUIRED LOT AREA PER TO LOT DEPTH		LOT DEPTH = 350' 350/450 = 2 = 2.22 2 ACRES req'd	LOT DEPTH = 650' 650/450 = 2 = 2.22 2 ACRES req'd
AREA OF ACCESSWAY	N/A	N/A	N/A

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1001 AND ARTICLES IV AND VII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISIONS OF INDIVIDUAL WELL WATER SUPPLY AND SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAT AFTER APPROVAL, SHALL INVALIDATE THIS APPROVAL.

PROPERTY SHOWN HEREON IS SUBJECT TO "RULES AND REGULATIONS FOR THE PROTECTION FROM CONTAMINATION OF THE CITY OF NEW YORK WATER SUPPLY AND ITS SOURCES".

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

APPROVED BY RESOLUTION OF THE LEWISBORO TOWN PLANNING BOARD

APPROVED FOR FILING

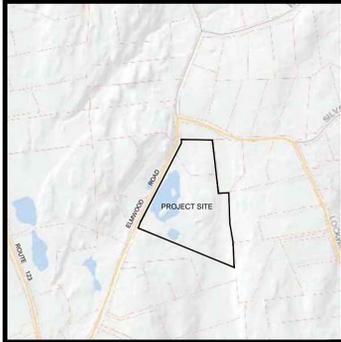
CHAIRMAN	DATE	APPLICANT / OWNER	DATE
SECRETARY	DATE	SHELBY WHITE 1 SUITON PL. SOUTH 3A N.Y. N.Y. 10022	

WE, R K W LAND SURVEYING, THE SURVEYORS WHO MADE THIS MAP, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED JAN. 12, 2001, AUGUST 30, 1998 AND JULY, 2014 AND THIS MAP WAS COMPLETED JULY 31, 2014

R K W
LAND SURVEYING
New Canaan, Connecticut
Tel. 203 - 966 - 3501
Fax 203 - 966 - 3503

PHILIP E. ENOCHIE JR. N.Y.S.L. # 60480
FILED : LEVY L204-14195-199 ELMWOOD RD.DWG





LOCATION MAP
NOT TO SCALE

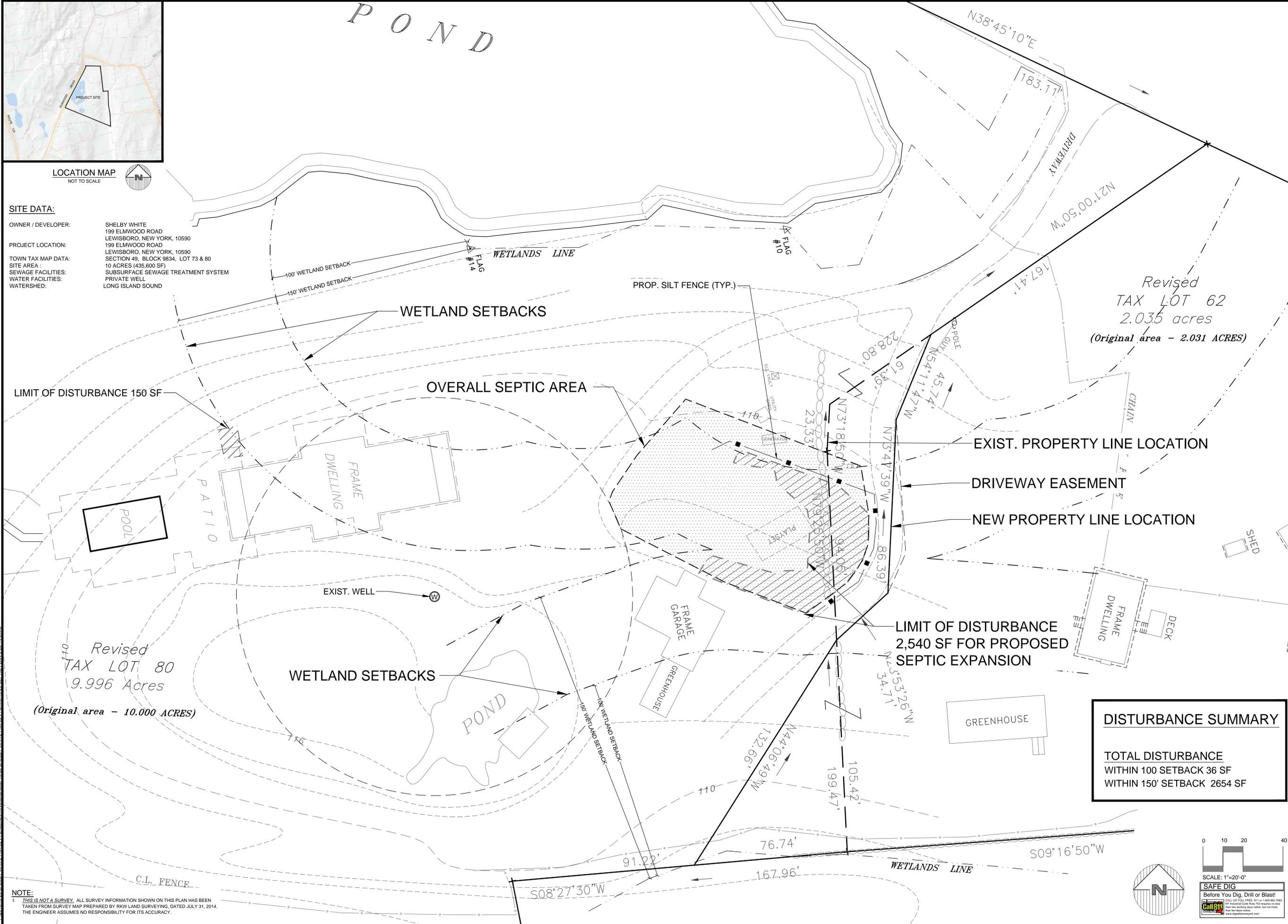
SITE DATA:

OWNER / DEVELOPER: SHELBY WHITE
199 ELMWOOD ROAD
LEWISBORO, NEW YORK, 10590

PROJECT LOCATION: 199 ELMWOOD ROAD
LEWISBORO, NEW YORK, 10590
SECTION 49, BLOCK 9834, LOT 73 & 80
10 ACRES (435,600 SF)

TOWN TAX MAP DATA:
SITE AREA:
SEWAGE FACILITIES:
WATER FACILITIES:
WATERSHED:

SUBSURFACE SEWAGE TREATMENT SYSTEM
PRIVATE WELL
LONG ISLAND SOUND



DISTURBANCE SUMMARY	
TOTAL DISTURBANCE	
WITHIN 100' SETBACK	36 SF
WITHIN 150' SETBACK	2654 SF



PROJECT # ###

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com

Engineer:
Joseph C. Rinn, P.E.
NYS Lic. No. 64431

Revisions:	No.	Date	Comments

SCALE: 1" = 20'

DRAWN BY: MEM

DATE: 9/02/14

LOT LINE CHANGE / WETLAND DISTURBANCE PLAN

PROPOSED SEPTIC SYSTEM EXPANSION PLAN
PREPARED FOR
SHELBY WHITE
199 ELMWOOD ROAD
Town of Lewisboro
Westchester Co., N.Y.

Sheet 1 of 1

SAFE DIG
Before You Dig, Drill or Blast!
Call 811
www.digbeforeyoudig.com

E:\2013\12-26-SHELBY WHITE EKA LEV\ENGINEERING\CADD\3D-13-28-SHELBY WHITE EKA LEV\DWG\13-28-SEPTIC PLAN 8-22-14.DWG
 11/11/2014 10:58:14 AM

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY RIW LAND SURVEYING, DATED JULY 31, 2014. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

COPYRIGHT © 2012 BY SITE DESIGN CONSULTANTS. ALL RIGHTS RESERVED.

PMEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP *JK*
Joseph M. Cermele, P.E., CFM *JMC*
David J. Sessions, RLA, AICP *DJS*
Town Consulting Professionals

DATE: October 15, 2014

RE: Shelby White
Lot Line Change/Wetland Permit
195 and 199 Elmwood Road
Sheet 49-C, Block 9834, Lots 62 & 80

Project Description

The subject property consists of two (2) parcels, both owned by Shelby White, totaling ± 12 acres of land and located on Elmwood Road within the R-2A Zoning District. Tax Lot 62 currently consists of ± 2.031 acres of land and is developed with a single-family residence, greenhouse, driveway, septic system and associated ancillary structures. Tax Lot 80 is currently comprised of ± 10 acres and contains a single-family residence, pool, detached garage, septic system, driveway, greenhouse and associated accessory structures. The applicant is proposing to expand the existing septic system on Lot 80 and is proposing to modify the common property line located between the two (2) parcels to accommodate the expanded septic system. The land conveyance between the two (2) parcels is essentially an even swap, with Tax Lot 62 resulting in ± 2.035 acres and Tax Lot 80 resulting in ± 9.996 acres.

A pond and associated wetlands are located on Tax Lot 80 and the existing and proposed septic expansion is located within the Town's 150-foot wetland buffer area.

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a coordinated review is not required. Prior to granting approval, the Planning Board must issue a Determination of Significance.

Required Approvals

1. Final Subdivision Plat Approval and a Wetland Activity Permit are required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit. Unless waived by the Planning Board under Section 195-13 of the Subdivision Regulations, a public hearing is required on the subdivision plat;
3. The proposed lot line realignment and septic system expansion require approval from the Westchester County Department of Health (WCDH).

Plan Comments

1. The purpose of the septic expansion should be discussed with the Board; the existing and proposed bedroom count should be identified on the site plan.
2. Historically, the Planning Board has not required applicants to submit Step II of the Subdivision Application Form and has not issued Preliminary Subdivision Approval for lot line changes. So long as the Board is comfortable with the proposed action and the proposed subdivision does not require a variance, the applicant should submit Step III of the Subdivision Application Form.
3. The contiguous buildable area shall be graphically illustrated on the plan and calculated in accordance with Section 220-10E of the Zoning Code (both lots).
4. The driveway serving the existing residence on Tax Lot 62 should be illustrated on the plat and site plan.
5. The site plan shall be revised to illustrate all existing and proposed septic system components and connections to buildings for both lots.

Chairman Jerome Kerner, AIA

October 15, 2014

Page 3

6. Zoning setback line shall be illustrated on the plat and site plans.
7. The Town's 150-foot wetland buffer line shall be illustrated on the plat; the 100-foot wetland buffer line and associated total disturbance should be removed from the site plan. The Town's 150-foot wetland buffer, as illustrated on the site plan, does not reflect the continuation of the pond edge beyond the delineated wetland boundary.
8. Existing well locations (both lots) shall be illustrated on the plat and site plan.
9. Trees with a ≥ 8 " dbh and located within the proposed area of disturbance shall be illustrated on the site plan. Trees to be removed and/or protected shall be indicated on the plan.
10. Existing and proposed architectural floor plans and elevations should be submitted for review; the site plan shall identify the reason for land disturbance (150 s.f.) proposed immediately north of the house.
11. Upon receipt, the applicant shall submit copies of the WCDH approved septic plans/permit.
12. Typical erosion control details must be included on the site plan.
13. The applicant shall submit a draft copy of a proposed driveway easement and maintenance agreement for review by the Planning Board Attorney.
14. Parts 1 and 2 of the Short Environmental Assessment Form (EAF) must be submitted for review.
15. The following signature blocks shall appear on all plans:

**APPROVED BY RESOLUTION OF THE
LEWISBORO PLANNING BOARD**

Jerome Kerner, Chairman Date

Lisa Pisera, Secretary Date

Chairman Jerome Kerner, AIA
October 15, 2014
Page 4

TOWN ENGINEER'S CERTIFICATION

Reviewed for compliance with the Planning Board Resolution dated_____.

Joseph M. Cermele, P.E. Date
Town Consulting Engineer
Kellard Sessions Consulting, P.C

OWNER'S CERTIFICATION

The undersigned owners of the property shown hereon is familiar with this drawing(s), its contents, and its legends and hereby approves the same for filing

Shelby White Date

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plans Reviewed:

- Lot Line Change/Wetland Disturbance Plan (Sheet 1 of 1), prepared by Site Design Consultants and dated September 2, 2014
- Subdivision Plat/Lot Line Change Survey, prepared by RKW Land Surveying and dated July 31, 2014

Documents Reviewed:

- Letter prepared by Site Design Consultants, dated September 17, 2014
- Step 1: Application for Sketch Plan Review (Subdivision)

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Shelby White – Lot line change and Wetland Activity Permit
199 Elmwood Road, South Salem

DATE: October 10, 2014

The Conservation Advisory Council (CAC) reviewed the plans, memorandum, and other materials submitted with a letter dated September 17, 2014 requesting a lot line change and Wetland Activity Permit Approval.

The CAC does not identify any concerns with the requested lot line change.

However, the CAC is concerned about the disturbance of 2,540 square feet that is totally within the 150 foot wetland buffer for septic expansion, some of which is also within the 100 foot DEC buffer. The CAC would prefer septic expansion to occur outside of the wetland buffer lines, even if it means a more significant change to lot lines.

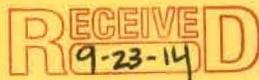
Also noted is that no reason is given for the need to expand the existing septic area. If an expansion of the house or increase in bedroom count anticipated in the future, we would like to understand those plans.

We ask the Town wetland consultant to assess the wetland delineation and whether the small pond should be considered a wetland.

A site walk would help the CAC better understand the application and wetland buffer impact.

**MC CAFFREY FAMILY
PARTNERSHIP**

Cal# 68-14WP



Application No.: 68-14 WP

Fee: 255 Date: 9-23-14

Paid ck # 574

Receipt # 597491

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518

Phone: (914) 763-3060

Fax: (914)533-0097

Project Information

Project Address: 22 Perch Bay Road, Waccabuc, NY 10597

Sheet: 25A Block: 10813 Lot(s): 2

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): Lakeside cabins to be added to property near existing dock.

Wetlands disturbance = 0 sf. Buffer disturbance =

Owner's Information

Owner's Name: McLaughrey Family Partnership Phone: 646-416-1060

Owner's Address: 22 Perch Bay Rd, Waccabuc, NY 10597 Email: CarolynMcLaughrey@yahoo.com

Applicant's Information (if different)

Applicant's Name: Phone:

Applicant's Address: Email:

Authorized Agent's Information (if applicable)

Agent's Name: Patrick Croke Phone: 914-234-6093

Agent's Address: P.O. Box 758, Bzd Road, NY 10506 Email: Patrick@PMCArchitect.com

To Be Completed By Owner/Applicant

- 1. What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)
[] Administrative [X] Planning Board
2. Is the project located within the NYCDEP Watershed? [X] Yes [] No
3. Total area of proposed disturbance: [X] < 5,000 s.f. [] 5,000 s.f. - < 1 acre [] ≥ 1 acre
4. Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: Zoning Board of Appeals

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner/Applicant Signature: Carly McCaffrey

Date: 9/12/14

RECEIPT DATE 9-22-2014 No. 597491

RECEIVED FROM John + Carlyn McCaffrey \$ 255.00

Two hundred fifty five only DOLLARS

FOR RENT
 FOR Fees - wet land application

ACCOUNT		<input type="radio"/> CASH
PAYMENT	<u>255 -</u>	<input checked="" type="radio"/> CHECK
BAL DUE	<u>-</u>	<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM _____ TO _____
 BY John

1-2
210⁹⁵⁶ 574

CARLYN MC CAFFREY
JOHN MC CAFFREY

DATE Sept 12, 2014

PAY TO THE ORDER OF Town of Lewisboro \$ 255^{w/100}

two hundred fifty five - five^{w/100} DOLLARS

J.P.Morgan
 JPMorgan Chase Bank, N.A.
 New York, New York

MEMO App Fee Carly McCaffrey MP

⑆021000021⑆ 47817010810574

\$2000.00 Escrow received.
 See Municipity

RECEIVED
9-23-14

AFFIDAVIT OF OWNERSHIP

STATE OF New York)
COUNTY OF Westchester ss:

Carlyn McCaffrey, being duly sworn, deposes and says that
she/he resides at 22 Perch Bay Road Waccabuc, NY 10597
in the County of: Westchester

State
of: New York

And that she/he is (check one) (1) the owners, or (2) the Managing partner
Title
of McCaffrey Family Partnership
name of corporation, partnership or other legal entity

which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying
and being in the Town of Lewisboro, New York, aforesaid and known and designated
on the Tax Map in the Town of Lewisboro as Lot Number 2
Block 10813 on sheet 25A

- For (check one):
- SKETCH PLAN REVIEW
 - PRELIMINARY SUBDIVISION PLAT
 - FINAL SUBDIVISION PLAT
 - SITE DEVELOPMENT PLAN
 - SPECIAL USE PERMIT
 - WAIVER OF SITE PLAN PROCEDURES
 - WETLAND PERMIT
 - STORMWATER PERMIT
 - FILING WITH WESTCHESTER COUNTY CLERK

Carlyn McCaffrey
Signed

Sworn to before me this
12th day of September, 2014

[Signature]
Notary public (affix stamp) MICHAEL F. SIRIGNANO
Notary Public, State of New York
No. 4709295
Qualified in Westchester County
Commission Expires January 31, 2018

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

RECEIVED
9-23-14

State of New York

County of Westchester

Carlga McCaffrey being duly sworn, deposes and says that he/she resides at 22 Perck Bay Rd, Waccabuc, NY 10587, in the County of Westchester State of New York

And that he/she is (check one) (1) the owner, or (2) the managing partner (title) of McCaffrey Family Partnership (name of corporation, partnership or other legal entity)

in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map in the Town of Lewisboro as Lot Number 2 in Block 10813 in Section 25a

And that he/she hereby authorizes Patrick M. Croke, Architect to make applications and presentations in his behalf as pertain to the project known as "McCaffrey Family Partnership Lake Cabana".

Carl McCaffrey
(sign here)

Sworn to before me, this

12th day of September, 2014.

MICHAEL F. SIRIGNANO
Notary Public, State of New York
No. 4709295
Qualified in Westchester County
Commission Expires January 31, 2018

RECEIVED
9-23-14

TAX PAYMENT AFFIDAVIT REQUIREMENT

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IF ANY TAXES ARE FOUND TO BE DUE ON THE PROPERTY RELATING TO THE APPLICATION, THEN THAT APPLICATION CAN NOT BE ACCEPTED BY THE PLANNING BOARD UNTIL THE TAXES ARE PAID.

TO BE COMPLETED BY APPLICANT

(PLEASE TYPE OR PRINT)

McCaffrey Family Partnership Lake Cobana
name of applicant project name

property description:
▶ tax sheet 25A
▶ block 10813
▶ lot 2

property assessed to:
▶ name McCaffrey Family Partnership
▶ address 22 Perch Bay Road
Waccabuc, NY 10597

application type (check one):

- SKETCH PLAN REVIEW PRELIMINARY SUBDIVISION PLAT FINAL SUBDIVISION PLAT
- SITE DEVELOPMENT PLAN SPECIAL PERMIT USE WAIVER OF SITE PLAN PROCEDURES
- WETLANDS PERMIT FILING WITH THE WESTCHESTER COUNTY CLERK

NO OUTSTANDING TAXES ARE DUE:

Linda M. Casper
receiver of taxes

9/10/14
date

RECEIVED
OCT 14 2014

BY: *[Signature]*

**RESOLUTION
TOWN OF LEWISBORO
ZONING BOARD OF APPEALS**

RECEIVED
OCT 09 REC'D
By 2014 *[Signature]*

**IN THE MATTER OF THE APPLICATION OF
The McCaffrey Family Partnership
FOR A VARIANCE OF
ARTICLE IV §220-23(E) & §220-23D (11)
of the Lewisboro Zoning Ordinance
CAL. NO. 17-14-BZ**

INTRODUCED BY: Board Member Krellenstein

SECONDED BY: Board Member Casper

DATE OF CONSIDERATION/ADOPTION: September 17, 2014

WHEREAS, The McCaffrey Family Partnership, (“the applicant”) represented Patrick Croke, 11 Court Road, Bedford, New York have made application to the Lewisboro Zoning Board of Appeals (the “ZBA”) for an area variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a proposed accessory structure (cabana) that will be closer to the rear yard line than permitted and [2] Article IV, §220-23D (11) in the matter of the construction of an accessory structure that will exceed 600 square feet (proposed 896 square feet) on the subject premises located at 22 Perch Bay Rd., Waccabuc, N. Y. 10597, Tax Map Sheet 25A, Block 10813, Lot 2 (“the property”), where the Code requires a fifty foot (50’) rear yard setback and the cabana is proposed to be located fourteen feet (14’) from the rear yard lot line; and the applicant sought a variance of thirty-six feet (36’); and

WHEREAS, this application for an area variance constitutes a Type II action under 6 NYCRR Part 617, and therefore, requires no further review under the State Environmental Quality Review Act (SEQRA), and

WHEREAS, a public hearing was held at the Town Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York in this matter on September 17, 2014 and a site walk was conducted on September 13, 2014 to consider the application, after which a vote was taken with regard to the variance as forth above, and

WHEREAS, The Lewisboro Zoning Board of Appeals has given careful consideration to the facts presented in the application at the public hearing based upon the criteria set forth in Section 267-b(3)(b) of the Town Law of the State of New York, and finds as follows:

1. The property is an approximate 3.722 acre parcel in the R-2A zoning district owned by The McCaffrey Family Partnership, the applicant, and is improved with a single-family residence.
2. The applicant wishes to construct a 896 s.f. accessory structure (cabana) in an area that would be located closer than fifty feet (50’) from the rear lot line as required by Article IV, Section 220-23(E) of the Lewisboro Town Code, in

that the applicant desires to construct a cabana fourteen feet (14') from the rear property line, thereby requiring a rear yard setback variance of thirty-six feet (36') and is 296 s.f. larger than the 600 s.f. permitted in Article IV, Section 220-23D (11) of the Lewisboro Town Code.

3. In response to the concerns expressed by the Members of the Board during the site visit, the applicant's architect submitted a revised plan dated September 16, 2014 pulling the rear of the structure onto the fifty foot rear setback line. The cabana is now proposed twenty-two feet (22') from the fifty foot (50') rear setback line; the applicant requested that the application be amended to seek a variance of twenty-eight feet (28')
4. There will be no undesirable change in the character of the neighborhood with respect to the site plan aspects.
5. There is no practical alternative to the requested variance.
6. The requested variance is relatively unsubstantial; it will be an improvement.
7. There is no adverse effect or impact to the physical or environmental conditions of the neighborhood.
8. The difficulty is not self-created.

WHEREAS, pursuant to Section 267-b(3)(c), the ZBA hereby determines that the minimum area variance necessary in this application is a variance of twenty-eight feet (28') from the required fifty foot (50') rear property line requirement thereby permitting the proposed cabana to be located twenty two feet (22') from the rear yard lot line.

NOW, THEREFORE BE IT RESOLVED, that the Lewisboro Zoning Board of Appeals hereby grants [1] an area variance of twenty-eight feet (28') from the fifty foot (50') rear property line requirement of Article IV, Section 220-23(E) of the Lewisboro Town Code, in order to permit the construction of the proposed accessory structure (cabana) twenty-two feet (22') from the rear yard lot line, and [2] an area variance of Article IV, Section 220-23D (11) in the matter of the construction of the proposed 896 s.f. accessory structure (cabana) that will exceed 600 square feet which is located in the R-2A zoning district pursuant to Section 267-b(4) of the Town Law of the State of New York:

VOTE:	Chairman Price	-	In Favor
	Board Member Krellenstein	-	In Favor
	Board Member Rendo	-	In Favor
	Board Member Mandelker	-	In Favor
	Board Member Casper	-	In Favor

VOTE: Resolution carried by a vote of 5 to 0.



Robin Price, Jr., Chairman

Dated in South Salem, New York
This 10th day of October, 2014

Expiration: The variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with its decision, shall expire if work is not initiated pursuant thereto within one (1) year of the date said decision is filed with the Office of the Town Clerk or if said use or uses shall cease for more than one (1) year. Applicants wishing to seek an extension are advised to make application therefore to the Zoning Board of Appeals sufficiently in advance of expiration so as to allow their request for extension to be calendared and heard by the Zoning Board of Appeals prior to the date of expiration. Any such application must include a chronological listing of work (which may include efforts to obtain other regulatory approvals) initiated pursuant to the variance.

STATE OF NEW YORK

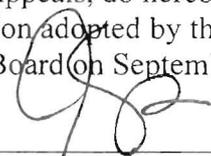
)

) ss.:

COUNTY OF WESTCHESTER

I, Aimee M. Hodges, Secretary of the Zoning Board of Appeals, do hereby certify that the above is an excerpt/summary/fair representation of the Resolution adopted by the Zoning Board of Appeals of the Town of Lewisboro at a meeting of said Board on September 17, 2014.

Dated: 10/9/2014



Aimee M. Hodges
Secretary Zoning Board of Appeals

EMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP *J.K.*
Joseph M. Cermele, P.E., CFM *JMC*
David J. Sessions, RLA, AICP *DJS*
Town Consulting Professionals

DATE: October 15, 2014

RE: McCaffrey Family Partnership
Wetland Permit
22 Perch Bay Road
Sheet 25A, Block 10813, Lot 2

Project Description

The subject property consists of ±3.8 acres of land located on Perch Bay Road and within the R-2A Zoning District. The applicant is proposing a 28' x 32' (896 s.f.) lakeside cabana, including one (1) bathroom, a sitting rooms, storage areas, and a wood deck with pergola above. The cabana is proposed to be connected to the existing septic system, which is not proposed to be expanded. The cabana is proposed approximately 13 feet from the edge of Lake Waccabuc and in proximity to several other on-site wetlands and watercourses.

SEQRA

The proposed action is a Type II Action and is categorically exempt from the State Environmental Quality Review Act (SEQRA).

Chairman Jerome Kerner, AIA

October 15, 2014

Page 2

Required Approvals

1. A Wetland Activity Permit is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. The Zoning Board of Appeals has granted area variances relative to the location and size of the proposed structure.
4. If the proposed amount of land disturbance exceeds 5,000 s.f., a Town Stormwater Permit and coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) will be required.

Plan Comments

1. A Wetland Delineation Report, prepared in accordance with Section 217-7A(5) & (6) of the Wetland Ordinance, should be submitted for review.
2. A wetland mitigation plan prepared in conformance with Appendix B-Part II of the Wetland Ordinance must be submitted for review. We note that the Wetland Ordinance strives for a 1:1 mitigation ratio and a no-net-loss of wetlands and buffers.
3. The wetland boundary line must be confirmed by this office; the applicant should ensure that the wetland boundary flags are present on-site before this confirmation is conducted.
4. Wetland boundaries D1 - D10 and E1 - E6 should be shown to be located outside of the proposed limit of disturbance.
5. The applicant shall mitigate stormwater runoff by treating the increase in runoff generated by the additional impervious area. Given the amount of disturbance proposed, stormwater management practices must be designed by a NYS Licensed Professional Engineer and must be designed to mitigate the 25-year storm event. Soil deep and percolation testing for the proposed stormwater mitigation system must be witnessed by this office; test locations and results shall be included on the plan. Details of the stormwater management system shall be included on the plan.

Chairman Jerome Kerner, AIA

October 15, 2014

Page 3

6. A cross-section detail of the proposed vegetated roof must be provided.
7. The site plans shall be revised to source the wetland boundary line (delineator and date of delineation) and topography information.
8. The existing/proposed surface type of the traveled way should be identified on the plan. As construction equipment will utilize the traveled way during construction and as utilities are proposed to be installed below the traveled way, notes and details relative to the restoration of this area should be provided on the plan.
9. Proposed top and bottom elevations should be provided for the proposed retaining wall; a retaining wall detail should be provided on the plans. Walls greater than four (4) feet in height shall be designed and certified by a NYS Licensed Professional Engineer.
10. Any trees ≥ 8 " dbh to be removed as a result of the project should be identified as such on the plans; tree protection measures should be provided for trees located in proximity to the proposed area of disturbance that are to remain. Provide details.
11. Erosion controls shall be illustrated on a plan including existing and proposed 2-foot contours, such as Sheet 0.02; silt fencing shall be shown to be located downslope of disturbance areas and perpendicular to the direction of the slope. The site plan shall also indicate staggings and soil stockpile areas and construction access.
12. The area of disturbance shall include all areas of proposed improvements, regrading, utility installation and restoration. The disturbance area shall be updated accordingly.
13. The plan shall include a general construction sequence.
14. An existing conditions survey, signed and sealed by a NYS Licensed Land Surveyor, shall be submitted for review.
15. Floor plans endorsed by the WCDH should be submitted for review.
16. The Planning Board may wish to conduct a site visit. Prior to the site visit, the applicant should stake the corners of the proposed cabana.

Chairman Jerome Kerner, AIA
October 15, 2014
Page 4

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

Plans Reviewed, prepared by Patrick M. Croke Architect and dated (last revised) September 16, 2014:

- Site Plan and WCDH Approved Septic Plan (Existing) (Sheet 0.01)
- Topography (Sheet 0.02)
- Site Plans at Larger Scale (Sheet 0.03)
- Cabana Plans (Sheet 1.01)
- Cabana Elevations and Section (Sheet 1.02)
- Views of Cabana (Sheet 2.01)
- Other Cabanas on Lake (Sheet 2.02)

Documents Reviewed:

- Wetland Permit Application
- Wetland Report, prepared by Paul J. Jaehnig and dated August 8, 2014

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council (CAC)

SUBJECT: McCaffrey – Wetland Activity Permit - Cabana
Sketch Plan Review
22 Perch Bay Road, Waccabuc NY

DATE: October 15, 2014

The Conservation Advisory Council (CAC) has reviewed the sketch plan dated Sept 12, 2014 accompanying an Application for Wetland Activity Permit.

The cabana is proposed approximately 13 feet from the edge of Lake Waccabuc. There are three additional nearby wetlands shown on the plan, and on this same site.

Although the Zoning Board has reportedly already approved Area variances for both the large size and location of the proposed cabana, the CAC has concerns for structures both this large, and so close to Lake Waccabuc where natural plantings should be, and even more so, a proposed bathroom and septic piping system.

The plans show a very large cabana (28'x32') within the Lewisboro wetland buffer, and within the property setback. Three services are shown: electrical power, cold water and septic lines, presumably with a pump to route septic back up to the house septic system. The CAC discourages building within a wetland or wetland buffer, and where natural shoreline plantings would otherwise serve as protection.

Additionally, the CAC is extremely concerned that this close proximity between septic piping, and the lake itself, however well intentioned and designed, arguably has the possibility of failure due to fatigue or freezing, and subsequent damaging leakage directly into the lake - just a few feet away.

Should the various involved agencies approve this Wetland Activity, we would make the recommendation that no septic system be approved. There is no clarity as to the need for such, nor any method of moving septic back to the house (no pump or pump station is shown on the plans).

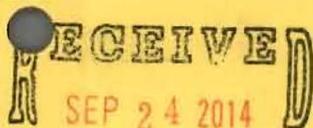
The CAC would further ask that consideration be made of an alternative plan with the benefits of building a more appropriate sized lakefront sitting area/cabana.

The CAC recommends a site walk to better evaluate the possible effects of this proposed activity.

JAMES SANDLER

Cal# 4-14WV

Cal# 69-14WP



Application No.: 69-14 WP
Fee: \$255 Date: 9-24-14
CR # 1068 Stalzer Design LLC
REF # 597495

BY:

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-3060
Fax: (914) 533-0097

Project Information

Project Address: 28 LAKE STREET

Sheet: 7F Block: 12663 Lot(s): 5

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance):

RESIDENTIAL ADDITION, REMOVAL OF ASPHALT DRIVEWAY
INSTALLATION OF GRAVEL DRIVEWAY/WALKWAY, +/- 6,900SF DISTURBANCE

Owner's Information

Owner's Name: JAMES SANDLER Phone: 914.815.4242

Owner's Address: 28 LAKE STREET Email: JMSANDLER100@YAHOO.COM

Applicant's Information (if different)

Applicant's Name: STALZER DESIGN LLC Phone: 203.858.6492

Applicant's Address: 6 ARNOLD LANE, POLYTON CT 06853 Email: INFO@STALZERDESIGN.COM

Authorized Agent's Information (if applicable)

Agent's Name: _____ Phone: _____

Agent's Address: _____ Email: _____

To Be Completed By Owner/Applicant

- What type of Wetland Permit is required? (see §217-5C and §217-5D of the Town Code)
 - Administrative Planning Board
- Is the project located within the NYCDEP Watershed? Yes No
- Total area of proposed disturbance: < 5,000 s.f. 5,000 s.f. - < 1 acre ≥ 1 acre
- Does the proposed action require any other permits/approvals from other agencies/departments? (Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: BUILDING DEPARTMENT, PLANNING BOARD

Note: Initially, all applications shall be submitted with a plan that illustrates the existing conditions and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). The Planning Board and/or Town Wetland Inspector may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. If the proposed action requires a Planning Board Wetland Permit, the application materials outlined under §217-7 of the Town Code must be submitted, unless waived by the Planning Board. The Planning Board may establish an initial escrow deposit to cover the cost of application/plan review and inspections conducted by the Town's consultants.

For administrative wetland permits, see attached Administrative Wetland Permit Fee Schedule.

Owner/Applicant Signature:

Date: 9/23/14

1068

STALZER DESIGN LLC 04-07
6 ARNOLD LN.
ROWAYTON, CT 06853-1901

DATE 9/23/14

51-36
211 391

PAY TO THE
ORDER OF

TOWN OF LEWISBORO

\$ 255.00

TWO HUNDRED FIFTY FIVE

DOLLARS



JPMorgan Chase Bank, N.A.
Greenwich, Connecticut 06830
www.Chase.com

FOR

SANDLER-WETLANDS

[Handwritten Signature]

⑈001068⑈ ⑆021100361⑆

⑆26855158⑈

RECEIPT

DATE 9-24-14 No. 597495

RECEIVED FROM

Stalzer Design LLC

\$ 255.00

Two hundred fifty-five and 00/100

DOLLARS

FOR RENT

FOR

Sandler Wetland Permit Fee

ACCOUNT	
PAYMENT	<u>255 -</u>
BAL. DUE	

CASH

CHECK

MONEY ORDER

CREDIT CARD

#1068 69-14 wp

FROM _____ TO _____

BY JND

RECEIPT DATE 9-23-14 No. 597493

RECEIVED FROM Money Order \$ 1000.00

One thousand + 00/100 DOLLARS

FOR RENT
 FOR Sandler Wetland Escrow 69-14WP

ACCOUNT		<input type="radio"/> CASH	<u>21480442716</u>
PAYMENT	<u>1000 -</u>	<input type="radio"/> CHECK	FROM _____ TO _____
BAL DUE		<input checked="" type="radio"/> MONEY ORDER	BY <u>jsm</u>
		<input type="radio"/> CREDIT CARD	

RECEIPT DATE 9-24-14 No. 597494

RECEIVED FROM Money Order \$ 1000.00

One thousand + 00/100 DOLLARS

FOR RENT
 FOR Sandler Wetland Escrow 69-14WP

ACCOUNT		<input type="radio"/> CASH	<u>21480442727</u>
PAYMENT	<u>1000 -</u>	<input type="radio"/> CHECK	FROM _____ TO _____
BAL DUE		<input checked="" type="radio"/> MONEY ORDER	BY <u>jsm</u>
		<input type="radio"/> CREDIT CARD	

UNITED STATES POSTAL SERVICE **POSTAL MONEY ORDER**

Serial Number: 21480442727 Year, Month, Day: 2014-09-22 Post Office: 105260 U.S. Dollars and Cents: \$1000.00

Amount: ONE THOUSAND DOLLARS & 00c *****

Pay to: Town of Lewisburg, NY Clerk: 0004

Address: 20 W. Salem Rd From: J. Sandler

Lewisburg NY 10528 Address: 28 Lake St

Memo: 9 West Bridge NY 10526

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1:00000800 21: 21480442727

UNITED STATES POSTAL SERVICE **POSTAL MONEY ORDER**

Serial Number: 21480442716 Year, Month, Day: 2014-09-22 Post Office: 105260 U.S. Dollars and Cents: \$1000.00

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Memo: 9 West Bridge NY 10526

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1:00000800 21: 21480442716

AFFIDAVIT OF OWNERSHIP

RECEIVED
SEP 24 2014

STATE OF NY)
COUNTY OF WESTCHESTER ss:

BY: _____

JAMES SANDLER, being duly sworn, deposes and says that

she/he resides at 28 LAKE STREET

in the County of: WESTCHESTER

State of: NEW YORK

And that she/he is (check one) (1) the owners, or (2) the _____ Title

of _____
name of corporation, partnership or other legal entity

which is the owner, in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, New York, aforesaid and known and designated on the Tax Map in the Town of Lewisboro as Lot Number 5

Block 12663 on sheet 7F

For (check one):

- SKETCH PLAN REVIEW
- PRELIMINARY SUBDIVISION PLAT
- FINAL SUBDIVISION PLAT
- SITE DEVELOPMENT PLAN
- SPECIAL USE PERMIT
- WAIVER OF SITE PLAN PROCEDURES
- WETLAND PERMIT
- STORMWATER PERMIT
- FILING WITH WESTCHESTER COUNTY CLERK

J. M. Sandler
Signed

Sworn to before me this

23 day of September, 2014

Katherine A. Viggiano
Notary public (affix stamp)

KATHERINE A. VIGGIANO
Notary Public State of New York
No. 01VI6213131
Qualified in Westchester County
Commission Expires November 02, 2017

RECEIVED
SEP 24 2014

Town Taxes
pd 088 9/23/14

TAX PAYMENT AFFIDAVIT REQUIREMENT

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IF ANY TAXES ARE FOUND TO BE DUE ON THE PROPERTY RELATING TO THE APPLICATION, THEN THAT APPLICATION CAN NOT BE ACCEPTED BY THE PLANNING BOARD UNTIL THE TAXES ARE PAID.

TO BE COMPLETED BY APPLICANT

(PLEASE TYPE OR PRINT)

JAMES SANDLER name of applicant
28 LAKE STREET project name

property description: tax sheet 7F
block 12663
lot 5
property assessed to: name JAMES SANDLER
address 28 LAKE STREET
GOLDEN'S BRIDGE, NY

application type (check one):

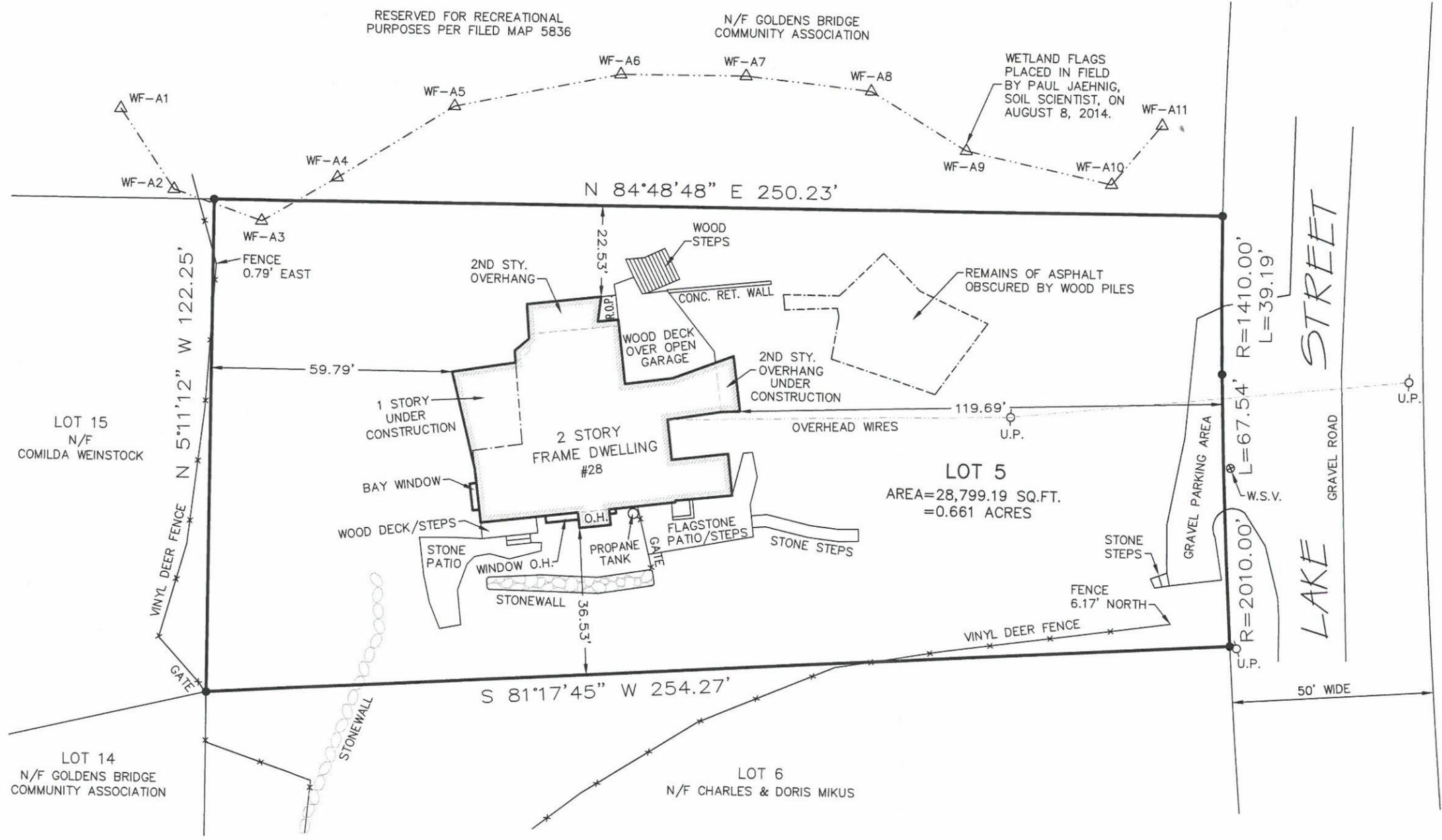
- SKETCH PLAN REVIEW PRELIMINARY SUBDIVISION PLAT FINAL SUBDIVISION PLAT
- SITE DEVELOPMENT PLAN SPECIAL PERMIT USE WAIVER OF SITE PLAN PROCEDURES
- WETLANDS PERMIT FILING WITH THE WESTCHESTER COUNTY CLERK

NO OUTSTANDING TAXES ARE DUE:

receiver of taxes

date

[Signature]
9/23/14



REFERENCE: BEING LOT 5 ON A CERTAIN MAP ENTITLED "SUBDIVISION No. 2 OF PROPERTY OF THE GOLDENS BRIDGE COLONY..." FILED IN THE WESTCHESTER COUNTY CLERKS OFFICE, DIVISION OF LAND RECORDS ON SEPTEMBER 14, 1944 AS MAP NUMBER 5836.

TAX MAP DESIGNATION: 7F-12663-5

UNDERGROUND UTILITIES, IF ANY, NOT SHOWN.

SURVEYED IN ACCORDANCE WITH DEED LIBER 12233 PAGE 310

PROPERTY SUBJECT TO ALL PRIVATE OR PUBLIC RESTRICTIONS, EASEMENTS AND COVENANTS OF RECORD, IF ANY.

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

SG14-103

N.Y.S LIC. 050672
SCOTT B. GRAY, L.S.
 LICENSED LAND SURVEYOR
 THORNWOOD, NEW YORK
 scottbgray@yahoo.com
 (914) 536-1670



SURVEY OF PROPERTY
 PREPARED FOR
28 LAKE STREET
 TOWN OF LEWISBORO
 WESTCHESTER COUNTY, N.Y.
 AUGUST 23, 2014
 SCALE: 1"=30'

*The Sandler Site
28 Lake Street
Lewisboro, NY*

Approx. 0.66 Acres Area

*Prepared For
James Sandler
Aug. 8, 2014*



14sandler.28lakestreet.lewisboronywrep

Introduction

A wetlands investigation was completed Aug. 8, 2014 on property identified as 28 Lake Street in the Town of Lewisboro by Paul J Jaehnig, Certified professional Geologist, Soil Scientist, and Wetland Scientist. The work was carried out in accordance with the Town of Lewisboro Wetlands Law. The work consisted of the taking of soil borings and the identification of wetland or hydric soils, identification of wetland or hydro-phytic plants, and the delineation or flagging the wetlands boundary. The work was requested by the client and property owner, James Sandler. No wetlands were found directly on the site, but a wetland area was found on a neighboring property close to the northern property line of the Sandler site.

Site Description

The site is a 0.66-acres area, situated on the western side of Lake Street. The site is almost rectangle in shape. The site is in an established residential neighborhood, and is part of a small community lake. The site consists of: a house with a deck; a gravel driveway with cut and stacked timber piles; a small area lawn; garden; woodlands (see *photos 1-6* in Appendix I). A wetland area is located off of the property and to the north of the site.

Slopes on the site vary from steep sloping to gently sloping and nearly level. The steep sloping areas are found along the northern and southern portions of the site. Gently sloping to nearly level areas are found on the western, central, and eastern portions of the site. In general, the land slopes down to the north. The northern portion of the site is slopes downward to a point just off-site, where the sloped land abuts the off-site level wetland area. Slopes around the residence, yard, and along the driveway have been modified by past man-made disturbances carried-out in the development of the site.

A short gravel driveway comes off of Lake Street and into the east side of the site (see *photo 1* in Appendix I). A small parking area is provided on the eastern portion of the site. The residence is situated on the west-central portion of the site (see *photos 2-4* in Appendix I). A small area of lawn is located just to the west of the residence (see *photo 4* in Appendix I).

Non-wetland woodlands cover much of the southern portions of the site (see *photo 5* in Appendix I). The woodlands have a shady tree canopy of tall scarlet oak and beech, as well as, smaller ironwood trees. The woodland understory is open. A few Christmas fern dot the woodland floor. Twig and leaf litter covers the woodland floor.

Wetlands

Introduction

The wetland boundary was delineated or flagged with consecutively numbered pink-colored flagging labeled WL-A-1, WL-A-2, WL-A-3, etc. and plotted on the enclosed *Wetland and Soils Map*. There are no wetlands on the site but there is a wetland area in close proximity to the northern property line.

Description

A nearly level, off-site swampland is located in close proximity to the site (see *photo 6* in Appendix I). The wetland covers approx. 1 acre and extends to the north and northwest away from the site. The wetland is very poorly drained. Micro-topography is well developed in many areas. Shallow ponded water is noted in small slightly concave areas of the wetland floor. Many outer portions of the wetland floor, where bordering Lake Street, are subject to erosion and sediment deposition generated from storm-water run-off eroded from adjacent steep slopes and roadway. Recent sand and gravel deposits are noted on the wetland edge bordering Lake Street.

The wetland has a vegetative cover consisting of: thin to absent tree canopy of red maples with shallow and exposed roots and buttressed roots; open shrub understory except for a few winterberry, multiflora rose, and spicebush; and herbaceous growth of skunk cabbage, tussock sedge, nettle, sallow sedge, few cattails, common cinnamon fern, and jewelweed. The tree and shrub growth is concentrated toward the outer portions of the wetland area. Up to 40% of the wetland floor to the northwest of the site is un-vegetated. Stones close and boulders cover 1-2% of the wetland floor situated just to the northwest of the site.

Wetland Buffers

The off-site wetland is buffered on the south side by a steep sloped area with a dense vegetative cover of shrubs and vines. A steep sloped, rocky, wooded embankment going along Lake Street borders the east side of the wetland.

Wetland Functions

The off-site wetland provides the following wetland functions: local ground-water recharge area because of the wetland's concave profile and restricted outlet; storm-water abatement function by capturing intermittent run-off from adjacent the roadway and upland areas; water quality function by capturing sediment and other potential pollutant loads carried in run-off directed into the wetland from the adjacent roadway and uplands areas; contributing water supply to a man-made lake situated to the north of the Sandler site; and wildlife habitat area for small song birds, spring peepers, leopard frog, as well as, occasional browsing area for deer, raccoon, and coyote.

NY State Dept. of Environmental Conservation

Wetlands adjacent to the site are not NYSDEC regulated wetland areas according to a review of their published maps (see *NYSDEC Wetland Map* in Appendix II).

Soils

Soil borings were taken across the site using a Dutch auger and spade. Soils were examined noting, color, texture, structure, presence of mottles or redoximorphic (wetland) features, and any soil horizons. The groundwater, if encountered within the soil sampling depth of less than 48 inches, was noted. The color of the soil was keyed to the Munsell Color Notation system. A detailed description of the soils encountered in the soil borings across the site are provided in Appendix III.

Soil-types encountered on the site include: non-wetland, well drained Charlton-Chatfield complex, rolling, very rocky (CrC), slopes 2 to 15 %, in the undisturbed, woodlands on the western portion of the site; non-wetland, well drained Chatfield-Charlton complex, hilly, very rocky (CsD), slopes 15 to 35 %, in the undisturbed woodland areas on the southern and central-eastern portions of the site; non-wetland, well drained, Udorthents, cut, fill, and graded soils

(Ub) slopes varied to describe areas disturbed by past man-made activity, including placement and machine grading of fill soils; wetland, poorly drained Leicester loam (LcB), slopes 3 to 8%, in some of the undisturbed edges of the wetland; wetland, very poorly drained Palms muck and silt loam (Pa), slopes 0 to 1% , in the undisturbed core portions of the wetland; and wetland, very poorly drained Sun silt loam (Sh), slopes 0 to 2%, in the undisturbed outer portions of the wetland. The site distribution of the different soil-types is depicted on the enclosed *Wetland and Soils Map*.

Appendix I
Selected Site Photos



Photo 1 Looking westerly toward the gravel driveway on the east end of the site.



Photo 2 Looking northwest and downslope toward the residence.

Aug. 2014- The Sandler Site, 28 Lake Street, Lewisboro, NY



Photo 3 Looking west and toward the residence. Note stacked wood in the left foreground of photo.



Photo 4 Looking east toward the west side of the residence. Note small lawn area in foreground of photo.

Aug. 2014- The Sandler Site, 28 Lake Street, Lewisboro, NY



Photo 5 Looking easterly and across slope in woodland area on the southern portion of the site. Note residence in left side of photo.



Photo 6 Looking southeast across off-site wetland and toward residence. Note residence in upper right of center background of photo.

Aug. 2014 - The Sandler Site, 28 Lake Street, Lewisboro, NY

Appendix II

New York State Dept. of Environmental Conservation

Wetland Map



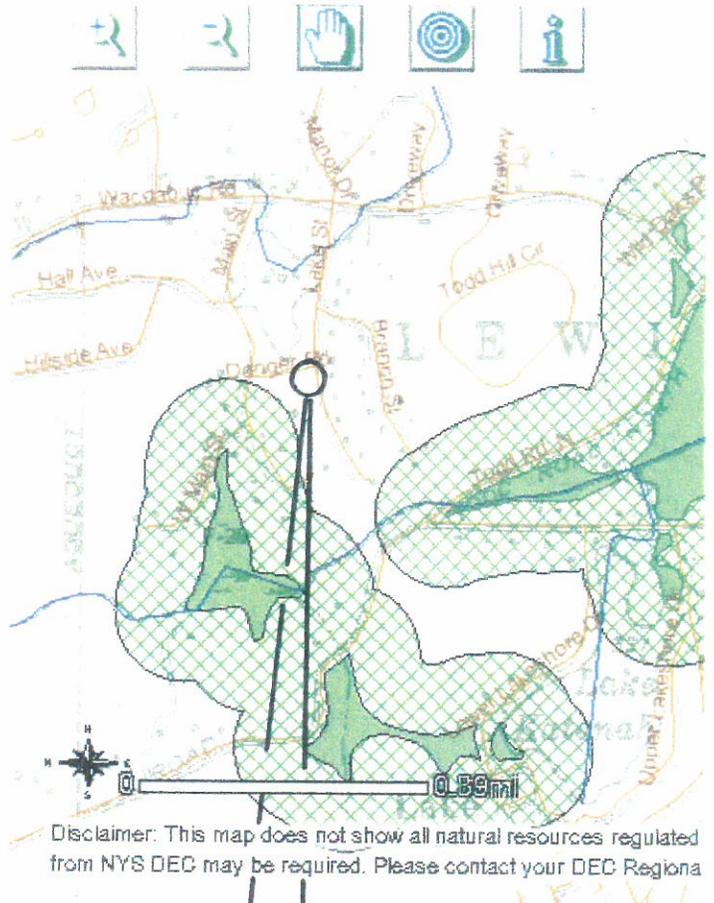
Search	Layers & Legend	Tell Me More...
Need a Permit?	Contacts	Help

Map Layers & Legend

More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.



Site

Appendix III
Soil Boring Logs

Key to Soil Boring Logs

SS-1	SOIL BORING
0-6 IN.	DEPTH IN INCHES FROM THE GROUND SURFACE
SOIL COLOR	MUNSELL COLOR NOTATION
	HUE VALUE / CHROMA
LIGHT BROWN GRAY	2.5Y 6 / 2
LOAM	SOIL TEXTURE
WATERTABLE	DEPTH TO WATERTABLE IN INCHES FROM THE GROUND SURFACE

SS-1

SITE: LEVEL SWAMPLAND WITH THIN TREE CANOPY; WEAK MICRO-TOPOGRAPHY DEVELOPMENT; 40% OF WETLAND FLOOR IS UN-VEGETATED; COMMON RECENT GRAVEL DEPOSITS COVER WETLAND FLOOR IN MANY AREAS; VERY THIN TREE CANOPY OF RED MAPLES WITH BUTTRESSED ROOTS; OPEN UNDERSTORY; COMMON CINNAMON FERN AND SKUNK CABBAGE.

0-6" GRAY BROWN 10YR 5/2 FINE SANDY LOAM.

6-29" DARK GRAY 10YR 5/2 SILT LOAM WITH 20% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 1".

SS-2

SITE: LEVEL WETLAND; GOOD MICRO-TOPOGRAPHY DEVELOPMENT; 30 % OF WETLAND FLOOR IS UN-VEGETATED; VERY THIN TREE CANOPY OF RED MAPLES WITH BUTTRESSED ROOTS; OPEN UNDERSTORY EXCEPT FOR A FEW MULTIFLORA ROSE SHRUBS; HERBACEOUS GROWTH OF COMMON CINNAMON FERN, CATTAILS, NETTLE, AND SKUNK CABBAGE.

0-1" DARK GRAY 10YR 4/1 LOAM.

1-2" GRAY BROWN 10YR 5/2 SILT LOAM.

2-6" DARK GRAY 10YR 4/1 SILT LOAM WITH 20% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

(SS-2 cont.)

6-29" GRAY BROWN 10YR 5/2 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).
WATER TABLE AT 0".

SS-3

SITE: LEVEL WETLAND; VERY POORLY DRAINED; VERY GOOD MICRO-TOPOGRAPHY DEVELOPMENT; PUDDLED WATER IN SLIGHT CONCAVE AREAS; THIN TREE CANOPY OF RED MAPLES WITH BUTTRESSED ROOTS; THIN SHRUB UNDERSTORY OF NORTH ARROWWOOD, SPICE BUSH, AND SILKY DOGWOOD ALONG THE EDGE OF WETLAND; AND HERBACEOUS GROWTH OF CINNAMON FERN, TUSsock SEDGE, SKUNK CABBAGE, JEWELWEED, FEW CATTAILS, NETTLE, AND SALLOW SEDGE.

0-40" BLACK 2.5Y 2.5/1 SILTY MUCK.

WATER TABLE AT 0"

SS-4

SITE: NEARLY LEVEL WETLAND; WEAK MICRO-TOPOGRAPHY; 40 % OF WETLAND FLOOR UN-VEGETATED; TREE CANOPY OF RED MAPLES WITH SHALLOW AND EXPOSED ROOT DEVELOPMENT; THIN SHRUB UNDERSTORY WITH FEW WINTER-BERRY; SPARSE HERBACEOUS GROWTH OF JEWELWEED, SKUNK CABBAGE; STONES COVER LESS THAN 1% OF WETLAND FLOOR.

0-8" DARK GRAY 10YR 4/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

8-28" GRAY BROWN 10YR 5/2 SANDY LOAM WITH 10% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 4"

SS-5

SITE: STEEP SLOPED WOODLANDS; SHADY TREE CANOPY OF TALL SCARLET OAK, TALL BEECH, AND SMALLER IRONWOOD; OPEN UNDERSTORY; FEW CHRISTMAS FERNS; TWIG AND LEAF LITTER COVERS WOODLAND FLOOR.

0-1" DARK BROWN 10YR 3/3 LOAM.

1-3" BROWN 10YR 4/3 LOAM.

3-8" YELLOW BROWN 10YR 5/6 LOAM.

8-28" YELLOW BROWN 10YR 5/6 FINE SANDY LOAM WITH 5% GRAVEL.

WATER TABLE NOT ENCOUNTERED

MAP NOTES:

1. WETLANDS INVESTIGATION BY PAUL J. JAEHNIG, CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST. INVESTIGATION WAS COMPLETED ON AUG. 8, 2014 IN ACCORDANCE WITH THE TOWN OF LEWISBORO WETLANDS LAWS. THE WETLANDS BOUNDARY, AS DEPICTED ON THIS MAP, HAS NOT BEEN SURVEY LOCATED.
2. PROPERTY LINE, LOCATION OF RESIDENCE, AND DRIVEWAY TAKEN FROM SITE PLAN PREPARED BY STALZER DESIGN- ARCHITECTS.
3. EDGE OF WOODLANDS AND LOCATION OF FIELDSTONE WALLS SKETCHED ON TO MAP BY THIS OFFICE DURING WETLAND INVESTIGATION.

KEY TO MAP



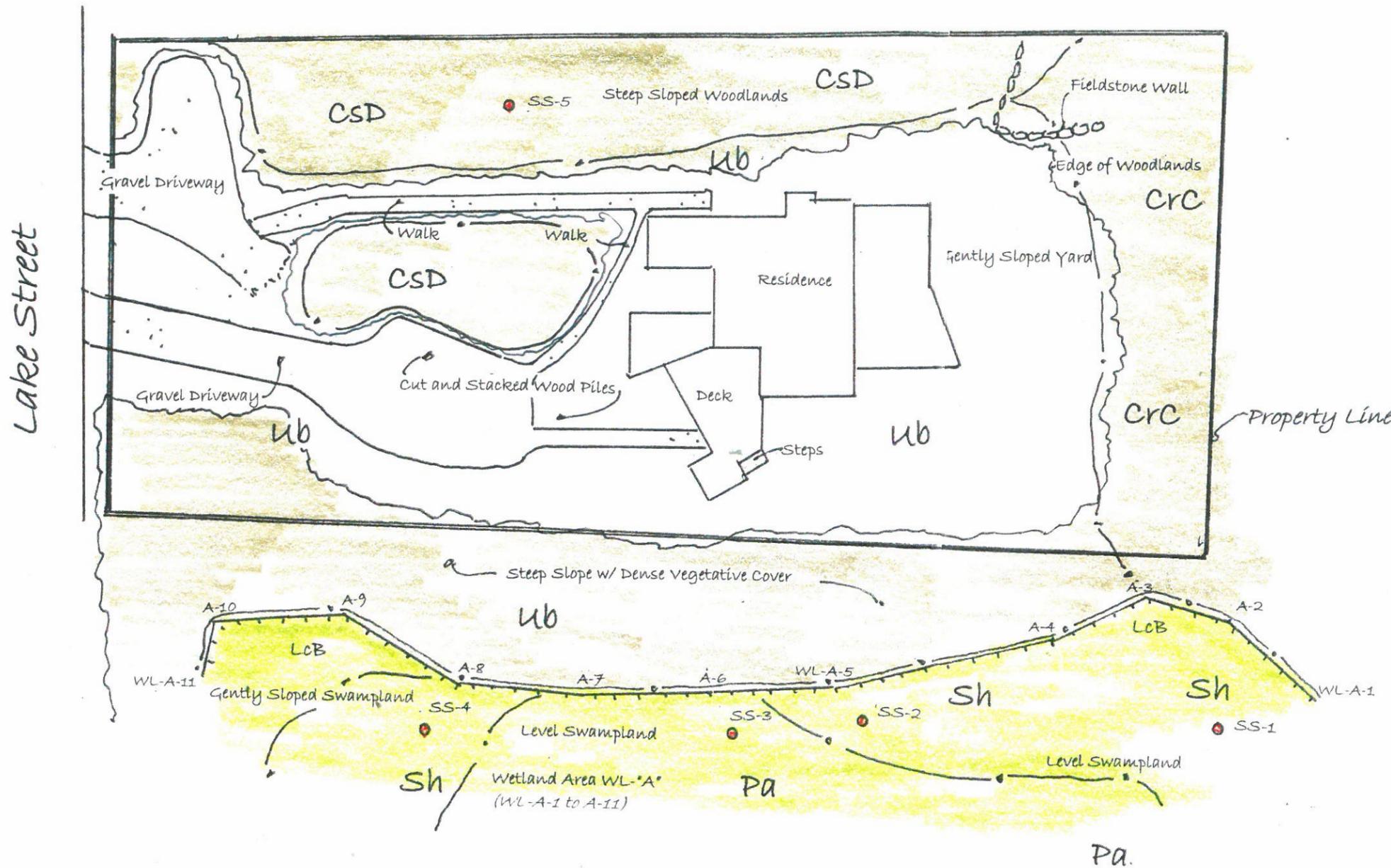
SOILS INFORMATION

NON-WETLAND SOILS

CRC	Charlton-Chatfield complex, rolling, very rocky well drained, slopes 2 to 15%
CSD	Chatfield-Charlton complex, hilly, very rocky well drained, slopes 15 to 35%
Ub	udorthents, cut, fill, and graded soils well drained, slopes varied

WETLAND SOILS

LcB	Leicester loam poorly drained, slopes 3 to 8%
Pa	Palms muck and silt loam very poorly drained, slopes 0 to 1%
Sh	Sun silt loam very poorly drained, slopes 0 to 2%



Wetland and Soils Map

The Sandler Site

28 Lake Street

Lewisboro, NY

Approx. 0.66 Acre Total Area

Prepared for James Sandler

Aug. 8, 2014

Prepared By Paul J. Jaehnic- Wetlands and Soils Consulting P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 30 ft.

MEMORANDUM

TO: Chairman Jerome Kerner, AIA and
Members of the Lewisboro Planning Board

CC: Lisa Pisera
Judson Siebert, Esq.

FROM: Jan K. Johannessen, AICP *JK*
Joseph M. Cermele, P.E., CFM *JK*
David J. Sessions, RLA, AICP *D.J.S.*
Town Consulting Professionals

DATE: October 15, 2014

RE: James Sandler
Wetland Permit
28 Lake Street
Sheet 7F, Block 12663, Lot 5

On October 8, 2014, this office met with Mr. Thomas Stalzer, AIA and Mr. Ralph Alfonzetti, P.E. to discuss the project, potential wetland mitigation measures and stormwater management requirements. Since last appearing before the Planning Board on June 14, 2014, the off-site wetland has been delineated and the applicant has submitted a Wetland Delineation Report, the property has been surveyed and the applicant has engaged a civil engineer to assist in designing stormwater management practices that will be developed as part of the wetland mitigation plan.

As a starting point, this office instructed the applicant to mitigate stormwater runoff by treating the increase in runoff generated by the additional impervious area associated with the unauthorized additions; stormwater management practices will be designed to accommodate the largest storm event practicable given current site constraints. In addition, we recommended that the curb cut along Lake Street be reduced to a standard width and that the driveway be shortened to reduce impacts. Further, we requested that the excessive amount of fire wood, which appears to be in a decaying condition, be removed from the property and that the wetland buffer area between the street and the house be restored to lawn or some other form of vegetated surface.

Chairman Jerome Kerner, AIA

October 15, 2014

Page 2

It appears to us that the applicant is heading in the right direction and is beginning to develop a plan that will result in a benefit to the surrounding environment. Upon submission of a revised site plan, including wetland and stormwater mitigation, this office will be happy to review the plans and provide a more technical review.

Plan Reviewed:

- Site Plan (G-1), prepared by Stalzer Design, LLC and dated (last revised) September 23, 2014
- Survey of Property, prepared by Scott B. Gray, L.S. and dated August 23, 2014

Documents Reviewed:

- Wetland Permit Application
- Wetland Report, prepared by Paul J. Jaehnig and dated August 8, 2014

JKJ/JMC/DJS/dc

OAKRIDGE GARDENS

Cal# 6-02PB

Laurel Ridge Development Inc.

450 Oakridge Commons

South Salem, New York 10590

Telephone 914-533-6800

September 25, 2014

Town of Lewisboro Planning Board

20 Cross River Shopping Center at Orchard Square, Suite L

Cross River, New York 10518

Attention: Lisa Pisera, Secretary

RE: Laurel Ridge Townhomes

Sheet 49D, Block 9830, Lots 279 & 325

Cal # 6-02 P.B.

Dear Chairman Kerner and Members of the Planning Board:

We respectfully request a place on the October 21st meeting Agenda to discuss the following items in connection with the continuing construction of the Laurel Ridge Townhome project.

1. PHASE 1 REQUIREMENTS:

- Submit a qualified cost estimate for all wetland mitigation plantings (material & labor) for approval and determination of the 125% of costs escrow amount.
- Set forth the plantings that will be in place prior to Building #1 and #2 C of O's and confirm acceptable to the Planning Board/ Building Dept.
- Set forth the section of the walking trail that will be completed prior to request for first C of O's. Establish a time line acceptable to the Planning Board for the completion of the proposed TRAIL EXTENSION as shown on SP-7B running from the north side of Bldg. #9 to the existing walking trail.
- Confirm the process and requirements for the release of the portion of the cash bond relating to the completion of water & sewer extension and well #7 connection. Our reading of the Escrow agreement does not indicate Planning Board approval, however, recent communication with the Town of Lewisboro indicate they will want Planning Board approval of any funds release.
- Move the completion of the hydrostatic separator (Downstream Defender) from a requirement prior to 1st Certificate of Occupancy to prior to the 10th Certificate of Occupancy.
- Identify and verify the inspections, approvals, and conditions required prior to the initial Certificate of Occupancy.

- 2. PHASE 2 ARCHIRECTURAL PLAN REVISION:** The marketing of PHASE 1 has determined that a large percentage of prospective buyers want a townhome design that has a master bedroom on the 1st floor.

We currently have a list of 20 prospects waiting to see this product. Earlier this summer, we requested approval from the Planning Board and ACARC for a modified D unit plan (8units) with a 1st floor master that involved reducing the garage capacity to 1 car. That request was approved by the Planning Board. Our Architect has prepared alternate interior layouts for the C unit (interior) that does not change the envelope of the buildings nor the garage capacity or parking counts but allows us to build the alternative layout if the market dictates. They have also prepared alternate E units with one car garages (6 units) that would potentially reduce the parking count by 6 spots. We are requesting approval from the Planning Board to allow the 1st floor master bedroom down alternatives in the C and E units.

We thank you in advance for your consideration of our requests.

Very truly yours,

A handwritten signature in black ink that reads "Philip G. Pine". The signature is written in a cursive, flowing style.

Philip G. Pine

President

CC: File