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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, December 16, 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

Oakridge Gardens (Smith Ridge Housing, LLC, owner of record), NYS Route 123, Vista – Request for partial release of bond submitted in accordance with Smith Ridge Housing, LLC, Security Agreement for Construction of Water and Sewer Improvements to be Conveyed to Oakridge Water and Sewer Districts - Cal# 6-02PB

II. DECISION

Homeland Towers, LLC, Sprint/Nextel & AT&T Wireless, applicants (Vista Fire District, owner of record), 377 Smith Ridge Road, Vista – Request for renewal of Special Use Permit – Cal # 3-09PB

III. EXTENSIONS OF TIME

Lewisboro Library Association, 15 Main Street, South Salem -- Request for extension of time to meet requirements of Special Use Permit and Wetland Activity Permit Approvals dated January 8, 2013 - Cal# 7-12 PB and Cal# 94-14WP

Pasquale Popoli & Angelo Sicuranza, 1437 Route 35, South Salem – Request for extension of time to meet requirements of Amended Approval Resolution dated September 28, 2010 - Cal# 8-02 PB

IV. PROJECT REVIEW

“Silvermine Preserve”, Ridgeview Designer Builders, Inc & Daniel Higgins, owners of record, Silvermine Drive & Lockwood Road, Lewisboro – Applications for Subdivision & Wetland Activity Permit Approvals - Cal# 3-13PB

Bacio Trattoria, 12 North Salem Road, applicants (Owner of Record: K&K Rea Estate Inc.) Applications for Site Development Plan Approval, Wetland Activity Permit Approval, and Stormwater Permit Approval, Cal # 9-10PB, Cal # 84-14 WP, Cal # 14-14SW

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

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

V. WETLAND VIOLATIONS

Cal # 5-14WV

VI. DISCUSSION

Patrick and Marianne Croke – Request to modify septic inspection requirement – Cal# 38-07WP

Septic Compliance Administration

VII. CORRESPONDENCE AND GENERAL BUSINESS

VIII. MINUTES OF November 18, 2014

OAKRIDGE GARDENS

Cal# 6-02PB

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 December 16, 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 # 6-02PB.

Request for partial release of bond submitted by Smith Ridge Housing, LLC 450 Oakridge Commons, South Salem, in accordance with Smith Ridge Housing, LLC, Security Agreement for Construction of Water and Sewer Improvements to be Conveyed to Oakridge Water and Sewer Districts. A copy of materials 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 request 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 December 11, 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.

**HOMELAND TOWERS
@ VISTA FD**

CAL# 3-09PB



November 11, 2014

VIA FEDEX AND EMAIL

Chairman Jerome Kerner
Town of Lewisboro Planning Board
20 Cross River Shopping Center at Orchard Square
Suite L, Lower Level
Cross River, NY 10518
jk@jkerner.com

**RE: Extension of Special Use Permit - InSite Towers, LLC
Vista Fire Department, 377 Smith Ridge Road Sheet 50A,
Block 9834, Lots 84, 88 & 94, Cal. #33-09 P.B.**

Dear Chairman Kerner and Members of the Planning Board,

Pursuant to the Special Use Permit Approval dated December 15, 2009 for the above referenced site, Homeland Towers, LLC (as predecessor in interest to InSite Towers, LLC), together with Sprint/Nextel and AT&T Wireless constructed a communications facility. By this letter, InSite Towers, LLC respectfully requests a renewal of the Special Use Permit. Should you have any questions, please feel free to contact our representative, Manny Vicente at 203-297-6345. Thank you for your kind consideration.

Sincerely,

A handwritten signature in blue ink that reads "Veronica Scozia".

Veronica Scozia
Senior Counsel

Cc: Lisa Pisera, Planning Board Secretary
LPisera@lewisborogov.com

TOWERS • DAS

1199 N. Fairfax Street • Suite 700 • Alexandria, VA 22314
703.535.3009 • insitewireless.com

**LEWISBORO
LIBRARY**

CAL# 7-12PB



December 4, 2014

Town of Lewisboro Planning Board
20 North Salem Road
P.O. Box 725
Cross River, New York 10518

RE: Lewisboro Library Association
15 Main Street, South Salem
Tax Map #36-10807-41

Dear Chairman Kerner and Members of the Board:

On January 8, 2013, the above referenced project received conditional Special Use Permit and Wetland Permit approval. Outside agency approvals were completed in the summer of 2013 and the site plans were signed by the Planning Board Chairman on September 10, 2013. The building permit was secured and construction commenced in the Spring of 2014 and has been ongoing since that time.

To date, the majority of the site work is completed. The drainage improvements, septic improvements and underground utility improvements have been installed. The sidewalks and front patio have been installed and the site wall has been constructed and backfilled. Final site grading is has been substantially completed, including planting soil placed in the plant beds. Erosion control matting will be applied to the lawn areas either this week or next week to provide winter stabilization of exposed soils. Asphalt paving is being completed today and tomorrow. The additional site elements, including the bike rack, the dog hitching post, the pad for the book drop and the pad for the sculpture shortly are expected to be installed next week. As you can see from outside, the building envelope has been essentially completed. Inside, the walls are being sheetrocked and taped. The building construction should be completed this winter and the landscape work (planting and seeding) should be completed in the spring.

The project has not been completed within the 2 year window of the permits, for a number of reasons. The project did not start immediately upon receipt of approvals due to the need to raise additional funds; time was needed to complete the complicated set of construction drawings required to renovate the site and building; there was a minor delay for the addition of the generator connection to the site; early winter weather in November slightly delayed completion of site work; and other items which arose during the construction of this complicated project on such a small site.

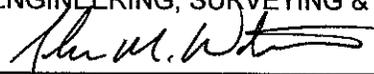
At this time, the applicant is requesting a 180 day extension (two 90 day extensions) of the approvals to complete the construction of the project.

Let us know if you need any additional information and get back to us with any questions or comments.

Very truly yours,

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

By:


John M. Watson, P.E.
Principal Engineer

JMW/dlm

cc: Donald MacDonald
Gary Page

Insite File No. 11134.100

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

POPOLI/SICURANZA

Cal# 8-02PB



DELALLA & ASSOCIATES, LLC.

Landscape Architects

November 29, 2014

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

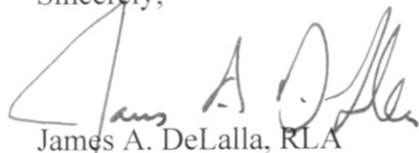
Re: Popoli/Sicuranza Subdivision
NYS Route 35
South Salem, NY 10590
(Sheet 40, Block 10552, Lots 3, 4 & 5)

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.

**SILVERMINE
PRESERVE
SUBDIVISION**

CAL# 3-13PB

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 *TC*

DATE: December 10, 2014

RE: Silvermine Preserve Subdivision
Lockwood Road
Sheet 48, Block 10057, Lot 15

Project Description

The applicant, Silvermine Group, is proposing a 12-lot subdivision on ±55.9 acres of land located between Silvermine and Lockwood Roads and within the R-2A Zoning District.

The Planning Board has concluded its review of the conventional subdivision plan and has determined that the proposed subdivision could yield a maximum of 12 lots. The applicant has submitted a 12 lot cluster subdivision plan, which includes a 1,200 l.f. cul-de-sac extending off of Lockwood Road and over 40 acres of open space.

SEQRA

The proposed action has been preliminarily identified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA). The Planning Board is conducting a coordinated review and declared its intent to be Lead Agency on June 11, 2013.

Required Approvals

1. Preliminary and Final Subdivision Plat 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 Preliminary Plat and Wetland Activity Permit.
3. Open Development Area Approval is required from the Town Board.
4. Town Board approval is required for those lots that do not meet the dimensional zoning requirements of the R-1A Zoning District.
5. Construction within the right-of-way of Lockwood Road will require approval from the Town Highway Superintendent.
6. Realty subdivision approval is required from the Westchester County Department of Health (WCDH).
7. An Article 24 Freshwater Wetland Permit is required from the New York State Department of Environmental Conservation (NYSDEC).
8. Coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) will be required.

Part 1 EAF Review - Complete

Parts 2 and 3 EAF Review - Pending receipt

Planning and Engineering Review Comments:

1. On behalf of the Planning Board, the applicant should submit Parts 2 and 3 of the EAF for review and comment.
2. The Bulk Zoning Table on Sheet 3 of 12 should be revised as follows:

Chairman Jerome Kerner, AIA

December 10, 2014

Page 3

- Regarding the “Total Lot Area” and/or “Min. Lot Area Provided” rows, figures presented for Lots 4, 8, 11 and 12 appear to be incorrect and/or do not match the lot areas noted on the plan; please review and revise accordingly.
 - Consider renaming the “Total Lot Area” row “Actual Lot Area” to avoid confusion.
 - Please verify the “Building Coverage” figure provided for Lot 6.
3. The subdivision plat remains too busy and is difficult to read given the amount of information provided. It is recommended that the plat be prepared at a scale of 1" = 50' and/or consist of multiple sheets displaying various information. At a minimum, the plat must illustrate the bulk zoning table; building setback and dimensional zoning information; building envelope with corresponding note; limit of disturbance line; wetland boundary line and corresponding buffer; house, septic and well locations; NYSDEC Validation Block; signature blocks for the WCDH, Planning Board, Planning Board Secretary, Town Engineer and owner; and applicable notes.
 4. A number of trees illustrated on the Existing Conditions Plan (EX-1) do not appear on the Construction Plans (CP-1 and CP-2). The Construction Plans shall be revised to illustrate all trees surveyed and shall distinguish between those to remain, those to be protected, and those trees to be removed. Provide a tree protection detail.
 5. As previously requested, improvements proposed within the right-of-way of Lockwood Road will require approval from the Highway Superintendent. The Planning Board should solicit comment from the Highway Superintendent, including any necessary improvements to Lockwood Road. The applicant has acknowledged the need for this meeting and should coordinate a field meeting between the Town Highway Superintendent, the applicant's engineer and our office to review the work proposed within the Town right-of-way.
 6. As previously requested, the applicant should provide sight line profiles to demonstrate that adequate sight distance is provided at the proposed intersection; any required improvements to achieve sight distance should be illustrated on the plan.
 7. While it is our understanding that the Vista Fire Department has stated to the applicant that it will not require a through road and, instead, has requested an underground fire storage tank, a formal written response from the Vista Fire Department regarding access, road design and any other comment should be obtained.

8. In an effort to improve the visual appearance of the proposed subdivision entrance from Lockwood Road, it is recommended that stone landscaping walls be considered at the entrance.
9. The applicant should consider the installation of street trees along the proposed road. The size and type of all proposed landscaping, including the evergreens proposed at the site's entrance, should be identified.
10. While the applicant has identified the proposed access point into the open space parcel, including provisions for parking, the Planning Board may wish to request that all existing and future trails be illustrated on the plans.
11. It is recommended that the boundary of the open space parcel be physically demarcated in the field, particularly where stonewalls do not exist.
12. As indicated in the SWPPP, all proposed stormwater practices will be the responsibility of the HOA. As previously requested, the plans should identify how the various stormwater management facilities will be accessed, as well as delineate any required easements.
13. It is recommended that underground utilities (telephone, electric, cable) be shown to be located along the proposed road, instead of extending east around the backside of the small isolated wetland and underground water tank. Further, to avoid the need for additional easements, underground utilities should be shown to be located entirely within the lot in which they are intended to serve, or along common driveways.
14. As previously requested, provisions for winter drawdown of pool water shall be provided for all pool sites.
15. As previously requested, access, utility, grading, drainage, sight and other necessary easements should be clearly illustrated on the construction drawings and plat.
16. As previously requested, the latest deed for the subject property should be submitted; the ownership information provided on Sheet EX-1 and the owner/applicant signature block must be consistent with ownership information included within the deed.
17. Signature blocks are missing from Sheet PH-1; the Planning Board's standard "Town Engineer" signature block must be added to all sheets.

18. It is recommended that the centerline of the road, driveways and house corners be staked in the field and that the Planning Board conduct a site visit.
19. Top and bottom elevations for all walls proposed should be provided. The site plan shall note that any walls greater than four (4) feet in height shall be designed by a New York State Professional Engineer prior to the issuance of a Building Permit.
20. Additional proposed contours appear to be required in the rear of Lot #11. In addition, the plan shall illustrate any proposed grading associated with the pools on Lots #6, #9 and #12.
21. Private Road Pavement Section "B" and "C" indicate underdrain and guiderail "as ordered by others". The proposed limits of these features should be illustrated on the plan at this time and modified in the field, if necessary.
22. The word "approximate" shall be removed from the note pointing to the limit of disturbance line.
23. It is recommended that the applicant schedule a technical meeting with their consultants and this office.

Wetland Review Comments:

1. The applicant has stated that the wetland mitigation plan is currently being revised and will be submitted at a future date. The wetland related comments outlined in our January 7, 2013 memorandum remain applicable and should be addressed.
2. The applicant should update the Board on the status of the required NYSDEC wetland permit.

SWPPP Review Comments:

1. As previously requested, the construction sequence should indicate that the vegetative swale located at the rear of Lots 8-11 is to be constructed in conjunction with SB-2 and SB-3.
2. As previously requested, hydraulic calculations for all drainage pipes should be provided within the SWPPP to demonstrate adequate capacity for the 25-year storm. The applicant should verify that there is adequate pipe cover for driveways at Lot #9 and #11. The grading shall be revised, as necessary.

3. The hydrologic analysis for the 25-year storm should be provided to verify the rip-rap outlet protection sizing provided on the detail.
4. As previously requested, the level spreader should be sized in conformance with the New York State Standards and Specifications for Erosion and Sediment Control. The detail should be modified as necessary and sizing calculations should be provided in the SWPPP.
5. The plan proposes drainage swales on Lots #4, #5, #8-#11 that are in close proximity to the subsurface sewage disposal absorption fields, which do not appear to meet the regulated setbacks, as required by the WCDH. This should be verified by the applicant and proposed grading for all swales should be provided.
6. The swales to be utilized as pre-treatment practices should be sized in accordance with the New York State Stormwater Management Design Manual. Supporting calculations should be provided.
7. Catch Basin #1 and #2 should be relocated wholly within the limits of the private road.
8. The invert of End Section #12 and #13 should be coordinated between the Drainage Structure and Pipe Schedule Table, individual stormwater basin details and within the hydrologic analysis to reflect an invert elevation of 596.0.
9. The applicant should verify the proposed invert elevation for End Section #3. The invert elevation appears too low based on existing topography.
10. It is suggested that the construction sequence be revised to require that asphalt top course for the private road be installed upon completion of Phase 3.
11. The Stormwater Basin Outlet Control Configuration Detail, the individual Stormwater Basin Details, the construction plans and hydrologic analysis should be reviewed for consistency. The plans should include the top of berm and spillway elevations shown on the detail.
12. The SWPPP shall include sizing calculations for the Contech CDS pre-treatment chambers based on the water quality volume flow rate.
13. The hydrologic analysis for Stormwater Basins #2 and #3 should be revised to eliminate the starting elevation of 508.0.

14. The exfiltration rate utilized in the hydrologic analysis and the pre-treatment calculation for Infiltration System #2 should correspond with the witnessed testing results provided in Appendix G of the SWPPP Report.
15. The hydrologic analysis for Stormwater Basin #1 should reflect a top-of-berm elevation of 617.0, as indicated on the construction plans and the individual stormwater basin detail.
16. The elevations and corresponding surface areas for Stormwater Basins #3 and #4 should be coordinated between the construction plans, individual stormwater basin details and hydrologic analysis.

NOI Review Comments:

1. The NOI should be revised to provide responses for Questions: #5, #7, #8, #25, #26, #27, #31 and #40.
2. The total contributing impervious area (acres) for the underground infiltration system (I-4) should be verified as it appears to be 0.72 acres.
3. The total RRV provided should be verified as it appears to be 0.83 acre-feet.
4. The total WQv provided in the SMP's should be verified as it appears to be 0.08 acre-feet.

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 Bibbo Associates, LLP and dated (last revised) November 10, 2014:

- “Existing Conditions Map - Conservation Subdivision” (EX-1)
- “Preliminary Plat - Conservation Subdivision” (PP-1)
- “Zoning Conformance” (ZON)
- “Construction Plan” (CP-1)
- “Construction Plan II” (CP-2)
- “Erosion Control Plan” (EC-1)
- “Phasing Plan” (PH-1)

Chairman Jerome Kerner, AIA
December 10, 2014
Page 8

- “Profiles and Details” (RP-1)
- “Miscellaneous Details” (D-1)
- “Additional Details” (D-2)
- “Stormwater Management” (SW-1 and SW-2)

Documents Reviewed:

- Letter from Bibbo Associates, dated November 18, 2014
- Full Environmental Assessment Form, dated (last revised) October 3, 2013
- Notice of Intent (NOI) and SWPPP Acceptance Form, dated November 18, 2014
- *Stormwater Pollution Prevention Plan*, dated (last revised) November 10, 2014

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council

SUBJECT: Silvermine Preserve Subdivision Review
Sheet 48, Block 10057, Lot 15, accessed via Lockwood Road

DATE: December 10, 2014

The Conservation Advisory Council (CAC) reviewed the revised plans, memorandum, and other materials submitted with a letter dated November 18, 2014.

Our other letters have suggested that the plans should include pervious hardscaping and building orientations that would enable efficient solar panels. We continue to suggest the applicant consider those improvements to the plan.

As previously stated the CAC is concerned about the required ongoing maintenance of the stormwater basins. We would like more information on how the Homeowners Association will access and maintain the "storm water basins" in order to do ensure that they continue to provide the required protection from polluted runoff, and if the Town has any enforcement powers to see that maintenance continues into the future.

We are also concerned about the homeowners' association control of the "Open Space" dedicated to recreational uses. Are there documented guidelines as to the use of the open space by the general public? Will the homeowners' association create and maintain any trails and ensure that incursions do not occur? What is the recourse if the trails fall into disrepair?

We were pleased to see that 3 parking spaces have been provided, together with access to the Open Space parcel.

FILE

November 18, 2014

Town of Lewisboro
99 Elmwood Rd
South Salem, NY 10590-1918

RECEIVED
NOV 18 2014
BY: *[Signature]*

ATTN: Mr. Jerome Kerner, R.A.; Chairman

RE: Silvermine Preserve Subdivision

Dear Members of the Board:

On behalf of our client, please find enclosed the following in support of subdivision approval:

- 10 copies of Preliminary Construction Plans dated last revised 11-10-14
- 10 copies of the long form EAF, revised October 3, 2013
- 3 copies of the Stormwater Pollution Prevention Plan, last revised 11-10-14
- 3 copies of the NYSDEC Notice of Intent
- 3 copies of the NYSDEC MS-4 SWPPP Acceptance Form

Since this proposal was last before the Board, an extensive tree survey was conducted in accordance with the agreed upon criteria established with the Board. Extensive field testing has been conducted on-site in the presence of the Westchester County Department of Health and the Town Consultant. The plans and the stormwater design has been updated based on the results of the field testing.

In addition, the plans have been revised in response to comments from the Town Consultants in a memorandum dated January 7, 2013. We offer the following in response, keyed to their memo:

EAF Review:

Part 1 of the EAF has been revised per the Town Consultant comments and has been provided herewith. Part 2 and 3 of the EAF shall be updated once the Town Consultants complete their review of Part 1.

Planning and Engineering Review Comments:

1. Comment noted.
2. As noted, several of the lots are slightly under the 1 Ac. minimum due to preservation of existing stone walls as lot lines and other natural features. A note relating to the requirement of approval by the Town Board for variances from §220-88B and §220-10E (2) (c) of the Zoning Code. These items were presented previously and conceptually approved

Site Design ♦ Environmental

by the Board. *We respectfully repeat our request that the Planning Board prepare a written request for such authorization to the Town Board in accordance with §220-88B of Town Code.*

3. The Bulk Zoning Table has been revised to show the correct lot data for the current plan. The Zoning Table notes have been corrected as well.
4. A building envelope has been added to each of the proposed lots. Please see sheet 2 of the plan set.
5. The contiguous buildable area has been updated in the Bulk Zoning Table on the Zoning Conformance Plan. The contiguous buildable area excludes lands with slopes greater than 15%, all wetland areas, and portions of the lots which do not have the required width.
6. The Zoning Conformance Plan sheet 3 of 12 in the plan set provides all of the requested information.
7. Future pool locations have been shown on the lots where a pool is feasible. Provisions for pool drawdowns shall be provided when more detailed pool plans are proposed. The stormwater management practices have been designed to take into account all pool decking, patios, and walkways on each lot.
8. A tree survey has been prepared and tree size, type, and location has been added to the plan in accordance with the criteria established by the Planning Board.
9. We are prepared, at their convenience, to meet with the Town's Consultants and the Town Highway Superintendent in the field to evaluate what improvements, if any, should be made to Lockwood Road.
10. The road stationing has been extended back to the intersection with Lockwood. This has required modification to the road profile and the road grading up to station 2+25. All affected drawings have been revised.
11. Our office has met in the field with the previous Town Engineer and determined that adequate site distance has been provided.
12. Comment noted.
13. The applicant is considering stone landscaping walls at the entrance, however they have not been added to the plan at this time. Stormwater Basin #1 has been replaced by a subsurface infiltration system at the private road entrance to reduce the visual impact of the new development.
14. A location for a proposed bus stop and mail box area has been shown on the plan. Please see sheet 4 of the plan set.
15. Access to the open space parcel has been shown at the existing trail located to the south of proposed lot #7. A parking area has been provided on the side of the proposed private road at the entrance of the trail.
16. The details of the Home Owner's Association shall be prepared as the final drainage design has been generally accepted by the Board and the Town Consultants.
17. Proposed easements have been added to the plan. Additional easement details shall be proposed as the application approaches preliminary approval.

18. The plans have been revised to correctly identify the current owner. A copy of the latest deed shall be provided to the Board prior to approval.
19. General locations for utility trenches have been shown on the revised plan. Please see sheet 4 and 5 of the plan set for utility locations.
20. The construction plan has been separated into two sheets (sheet 4 and 5 of the plan set) in order to show the construction plans at 30' scale.
21. Our office is prepared to stake the proposed improvements and schedule a site walk with the Board. We look forward to discussing a site walk further at the next available meeting.
22. A meeting with the Town Consultants will be scheduled to resolve any technical issues that may remain, prior to the Board's next meeting.

Wetland Review Comments:

Our office is currently working with the Wetland Consultant for the project, Evans Associates to update the wetland mitigation plans based on the recent changes to the stormwater management design and miscellaneous changes to the plan as a whole. Revised mitigation plans shall be provided as part of future submissions.

SWPPP Review Comments:

28. The NOI (Notice of Intent) and MS4 forms are submitted herewith. The contractor's certification document is now included in Appendix "K" of the revised SWPPP.
29. The requirements for inspections of Erosion and Sedimentation Controls (as required by GP-0-10-001) are now posted in the SWPPP. A copy of the NYSDEC "Construction Duration Inspection Form" has been included in Appendix "J" of the revised SWPPP to serve as a guideline for erosion control inspections.
30. Deep test holes and percolation tests in each Stormwater Treatment area have been performed and witnessed by the Town Consultant. The locations are now shown on the plans, along with the test results, in the Appendix "G" of the SWPPP.
31. A Phasing Plan has been added to the plan set which delineates the limits of each phase and shows the total area of each phase. Please see sheet 7 of the revised plan set.
32. The requested notes and modifications to the Construction Sequence have been made.
33. The requested revision to the Construction Sequence has been made.
34. The Construction Sequence has been modified as requested, both on plans and in the SWPPP. The sediment basin sizing calculations have been revised to reflect the current stormwater management design.
35. The roof drain for Lot 6 has been directed towards the proposed roadside swale which flows to a stormwater management practice. Roof leader disconnects have not been used in the revised stormwater design since the minimum requirements for runoff reduction cannot be met due to maximum contributing area restrictions and overland slope restrictions. Each roof leader discharges on their respective lot and flows to a stormwater management practice for treatment.
36. Proposed patios, walkways, pool areas have been added to the lots where feasible. The additional impervious areas have been included in the stormwater sizing calculations in the revised SWPPP.

37. The requested information is now more clearly delineated on the drawings.
38. Pipe sizes, lengths, and slopes are provided on the revised construction plans in the drainage and pipe schedule. Additional pipe sizing information shall be provided when the drainage design has been generally accepted by the Town Consultants.
39. The sediment basin details on sheet 11 of the plan set have been corrected to indicate that these facilities will be temporary in nature.
40. The proposed stormwater basins have been redesigned as infiltration basins which no longer have a "permanent pool". In order to protect the infiltrative soils within the basins during construction, a minimum of one foot shall be maintained between the temporary sediment basin bottom and the final bottom elevation of the infiltration basin. Once the basin is no longer used for this purpose, all accumulated sediment will be removed and the basin bottom regarded according to the final treatment requirements.
41. The the rip-rap outlet protection detail has been revised and the associated table has been updated to reflect the current plan.
42. Proposed Pocket Wetland SB-1 has been removed from the stormwater management design. The field testing in the area of the basin did not show a high groundwater table required to support the wetland practice.
43. A grading plan for the existing wetland area (SB-1) has been provided on sheet 12 of the plan set.
44. All infiltration practices have been sized based on the witnessed percolation test results and the water quality volume.
45. The stormwater pond detail and sediment basin detail have been revised to reflect the current stormwater design shown on the plans and in the revised SWPPP.
46. The Level Spreader detail now conforms to the design provided in the State "Blue Book".
47. The pocket wetlands have been removed from the stormwater management design. Sizing calculations for the stormwater management practices can be found in Appendix "C" of the revised SWPPP.
48. The emergency spillway elevation and location for SB-4 are now shown on the plans.
49. The one year storm runoff volumes have been stored in the infiltration practices, thus achieving stream channel protection for the site.
50. The stormwater management design has been revised to provide overbank and extreme flood control for all design points.
51. Water quality volumes and runoff reduction volumes have been provided for each stormwater management practice. Please see Appendix "B" of the revised SWPPP for associated calculations.
52. The inverts identified have been reviewed and revised accordingly.
53. The labeling for the proposed end sections and all other drainage improvements have been renumbered and corrected for all associated plans, details, and calculations.
54. The proposed Vortech pretreatment chamber has been replaced by a Contech CDS pretreatment chamber. A detail has been provided on the plans. Please see Appendix "E"

of the revised SWPPP. The Aqua-Shield details and references have been removed from all drawings.

We respectfully request this matter be placed on your next available agenda for consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'T.S. Allen', with a large, stylized initial 'T'.

Timothy S. Allen, P.E.

TSA/ng

Enclosures

cc: Beth Evans; Evans Associates (w/encls)
G. Tortorella, Esq., (w/encls – no SWPPP)
E. Moss, (w/encls – no SWPPP)
D. Higgins, (w/encls – no SWPPP)

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions
SILVERMINE PRESERVE *CONSERVATION SUBDIVISION)

Name of Action

TOWN OF LEWISBORO PLANNING BOARD

Name of Lead Agency

JEROME KERNER

CHAIRMAN

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)

Revision: January 21, 2013

SEPTEMBER 9, 2011

October 3, 2013

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action SILVERMINE PRESERVE (CONSERVATION SUBDIVIWIION)

Location of Action (include Street Address, Municipality and County)

LOCKWOOD ROAD, LEWISBORO, NY PARCEL TAX I.D. # 48 - 10057 - 95

Name of Applicant/Sponsor SILVERMINE GROUP (D. HIGGINS, S. HAFT AND E. MOSS)

Address 45 BENDER WAY

City / PO POUND RIDGE State NY Zip Code 10576

Business Telephone _____

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

SUBDIVIDE 55.9 Ac. PARCEL INTO 12 RESIDENTIAL LOTS, SETTING ASIDE APPROXIMATELY 40 Ac. IN OPEN SPACE.

THE SUBDIVISION IS CREATED PURSUANT TO THE PROVISIONS OF SECTION 220-88 OF THE ZONING CODE WHICH ALLOWS REDUCTION IN LOT SIZE TO 1 Ac. SOME OF THE PROPOSED LOTS DO NOT MEET THIS REQUIREMENT DUE TO THE DESIRE TO UTILIZE EXISTING STONE WALLS AS LOT LINES. NONE OF THE LOTS ARE LESS THAN 40,000 SF IN AREA.

ACCESS TO THE LOTS AND OPEN SPACE IS PROVIDED BY MEANS OF A 1,200 FT LONG PRIVATE ROAD. SURFACE RUNOFF IS CAPTURED AND TREATED IN VARIOUS "GREEN INFRASTRUCTURE" PRACTICES AND STANDARD STORMWATER MANAGEMENT PRACTICES BEFORE BEING DISCHARGED.

EACH NEW LOT WILL BE PROVIDED WITH INDIVIDUAL DRILLED WATER WELLS AND SUBSURFACE SEWAGE TREATMENT SYSTEMS.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 55.9 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>49.1</u> acres	<u>36.2</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL) <u>N.Y.S. WETLAND D-6 AND LOCAL WETLANDS</u>	<u>6.8</u> acres	<u>6.8</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0</u> acres	<u>2.3</u> acres
Other (Indicate type) <u>LAWNS</u>	<u>0</u> acres	<u>10.6</u> acres

3. What is predominant soil type(s) on project site? CHARLTON. LEICESTER LOAM, SU LOAM

- a. Soil drainage: Well drained 75 % of site Moderately well drained 15 % of site.
 Poorly drained 10 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock 0-7'+(in feet) Visual inspection of site, deep test holes conducted by Bibbo Assoc.

5. Approximate percentage of proposed project site with slopes:

0-10% 40 % 10- 15% 25 % 15% or greater 35 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 0' - 7' +(in feet) based on hydric soils per NRCS

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Letter, dated August 18, 2004, from Betty A. Ketcham, of the New York Natural Heritage Program, previously submitted to the Planning Board by Evans Associates

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

While non-public, the subject property contains trails that are used by the community.

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

a. Name of Stream and name of River to which it is tributary

SILVERMINE RIVER (EAST)

16. Lakes, ponds, wetland areas within or contiguous to project area:

NYS WETLAND D-6
LOCAL JURISDICTION WETLANDS

b. Size (in acres):

NYS WETLAND D-6 = 5.9 Ac. ON-SITE
LOCAL JURISDICTION WETLANDS = 1.1 Ac.

17. Is the site served by existing public utilities? Yes No Electricity
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No Property is adjacent to the Brown's Reservoir CEA
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 55.9 acres.
- b. Project acreage to be developed: 12.9 acres initially; 12.9 acres ultimately.
- c. Project acreage to remain undeveloped: 43.0 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 0; proposed 24
- g. Maximum vehicular trips generated per hour: 24 (upon completion of project)? based on 2 vehicles per lot and one trip per vehicle per lot at peak hour
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|-----------------------------|-----------------------------|-----------------------------|
| Initially | <u>12</u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u>12</u> | <u> </u> | <u> </u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: 35' height; 40'+ width; 80'+ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0.0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- All areas disturbed, not covered by buildings or pavement, will be reclaimed as lawn and landscaping.
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 12.9 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 24 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 15; after project is complete 0

10. Number of jobs eliminated by this project _____.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

TWO UTILITY POLES AT THE ENTRANCE TO THE SITE WILL HAVE TO BE RELOCATED

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type RESIDENTIAL SEWAGE

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 1.0 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name APPROVED LANDFILL ; location BY APPROVED CARTER

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>OPEN DEVELOPMENT</u> <u>AND VARIANCES</u>	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>CONSERVATION</u> <u>SUBDIVISION</u> <input checked="" type="checkbox"/>	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<u>WETLAND PERMIT</u> <u>Town Stormwater Permit</u>	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>REVIEW and APPRVL</u> <u>OF S.S.T.As and WATER</u> <u>SUPPLY for SUBDIV.</u>	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Highway Work Permit</u> <u>from Town Highway</u> <u>Superintendant</u>	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>NYSDEC WETLANDS &</u> <u>SPDES PERMIT UNDER</u> <u>GP-0-10-001</u>	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Zoning amendment | <input checked="" type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

R-2A

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

12 RESIDENTIAL LOTS

4. What is the proposed zoning of the site?

SAME

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

SAME

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

The proposal requires OPEN DEVELOPMENT approval from the Town Board. In addition, a few lots will require VARIANES from the Towns Conservation Subdivision Law as regards minimum lot size.

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

R-2A RESIDENTIAL 2-AC MIN. LOT SIZE
R-4A RESIDENTIAL 4-AC MIN. LOT SIZE

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? 12

a. What is the minimum lot size proposed? 0.92 Ac.

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No Unknown

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

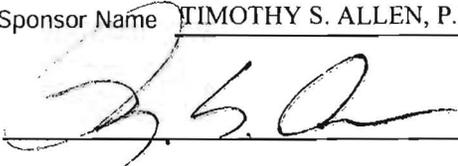
I certify that the information provided above is true to the best of my knowledge.

Rev. October 3, 2013
January 21, 2013

Applicant/Sponsor Name TIMOTHY S. ALLEN, P.E. , Agent for Silvermine Group

Date SEPT 9, 2011

Signature



Title PARTNER

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

- Construction or expansion of a sanitary landfill. Yes No
- Construction in a designated floodway. Yes No
- Other impacts: Yes No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

- Specific land forms: Yes No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body. Yes No
- Dredging more than 100 cubic yards of material from channel of a protected stream. Yes No
- Extension of utility distribution facilities through a protected water body. Yes No
- Construction in a designated freshwater or tidal wetland. Yes No
- Other impacts: Yes No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES pending verification

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. Yes No
- Construction of a body of water that exceeds 10 acres of surface area. Yes No
- Other impacts: Yes No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3	
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

• Other impacts:

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • A major reduction of an open space important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action to locate within the CEA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

FILE

NOTICE OF INTENT

RECEIVED
NOV 18 2014

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)

R i d g e v i e w D e s i g n e r B u i l d e r s & H i g g i n s

Owner/Operator Contact Person Last Name (NOT CONSULTANT)

M o s s

Owner/Operator Contact Person First Name

E r i c

Owner/Operator Mailing Address

4 5 B e n d e r W a y

City

P o u n d R i d g e

State

N Y

Zip

1 0 5 7 6 -

Phone (Owner/Operator)

- -

Fax (Owner/Operator)

- -

Email (Owner/Operator)

FED TAX ID

-

(not required for individuals)

Project Site Information

Project/Site Name

Silvermine Preserve

Street Address (NOT P.O. BOX)

Silver Mine Drive & Lockwood Road

Side of Street

North South East West

City/Town/Village (THAT ISSUES BUILDING PERMIT)

Lewisboro

State

Zip

County

DEC Region

NY

10590

Westchester

Name of Nearest Cross Street

East Street

Distance to Nearest Cross Street (Feet)

1500

Project In Relation to Cross Street

North South East West

Tax Map Numbers

Section-Block-Parcel

48-10057-15

Tax Map Numbers

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 5 4 6 0

Y Coordinates (Northing)

4 5 6 4 7 4 6

2. What is the nature of this construction project?

New Construction

Redevelopment with increase in impervious area

Redevelopment with no increase in impervious area

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

**Pre-Development
Existing Land Use**

**Post-Development
Future Land Use**

- FOREST
- PASTURE/OPEN LAND
- CULTIVATED LAND
- SINGLE FAMILY HOME
- SINGLE FAMILY SUBDIVISION
- TOWN HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- INSTITUTIONAL/SCHOOL
- INDUSTRIAL
- COMMERCIAL
- ROAD/HIGHWAY
- RECREATIONAL/SPORTS FIELD
- BIKE PATH/TRAIL
- LINEAR UTILITY
- PARKING LOT
- OTHER

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

- SINGLE FAMILY HOME
- SINGLE FAMILY SUBDIVISION
- TOWN HOME RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- INSTITUTIONAL/SCHOOL
- INDUSTRIAL
- COMMERCIAL
- MUNICIPAL
- ROAD/HIGHWAY
- RECREATIONAL/SPORTS FIELD
- BIKE PATH/TRAIL
- LINEAR UTILITY (water, sewer, gas, etc.)
- PARKING LOT
- CLEARING/GRADING ONLY
- DEMOLITION, NO REDEVELOPMENT
- WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- OTHER

Number of Lots

1	2
---	---

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

***Note:** for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area																						
<table border="1" style="width: 100%; height: 25px;"> <tr> <td></td><td></td><td>5</td><td>5</td><td>.</td><td>9</td> </tr> </table>			5	5	.	9	<table border="1" style="width: 100%; height: 25px;"> <tr> <td></td><td></td><td>1</td><td>3</td><td>.</td><td>5</td> </tr> </table>			1	3	.	5	<table border="1" style="width: 100%; height: 25px;"> <tr> <td></td><td></td><td>0</td><td>.</td><td>0</td> </tr> </table>			0	.	0	<table border="1" style="width: 100%; height: 25px;"> <tr> <td></td><td></td><td>2</td><td>.</td><td>6</td> </tr> </table>			2	.	6
		5	5	.	9																				
		1	3	.	5																				
		0	.	0																					
		2	.	6																					

5. Do you plan to disturb more than 5 acres of soil at any one time? Yes No

6. Indicate the percentage of each Hydrologic Soil Group (HSG) at the site.

A	B	C	D												
<table border="1" style="width: 60px; height: 25px;"><tr><td></td><td></td><td></td></tr></table> %				<table border="1" style="width: 60px; height: 25px;"><tr><td></td><td>8</td><td>7</td></tr></table> %		8	7	<table border="1" style="width: 60px; height: 25px;"><tr><td></td><td></td><td>5</td></tr></table> %			5	<table border="1" style="width: 60px; height: 25px;"><tr><td></td><td></td><td>8</td></tr></table> %			8
	8	7													
		5													
		8													

7. Is this a phased project? Yes No

8. Enter the planned start and end dates of the disturbance activities.

Start Date	End Date																				
<table border="1" style="width: 100%; height: 25px;"><tr><td></td><td></td><td>/</td><td></td><td></td><td>/</td><td></td><td></td><td></td><td></td></tr></table>			/			/					<table border="1" style="width: 100%; height: 25px;"><tr><td></td><td></td><td>/</td><td></td><td></td><td>/</td><td></td><td></td><td></td><td></td></tr></table>			/			/				
		/			/																
		/			/																

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? Yes No Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

Two rows of empty rectangular boxes for text entry.

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? Yes No Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? Yes No

19. Is this property owned by a state authority, state agency, federal government or local government? Yes No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) Yes No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? Yes No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? Yes No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? Yes No

Post-construction Stormwater Management Practice (SMP) Requirements

**Important: Completion of Questions 27-39 is not required
if response to Question 22 is No.**

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- Preservation of Undisturbed Areas
- Preservation of Buffers
- Reduction of Clearing and Grading
- Locating Development in Less Sensitive Areas
- Roadway Reduction
- Sidewalk Reduction
- Driveway Reduction
- Cul-de-sac Reduction
- Building Footprint Reduction
- Parking Reduction

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual (2010 version).

- All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

. **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques (Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required (#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

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

RR Techniques (Area Reduction)	Total Contributing Area (acres)				and/or	Total Contributing Impervious Area (acres)			
<input checked="" type="radio"/> Conservation of Natural Areas (RR-1) ...	1	4	9	0		2	6	0	
<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 checked="" type="radio"/> Infiltration Basin (I-2)		1	6	5	0				
<input type="radio"/> Dry Well (I-3)									
<input checked="" type="radio"/> Underground Infiltration System (I-4)		0	4	9	3				
<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)									

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRV Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRV Capacity identified in question 29.

WQv Provided

		0	.	0	3	2
--	--	---	---	---	---	---

 acre-feet

Note: For the standard SMPs with RRV capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRV provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRV provided (#30) and the WQv provided (#33a).

		0	.	9	1
--	--	---	---	---	---

35. Is the sum of the RRV provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? Yes No

If Yes, go to question 36.

If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

			.			
--	--	--	---	--	--	--

 acre-feet

CPv Provided

			.			
--	--	--	---	--	--	--

 acre-feet

36a. The need to provide channel protection has been waived because:

Site discharges directly to tidal waters or a fifth order or larger stream.

Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

	2	6	.	7	7
--	---	---	---	---	---

 CFS

Post-development

	2	0	.	9	1
--	---	---	---	---	---

 CFS

Total Extreme Flood Control Criteria (Qf)

Pre-Development

	7	3	.	2	2
--	---	---	---	---	---

 CFS

Post-development

	6	3	.	9	2
--	---	---	---	---	---

 CFS

FILE

RECEIVED
NOV 18 2014



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: Ridgeview Designer Builders and Higgins
2. Contact Person: Eric Moss
3. Street Address: 45 Bender Way
4. City/State/Zip: Pound Ridge, NY 10576

II. Project Site Information

5. Project/Site Name: Silvermine Preserve
6. Street Address: Silvermine Drive and Lockwood Road
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

BACIO
(K&K REAL ESTATE)

CAL# 9-10PB
CAL# 84-14WP
CAL# 14-14SW

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: December 10, 2014

RE: K & K Real Estate, Inc. (Bacio Trattoria)
North Salem Road & Route 35
Site Development Plan
Sheet 17, Block 10799, Lot 3

Project Description

The subject parcel is located at the intersection of NYS Route 35 and North Salem Road. The parcel consists of 1.93 acres of land and is located within the RB and R-½A Zoning Districts. The applicant is proposing a 1-story addition (expansion of the kitchen and dining room), an increase in seating capacity from 28 seats to 60 seats, an increase in the number of outdoor seats, and is also proposing to expand and reconfigure the parking area to provide a total of 30 parking stalls (25 parking stalls existing).

SEQRA

The proposed action is an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and the Planning Board issued a Negative Declaration of Significance on September 17, 2013.

Required Approvals, Waivers and Referrals

1. Site Development Plan Approval, a Wetland Permit and a Town Stormwater Permit is required from the Planning Board; a public hearing is required to be held on the Wetland Permit.
2. A waiver is required from the Planning Board relating to construction within the required landscape buffer area.
3. The Town Board modified the RB/R-1/2A Zoning District boundary line on April 11, 2011 (see Local Law #2 of 2011).
4. Several area variances were granted by the Zoning Board of Appeals on September 17, 2014.
5. Work within the Town right-of-way requires approval from the Town Highway Superintendent.
6. The Architecture and Community Appearance Review Council (ACARC) has approved the proposed addition.
7. The application has been referred to the Westchester County Planning Board in accordance with Section 239-m of General Municipal Law.
8. The applicant is proposing $\geq 5,000$ s.f. of soil disturbance within the New York City Department of Environmental Protection (NYCDEP) Watershed and coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) is required.
9. As the subject property is located within a Designated Main Street Area, the Stormwater Pollution Prevention Plan (SWPPP) must be approved by the NYCDEP.
10. The Westchester County Department of Health (WCHD) has issued a Change of Use Permit.
11. Sewage generated from the restaurant will exceed 1,000 gpd; therefore, coverage is required under GP-0-05-001.

Chairman Jerome Kerner, AIA

December 10, 2014

Page 3

12. Work is proposed within the NYS Route 35 right-of-way and approval is required from the New York State Department of Transportation (NYSDOT).

Plan Comments

1. In accordance with Section 220-16D of the Zoning Code, the outdoor seating area must be handicap accessible and shall provide direct access to the restaurant. While the outdoor seating area is an existing condition, the applicant should identify whether handicap access is achievable.
2. It is recommended that sidewalk pedestrian ramps be incorporated into the proposed sidewalk at appropriate locations, perhaps at the terminus of the sidewalk (adjacent to parking space #29) and proximate to the front entrance of the building opposite the handicap parking access aisle.
3. The dumpster enclosure detail shall be modified to identify proposed building materials and color; a more typical wood or vinyl board-on-board structure may be more appropriate for the area than the roofed structure proposed. Regardless, the size requirements of the dumpster should be confirmed and coordinated with the detail.
4. As currently designed, an easement or approval from the adjoining property owner will be required for the Rock Outlet Protection #3 proposed at the existing headwall.

Stormwater Pollution Prevention Plan (SWPPP) and Stormwater Comments

1. The applicant has indicated that the SWPPP has been revised and submitted to the NYCDEP for review and approval. The applicant shall provide correspondence from the NYCDEP approving the plan upon receipt.
2. Schedule "A" of the draft long-term maintenance agreement shall include required maintenance for both proposed pre-treatment chambers. The current agreement only notes the unit required for the bioretention basin.
3. The SWPPP should include copies of the NYSDEC Notice of Intent (NOI) and MS4 Acceptance Form. Draft copies should be submitted for review.

4. As previously requested, the construction sequencing in the SWPPP and on the plans should require the limits of disturbance be staked in the field prior to construction.
5. As previously requested, silt fence should be shown to be installed parallel to the contours.

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 Bibbo Associates, LLP and dated (last revised) November 14, 2014:

- Existing Conditions (SP-1)
- Site Plan (SP-2)
- Erosion Control Plan (EC-1)
- Landscaping Plan & Details (LP-1)
- Lighting Plan & Details (LP-2)
- Details (D-1)
- Details II (D-2)
- Details III (D-3)

Documents Reviewed:

- Letter from Bibbo Associates, LLP, dated November 17, 2014
- Full Environmental Assessment Form (EAF), dated last revised September 24, 2014
- Wetland Permit Application
- Stormwater Permit Application
- Stormwater Pollution Prevention Plan, dated (last revised) October 27, 2014

JKJ/JMC/DJS/dc

Michael Fuller Sirignano
Attorney and Counselor at Law

RECEIVED
NOV 25 2014
BY: *mf*.....

Old Post Road Professional Building
892 Route 35, P.O. Box 784
Cross River, New York 10518

November 21, 2014

Tel: (914) 763-5500
Fax: (914) 763-9589
e-mail: michael@sirignano.us

Jerome Kerner, Chairman
Town of Lewisboro Planning Board
P.O. Box 725
20 North Salem Road, Suite L
Cross River, NY 10518

Re: K & K Real Estate, Inc.
Bacio Trattoria
Sheet 17, Block 10799, Lot 3

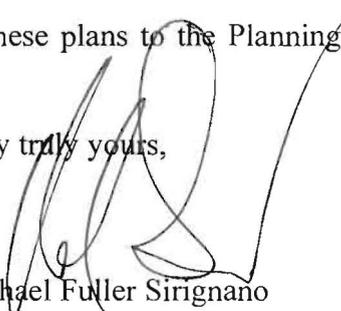
Dear Chairman Kerner and
Members of the Planning Board:

On behalf of our client, enclosed please find the following documents for your review:

1. Resolution adopted October 10, 2014 by the Zoning Board of Appeals approving necessary variances for Bibbo Associates, L.L.P.'s site plan as currently proposed.
2. Resolution adopted November 13, 2014 by the Architecture and Community Appearance Review Council approving the Helmes Group's architectural drawings as currently proposed.

We look forward to presenting these plans to the Planning Board on December 16, 2014.

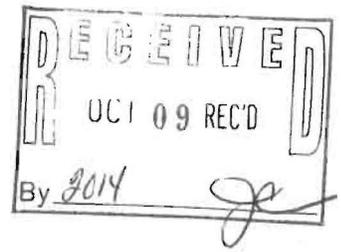
Very truly yours,


Michael Fuller Sirignano

MFS/cp
Enclosure

cc: Edward J. Delaney, Jr.
Bibbo Associates L.L.P.

Kevin Helmes & Steven Helmes
The Helmes Group Architects



BY: *[Signature]*

RESOLUTION
TOWN OF LEWISBORO
ZONING BOARD OF APPEALS

IN THE MATTER OF THE APPLICATION OF
K & K Real Estate, Inc.
FOR A VARIANCE OF
ARTICLE III §220-9D (2), §220-16E (3) (4), §220-16F
AND
ARTICLE IV §220-23(E) of the Lewisboro Zoning Ordinance
CAL. NO. 16-14-BZ

INTRODUCED BY: Board Member Casper

SECONDED BY: Board Member Krellenstein

DATE OF CONSIDERATION/ADOPTION: September 17, 2014

WHEREAS, K & K Real Estate Inc. (“the applicant”), represented by Michael Fuller Sirignano, Esq. has made application to the Lewisboro Zoning Board of Appeals (the “ZBA”) for [1] a variance of Article IV, §220-23E of the Zoning Ordinance in the matter of a proposed restaurant addition which will be closer to the front lot line/street center line [2] a variance of Article III, §220-16E (3)(4) as existing outdoor seating area is within the 15’ landscape buffer and within 20’ front yard setback from the property line [3] a variance of Article III, §220-16F Maximum Area: (25% of indoor seating area) (proposed 500 square feet of existing seasonal outdoor seating facilities where 211 square feet represents 25% allowed) [4] a variance of Article III, §220-9D(2) as existing nonconformity of restaurant building will increase however proposed addition shall not project further into the front yard setback than the existing building presently does on the subject premises Bacio Trattoria, located at 12 North Salem Road, Cross River, New York 10518, Tax Map Sheet 17, Block 10799, Lot 03, (“the property”), where the Code requires forty-five feet (45’) from the street center line and the restaurant addition is proposed to be located forty feet (40’) from the street center line; and the applicant sought a variance of five feet (5’); and where the Code requires that an outdoor seating area provide a fifteen foot (15’) landscape buffer and a twenty feet (20’) front yard setback from the front property line and the seasonal outdoor seating area is located eight feet (8’) within the landscape buffer and from the front yard lot line; and the applicant sought a variance of seven feet (7’) into landscape buffer and twelve feet (12’) from the front lot line, 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, a site walk was conducted on September 13, 2014 after which a vote was taken with regard to the variances 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 hearings 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 1.9 acre parcel in the RB and R-1/2A zoning districts owned by K & K Real Estate, Inc., the applicant, and is improved with an existing restaurant building and garage building.
2. The applicant wishes to construct an addition in an area that would be located closer than forty-five feet (45') from the front lot line/street center line as required by Article IV, Section 220-23(e) of the Lewisboro Town Code, in that the applicant desires to construct an addition forty feet (40') from the street center line thereby requiring a variance of five feet (5').
3. The applicant wishes to retain an existing outdoor seating area where Article III, Section 220-16E (3)(4) of the Lewisboro Town Code requires a 15' landscape buffer area and a 20' front yard setback from the property line and thereby requires a variance of seven feet (7') into the landscape buffer and twelve feet (12') from the front property line. Article III, Section 220-16F of the Lewisboro Town Code limits the area of the Seasonal outdoor restaurant seating to a maximum outdoor floor area equal to or less than 25% of the total gross floor area of the inside restaurant seating area; the applicant is proposing 500 s.f. where 211 s.f. represents the 25% permitted.
4. The applicant is seeking a variance of Article III, Section 220-9D (2) as the existing non-conformity of the restaurant building will increase however, the proposed addition shall not project further into the front yard setback than the existing building.
5. There will be no undesirable change in the character of the neighborhood with respect to the site plan aspects.
6. There is no practical alternative to the requested variances.
7. The variances requested are not substantial; it will be an improvement.
8. There is no adverse effect or impact to the physical or environmental conditions of the neighborhood.
9. The difficulty is not self-created.

WHEREAS, pursuant to Section 267-b(3)(c), the ZBA hereby determines that the minimum area variances necessary in this application is a variance of five feet (5') from the required forty-five foot (45') from the street center line thereby permitting the addition to be constructed forty feet (40') from the front street center line; and a variance of seven feet (7') from the required fifteen foot (15') landscape buffer and twelve feet (12') from the required twenty foot (20') front yard setback to permit the Seasonal Outdoor Seating to be located eight feet (8') within the required landscape buffer and eight feet (8') from the front line.

NOW, THEREFORE BE IT RESOLVED, that the Lewisboro Zoning Board of Appeals hereby grants the [1] an area variance of five feet (5') from the forty-five foot (45') street center line requirement of Article IV §220-23E of the Lewisboro Town Code, in order to permit the construction of the proposed restaurant addition forty feet (40') from the front street

center line and [2] an area variance of seven feet (7') from the requirement that the minimum landscape buffer for Seasonal Outdoor Seating of fifteen feet (15') and twelve feet (12') from the requirement that that the Seasonal Outdoor Seating be located twenty feet (20') from the front yard setback of Article III, §220-16E (3)(4) of the Lewisboro Town Code to permit the Seasonal Outdoor seating eight feet (8') within the landscape buffer and from the front yard line; and [3] an area variance of Article III, §220-16F Maximum Area: (25% of the indoor seating area) (proposed 500 square feet of existing season outdoor seating facilities where 211 s.f. represent 25% allowed); and an area variance of Article III §220-9D (2) in the matter of an increase in non-conformity for the restaurant building which is located in the RB Retail Business and R1/2A, One Half Acre 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, Chairman

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

Expiration: The variance shall 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 therefor 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.

ARCHITECTURE AND COMMUNITY APPEARANCE REVIEW COUNCIL

TOWN OF LEWISBORO



CAL. NO. 21-14 ACARC

Applicant(s): Michael Sirignano, Esq.

Owner(s) of Record: K & K Real Estate, Inc.

Reason for Referral: Commercial Lot, Signage

Tax Map I.D.: Sheet 17, Block 10799, Lot 3, RB
Address: 12 North Salem Rd., South Salem

Decision Date: November 13, 2014

The Vote: To Approve: Ciorsdan Conran, Chair
Gail Ascher
Stephen Hoyt
Virginia LoBosco
Kenneth McGahren

To Deny: None

Abstain: None

Absent: None

Presentation by: Kevin Helmes and Steven Helmes, Helmes Group Architects

Nature of Application: Additions and alterations for kitchen space and extra seating at Bacio restaurant

Evidence Presented: Drawings, site plan

Based on the foregoing the members of ACARC resolved to approve addition of fireplace chimney faced in Old Red brick on the western side, replacement windows with Anderson windows 6 over 1; foundation in a stone veneer on the western side; white gutters; doors to be stained; handicap ramp on the eastern side of the vestibule; new roofing shingles same as existing; additional elevation to roof line on the front elevation; introduce lights under the canopy on either side of the door; awnings and signage to remain the same.

By motion Kenneth McGahren; seconded by Stephen Hoyt; In favor: Ciorsdan Conran, Gail Ascher, Stephen Hoyt, Virginia LoBosco, Kenneth McGahren. To deny: None. To Abstain: None. Absent: None

Ciorsdan Conran

Ciorsdan Conran, Chair

Dated in South Salem, New York
This 13th of November, 2014

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

FILE

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

November 17, 2014

Town of Lewisboro Planning Board
P.O. Box 725
20 North Salem Road, Suite L
Cross River, NY 10518

RECEIVED
NOV 18 2014
BY: *trp*

Attn: Mr. Jerome Kerner R. A., Chairman

Re: K & K Real Estate, Inc.
Bacio Trattoria
Sht. 17, Blk. 10799, Lot 3

Dear Members of the Board:

On behalf of our client, please find the following enclosed for your review:

- 10 copies – Plan Sets, 8 sheets, date last revised 11/14/2014
- 3 copies – NYCDEP Submitted SWPPP, date last revised 10/27/2014
- 3 copies – Revised EAF Long Form, dated 11/17/2014
- 10 copies – Floor/Seating Plans
- 10 copies – Stormwater Permit Application w/ fee, dated 11/08/2014
- 10 copies – Wetland Permit Application w/ fee, dated 11/08/2014
- 10 copies – Affidavit of Ownership, dated 11/10/2014

It should be noted that while most of the components of the site plan previously reviewed by the Board have not changed, of major importance to this current submission is the significant reduction of the new building addition (30' vs current 15'). While the proposed seating is now proposed at 60, this new shortened building configuration allowed for a better parking lot flow design and allowed a total of 30 parking spaces. The project is still currently under review by the NYCDEP Stormwater Division. We feel this current design will be the one given final approval by that agency shortly.

It should also be noted that a corrected EAF was submitted to the Board last fall and received a negative declaration from the Board as a result.

Site Design ♦ Environmental

Our office has also revised the plans pursuant to the August 9, 2013 memorandum prepared by Kellard Sessions Consulting, PC. We offer the following responses for the Board's consideration:

Plan Comments

1. The Applicant has recently received both the updated area variances requested from the Zoning Board of Appeals this month and ACARC approval.
2. Detailed architectural plans have been provided herewith. All indoor and outdoor seating has been identified. Also identified is the portion of the indoor seating that will be cordoned off when outdoor seating is in use. At no time will more than 60 seats be operational.
3. At the request of the immediate neighbor we are proposing not to remove any vegetation. We have proposed on our site plan a "No Mow" zone as a mitigation effort.
4. The soil and material stockpiles have been moved further away from the on-site wetland as requested.
5. The proposed fence along the western property line has been extended to the property corner adjacent to Route 35. A board fence detail has been added to sheet D-2 of the plan set.
6. The species type and size of the existing trees within the area of the project have been provided on the plan set.
7. The proposed parking layout has been revised and currently 30 spaces are shown on the Site Plan. Therefore the applicant is proposing a total of 60 seats for the restaurant as shown on the attached plans.
8. The following revisions have been made to the Zoning Conformance Table on sheet SP-2:
 - The existing and proposed frontage values have been revised to include frontage along NYS Route 35, North Salem Road, and Mark Mead Road.
 - The maximum allowable building height has been corrected to show 2.5 stories. The existing and proposed building heights have been revised to show 1.5 stories.
 - Gross floor areas on both the site plan and the architectural plans are the same.
9. The Existing Conditions Plan has been updated to include all information provided on previous submitted plan sets.
10. The following information has been reintroduced to the plan set:
 - An updated Landscape Plan has been added to the plan set. Please see sheet 4 of 8.
 - An updated Lighting Plan has been added to the plan set. Please see sheet 5 of 8.
 - A driveway profile has been provided on sheet D-2 of the plan set.

- All proposed curbing has been shown on the Site Plan. There are no drop curb locations. All stormwater runoff is captured and conveyed with drainage piping.
 - All zoning setback lines have been shown on the plans.
 - All proposed tenant and traffic signs have been shown on the plans.
 - A proposed dumpster enclosure detail has been added to sheet D-2 of the plan set.
11. The handicap parking detail has been revised to specify a minimum stall length of 20 feet. The handicapped parking sign shall be installed with a galvanized steel post set in a concrete base.
 12. The proposed asphalt curb has been replaced with a concrete curb. The site details and labels have been revised accordingly.
 13. The sidewalk width has been dimensioned on sheet SP-2 of the plan set.
 14. The Belgium block apron at the driveway entrance has been relocated to provide a 5 foot separation from the edge of the exiting roadway. A detail shall be provided prior to final approval.
 15. The proposed grading in front of the building has been revised to show positive drainage flow away from the structure.
 16. Parking spaces #1 through #4 have been revised to provide adequate vehicle maneuverability and the required driving aisle. Dimensions have been added to the parking spaces.
 17. A proposed catch basin has been added to parking space #4 which will collect any runoff from the surrounding area.
 18. The Town's standard approval blocks have been added to each sheet of the plan set.
 19. A Town Stormwater Permit has been provided.

Stormwater Pollution Prevention Plan and Stormwater Comments

1. All comments from the April 22, 2013 NYCDEP review memorandum have been addressed and the revised plans and SWPPP were recently resubmitted to the NYCDEP. Our office is currently working on resolving all additional NYCDEP comments and we feel SWPPP approval will be obtained shortly. The remaining comments from the NYCDEP will not impact the overall Site Plan layout.
2. The proposed bioretention basin has been revised to provide a soil filter depth of 2.5 feet. The required 2 foot separation between the bottom of the practice and the groundwater table has been provided. An artificial layer of rip-rap stone and filter fabric was witnessed during soil testing which intercepts surface runoff. Although seepage from this rip-rap layer was recorded at 48" in the test pit data, the actual groundwater table was found at 84". The construction of the curbed parking area and the bioretention basin will effectively eliminate the surface runoff from becoming seepage. Runoff from the tributary area will be captured at the surface and treated in the bioretention basin.

We now respectfully request that we be placed on your earliest available agenda for a discussion of our obtaining final site plan approval.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Edward J. Delaney, Jr.", written in a cursive style.

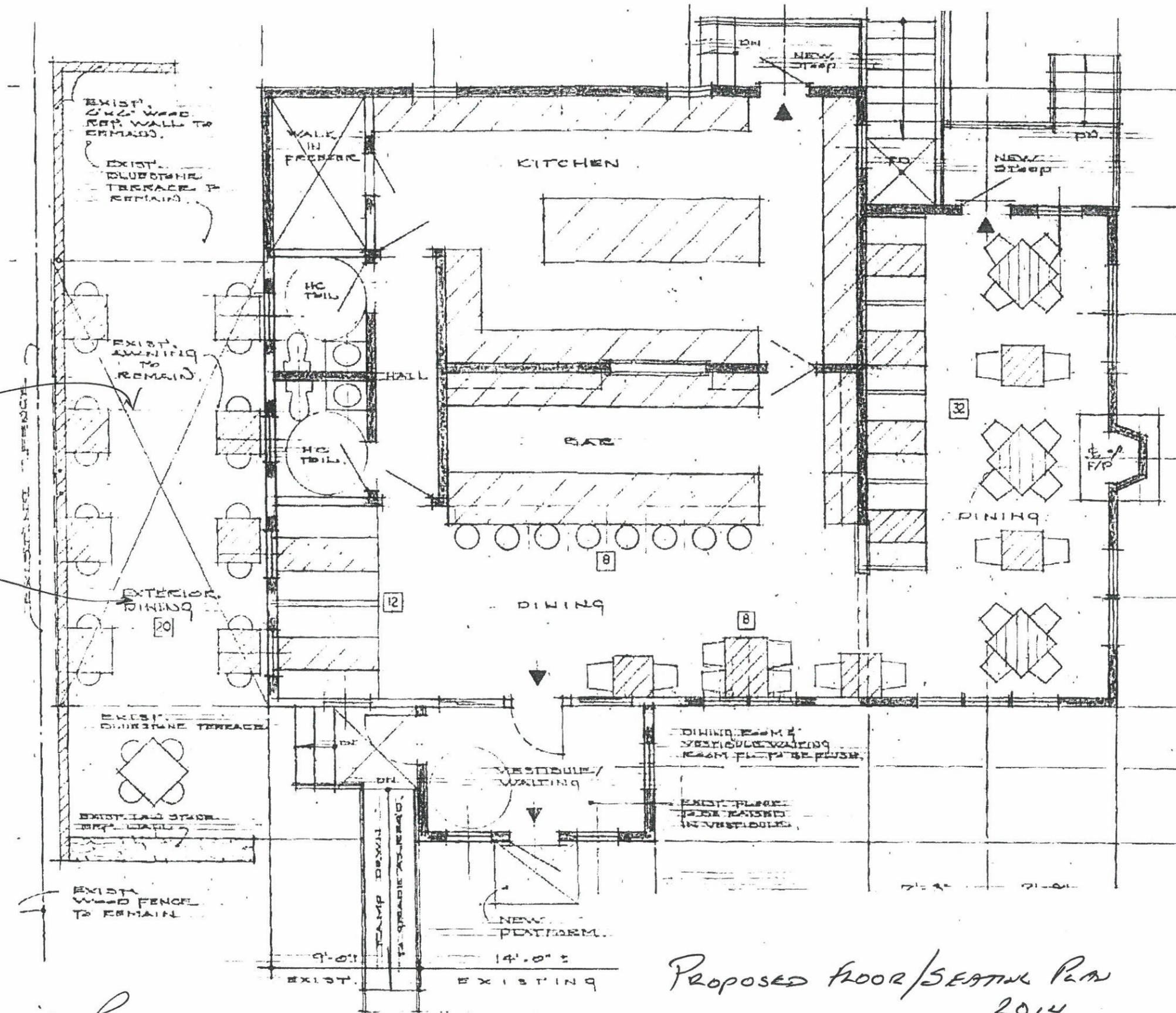
Edward J. Delaney, Jr.

Attachments

EJD/mme

cc: A. Coppolla
Jan Johannessen
M. Sirignano, Esq.
Timothy S. Allen, P.E.

Typical
OUTDOOR
SEATING



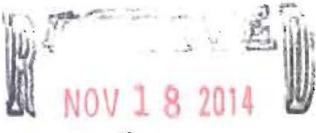
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NOV 18 2014
BY: *Tom*

FILE

Barrio's RESTAURANT
Lewis
The Helmes Group

Proposed floor/SEATING Plan
2014

TOTAL INDOOR/OUTDOOR = 60 SEATS MAX



FILE

BY: hmf

Application No.: 84-14 WP
Fee: 255.00 Date: 11-18-14

PAID
CK # 230 (K+K Real Estate)
Recpt # 597516

TOWN OF LEWISBORO
WETLAND PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-5592
Fax: (914) 763-3637
planning@lewisborogov.com

Project Information

Project Address: 12 No. Salem Rd., Cross River NY 10518
Sheet: 17 Block: 10799 Lot(s): 3

Project Description (identify the improvements proposed within the wetland/wetland buffer and the approximate amount of wetland/wetland buffer disturbance): PROPOSED KITCHEN, DINING ROOM ADDITION ALONG WITH PARKING AND DRAINAGE IMPROVEMENTS

Owner's Information

Owner's Name: K:K REAL ESTATE, INC Phone: 763-2233
Owner's Address: P.O. Box 340, Cross River NY Email: BACIO@VERIZON.NET

Applicant's Information (if different)

Applicant's Name: SAME Phone: -
Applicant's Address: - Email: -

Authorized Agent's Information (if applicable)

Agent's Name: TIM ANGELO P.E., BIBBO ASSOC. Phone: 277 5805
Agent's Address: RT 100, SOMERS, N.Y. 10589 Email: TANGELO@BIBBOASSOCIATES.COM

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: P.B., Zoning, ZBA, NYCDEP, WCDOH, BUILD DEPT

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: 11/08/14

RECEIVED
NOV 18 2014

FILE

BY: [Signature]

Application No.: 14-14 SW
Fee: 155 Date: 11-18-14

ck # 229 (K+K Real Estate)
Receipt # 597517

TOWN OF LEWISBORO
STORMWATER PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-5592
Fax: (914) 763-3637

Project Information

Project Address: 12 No Salem Rd., Cross River, N.Y. - 10518

Sheet: 17 Block: 10799 Lot(s): 3

Project Description (describe overall project including all proposed land development activities):

Proposed Expansion To Existing Restaurants With Associated
Parking And Drainage Improvements

Owner's Information

Owner's Name: K:K Real Estate, Inc Phone: 763-2233

Owner's Address: P.O. Box 340, Cross River NY Email: BK10@VERIZON.NET
10518

Applicant's Information (if different)

Applicant's Name: SAME Phone: -

Applicant's Address: - Email: -

Authorized Agent's Information

Agent's Name: Tim Allen, P.E. - Bibbo Assoc. Phone: 277-5805

Agent's Address: Rt 100, Somers, N.Y. Email: TALLEN@BIBBOASSOCIATES.COM
10589

To Be Completed By Owner/Applicant/Agent

- The approval authority is? (see §189-5 of the Town Code)
 Town Engineer and SMO Planning Board
- Is the project located within the NYCDEP Watershed? Yes No
- Total area of proposed disturbance: < 5,000 s.f. - < 1 acre ≥ 1 acre
- Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? Yes No Requires post-construction stormwater practice
- Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: ALL UNDERSIGNED

Note: The applicant, owner and/or agent is responsible for reviewing and complying with Chapter 189, "Stormwater Management and Erosion and Sediment Control," of the Town Code. This application must be submitted with all applicable plans, reports and documentation specified under §189-8, "SWPPP requirements," of the Town Code; all SWPPP's shall be prepared in conformance with Chapter 189 and shall be prepared by a qualified professional, as defined therein. The provision for obtaining a Town Stormwater Permit is in addition to the requirement of obtaining coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity, if applicable.

x Owner/Applicant Signature: [Signature]

x Date: 11/08/14

FILE

AFFIDAVIT OF OWNERSHIP

RECEIVED
NOV 18 2014

STATE OF)
COUNTY OF) ss:

BY: thys

ANTONIO COPPOLA, being duly sworn, deposes and says that
she/he resides at 2 TERRACE HEIGHTS KATONAH NY 10536
in the County of: WESTCHESTER

State of: NEW YORK

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

of K:K REAL ESTATE, Inc.
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 3
Block 10799 on sheet 17

For (check one):

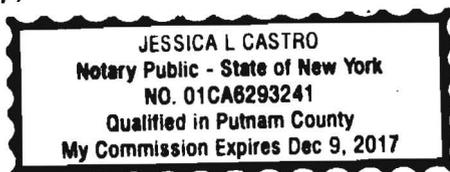
- SKETCH PLAN REVIEW
- PRELIMINARY SUBDIVISION PLAT
- FINAL SUBDIVISION PLAT
- SITE DEVELOPMENT PLAN
- SPECIAL USE PERMIT
- WAIVER OF SITE PLAN PROCEDURES
- WETLAND PERMIT
- STORMWATER PERMIT
- FILING WITH WESTCHESTER COUNTY CLERK

[Signature]
Signed

Sworn to before me this

10th day of November, 2014

Jessica L Castro
Notary public (affix stamp)



FILE

617.20

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

RECEIVED
NOV 18 2014

BY: *Paul*

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:



Part 1



Part 2



Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Bacio Trattoria

Name of Action

Town of Lewisboro Planning Board

Name of Lead Agency

Mr. Jerome Kerner

Planning Board Chairman

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)

Revised: August 21, 2013 Revised: September 24, 2014

June 19, 2013

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Bacio Trattoria

Location of Action (include Street Address, Municipality and County)

12 North Salem Road, Cross River, NY 10518, Town of Lewisboro, Westchester County

Name of Applicant/Sponsor Bibbo Associates, LLP

Address 293 Route 100, Suite 203

City / PO Somers

State NY

Zip Code 10589

Business Telephone (914) 277-5805

Name of Owner (if different) K & K Real Estate, Inc.

Address P.O. Box 340

City / PO Cross River

State NY

Zip Code 10518

Business Telephone (914) 763-2233

Description of Action:

The site is a 1.938 acre property, situated on the west side of North Salem Road and south side of NYS Route 35. Mark Mead Road borders the property along the southern property line. The north portion of the site is located in the Retail/Business District and the south portion is located in the R-1/2 A One-Family Residence District. Currently located on the Retail/Business District zoned portion of the property is a restaurant, known as Bacio Trattoria, parking area, detached garage and shed. The residentially zoned portion of the property is covered by lawn and vegetation, a stone wall along the eastern property line, and a portion of the driveway from the restaurant parking area.

The site contains two very minor, low quality wetlands. One wetland is partially situated on the northwest edge of the restaurant property with the remainder located on the residential property to the west. This wetland is described as a nearly level, to gently sloped, steeply banked ditch approximately 30 ft. wide and 2-3 ft. deep. The wetland is sourced from drainage that comes out of a concrete pipe outlet and from ground water seepage from along the base of the ditch. This wetland travels in a northwesterly direction off the property. It is vegetated with common reed, scattered sensitive ferns, multiflora rose and honeysuckle.

The second wetland is located in the southwest corner of the restaurant property. It is hourglass shaped and approximately 35 feet across. The wetland can be described as nearly level, lightly wooded, with some lawn area, a few multiflora rose shrubs, common Japanese stilt grass and some thin elm tree canopy. There are no naturally occurring drainage courses feeding this wetland area, which makes this wetland hydrologically isolated. The vegetation in this area is poorly developed as a result.

The property owner is proposing to add an 812 square foot kitchen and dining room expansion to the existing building. Currently, the main parking area is paved without curbs and the driveway on the south side of the restaurant is surfaced with gravel. The owner is proposing to repave the entire parking area in bituminous concrete with curbs providing 30 parking spaces. The dumpster will be relocated to the south side of the existing garage with a new fence enclosure to screen from neighboring properties. The existing sign will be relocated near the entrance of the parking area and will be situated so as not to cause a visual obstruction for traffic. Handicapped stalls, curb ramps and new parking area lighting will be installed to provide a safe environment for both pedestrians and vehicles.

The property owner recognized the two wetland areas on the property and is proposing to provide mitigation both within the wetland and in the wetland buffer as well as provide filtration and water quality measures. The proposed plantings will enhance the existing conditions of the wetland areas by providing a more diverse habitat and the benefits of enhanced surface water filtration. The owner is also proposing to add a water quality basin and a filtration parking island to treat all surface runoff prior to leaving the site. The mitigation effort as well as the additional plantings located around the property will not only screen the neighboring properties, but will create an aesthetically pleasing site.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 1.938 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.67</u> acres	<u>0.67</u> acres
Forested	<u>0</u> acres	<u>0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0.01</u> acres	<u>0.01</u> acres
Water Surface Area	<u>0</u> acres	<u>0</u> acres
Unvegetated (Rock, earth or fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>0.36</u> acres	<u>0.39</u> acres
Other (Indicate type) <u>Lawn & planted areas</u>	<u>0.89</u> acres	<u>0.86</u> acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage: Well drained 97 % of site Moderately well drained 2.3 % of site.
 Poorly drained 0.7 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? n/a acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock > 7 (in feet) (Septic soil tests)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 99 % 10- 15% 1 % 15% or greater 0 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 3.5 (in feet) Bibbo/NYCDEP Test Pits

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

NYSDEC Resource mapper.

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

n/a

a. Name of Stream and name of River to which it is tributary

n/a

16. Lakes, ponds, wetland areas within or contiguous to project area:

There is one low functioning, hydrologically isolate wetland fully contained within the portion of the property to be developed along the western edge of the property. The second, low functioning, wetland is located in the northwest corner of the site. A small portion of this wetland is located on the site to be developed while the majority is on the neighboring property to the west.

b. Size (in acres):

Total size of both wetlands located within the property boundaries is approximately 0.013 acres.

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 1.938 acres.
- b. Project acreage to be developed: 0.99 acres initially; 0.99 acres ultimately.
- c. Project acreage to remain undeveloped: 0.948 acres.
- d. Length of project, in miles: n/a (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. 26 %
- f. Number of off-street parking spaces existing 25 ; proposed 30
- g. Maximum vehicular trips generated per hour: 45 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure: 20 height; 42 width; 52 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? +/- 790 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Lawn, landscaping, and mitigation planting/seeding to stabilize disturbed areas.
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.03 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 8 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 12 ; after project is complete 10

10. Number of jobs eliminated by this project 0 .

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type Septic systems

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 1 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Local carter ; location Mt. Kisco, NY

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

Recyclable material will not be disposed of in a landfill.

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

The expansion of building will require HVAC demands and the expanding kitchen facilities will utilize more energy.

22. If water supply is from wells, indicate pumping capacity _____ >5 gallons/minute.

23. Total anticipated water usage per day _____ 800 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Relocate Zoning Boundary</u>	<u>2012</u>
			_____	_____
			_____	_____
City Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Site Plan Application</u>	<u>2010</u>
			<u>Wetland Activity Permit</u>	_____
			<u>Landscape Buffer</u>	_____
			<u>Stormwater Permit</u>	_____
City Town Zoning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Area Variances</u>	<u>2012</u>
			_____	_____
			_____	_____
City County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Septic Approvals</u>	<u>2010</u>
			_____	_____
			_____	_____
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<u>ACARC</u>	_____
			<u>Town Highway Dept.</u>	<u>2013</u>
			_____	_____
NYCDEP			<u>Septic Approvals</u>	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Stormwater Approvals</u>	<u>2013</u>
			<u>Westchester County Planning Board</u>	_____
			_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>NYSDOT Approval</u>	<u>2013</u>
			<u>NYSDEC General Permits GP-0-10-001 & GP-0-05-001</u>	_____
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input checked="" type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

R-1/2A One-Family Residential, Retail/Business District

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Retail/Business District - 60% / 29,866.80 SF
R-1/2A One-Family Residential - 15% / 5,199.60 SF

4. What is the proposed zoning of the site?

Zoning will remain the same.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Retail/commercial building on currently developed lot and 1 single family home on the undeveloped parcel of property.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

R-4A One-Family Residence
R-1A One-Family Residence
R-1/2A One-Family Residence
RB Retail Business
R-MF Multi-Family Residence

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? n/a

a. What is the minimum lot size proposed? n/a

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

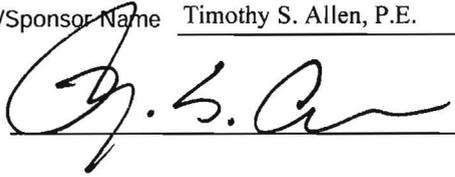
D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Timothy S. Allen, P.E. Date 9/24/2014

Signature 

Title Partner, Bibbo Associates, LLP

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

• Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Proposed disturbance and impervious cover within the Town's 150' Buffer.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|-------------------------------------|------------------------------|-----------------------------|
| <ul style="list-style-type: none"> • Proposed Action will require a discharge permit. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Construction or operation causing any contamination of a water supply system. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action will adversely affect groundwater. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action would use water in excess of 20,000 gallons per day. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action will allow residential uses in areas without water and/or sewer services. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • A major reduction of an open space important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action to locate within the CEA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3	
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change	

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

NO YES

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| <ul style="list-style-type: none"> • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**IMPACT ON GROWTH AND CHARACTER
OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| <ul style="list-style-type: none"> • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action will conflict with officially adopted plans or goals. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action will cause a change in the density of land use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Development will create a demand for additional community services (e.g. schools, police and fire, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

4.3 -

Wetland #1 (approximately 572 s.f. in size) – The small intermittent stream will now receive, as a result of this proposed redevelopment stormwater that has passed through a bioretention treatment facility. (* see below)

Wetland #2 (approximately 550 s.f. in size)– Although currently mowed within an existing lawn area the plan now indicates a “No Mow Zone” that will also include Wetland #2. (*see below)

* It is noted that as a result of an increase in impervious area within these buffers the corresponding increase in stormwater runoff will be handled by the re-direction of all stormwater in this area into a new bioretention treatment facility. Mitigation measures both include an area twice as large as the disturbance in this buffer to be designated as a "no-mow" zone and the removal of invasive plant species located in the southwest quadrant of the site and re-planting with a native seed mix.

5.1 –

NYSDEC GP-0-10-001 Discharge Permits have been approved for and those associated required actions have been identified in both the SWPPP and the current applications in the NYCDEP.

NYSDEC GP-005-001 current SPDES Permit for 1,500 gpd.

12.3 –

Although this property is currently located in an area designated as sensitive for archeological sites on the NYS Inventory it is noted that the property is currently developed and this current proposed activity is not anticipated to be of a significant impact.



November 25, 2014
By: E-Mail & Mail

Mr. Nick Gaboury
Bibbo Associates, L.L. P.
293 Route 100, Suite 203,
Somers, NY-10589

Emily Lloyd
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, New York 10595

T: (845) 340-7800
F: (845) 334-7175

Re: Bacio Trattoria Addition SWPPP
12 North Salem Road, (T) Lewisboro, New York
DEP Log #1994-CR-0138-SP.2

Dear Mr. Gaboury:

The New York City Department of Environmental Protection (DEP) has reviewed your submission dated October 30, 2014 and offers the following comments which must be satisfactorily addressed prior to approval.

1. Per our phone conversation on November 24, 2014, the design will be revised in such a way that all the new impervious areas (approximately 768 sq. ft.) which was not previously proposed to be treated by a standard practice will be treated by either a standard practice or a runoff reduction practice.
2. Please verify that for the post development drainage areas A. 5 and A.6, all the areas are properly accounted for in computing the runoff. Delete any redundancies found.
3. Minimum runoff reduction volume calculations must be corrected in Appendix B and throughout the report due to the double accounting of roof impervious area from post development A. 5 and A.6. Insert the word 'minimum' instead of 'specified' RRV in Appendix B to be consistent with the Stormwater Design Manual.
4. Show the bottom elevation of the bioretention basin. Show the relevant elevations on the detail provided on the plans. Also, verify the size of the inlet pipe on the plan view of basin detail.

5. Clarify why 12” of water storage above the 3” shredded bark mulch is shown on the bio retention basin detail on sheet, D-1. Plans (SP-2, D-1) and report should be consistent regarding the water storage.
6. Verify the invert elevation of the 12” outlet pipe from bioretention basin in the report and plans.
7. Label the 18” pipe from the DM #1 and the invert elevations on ROP # 1 on SP-2.
8. Verify that the invert elevation of the 12” HDPE pipe from the outlet structure of the bioretention basin shown on SP-2 and the Hydrocad are consistent.
9. Invert from CB# 2 should match with the Hydrocad model in Pond #13.
10. Label the pipe from CB#2 on the plans.
11. Verify that the invert elevation of the 12” pipe from CDS 2020-C shown on SP-2 and Hydrocad to be consistent.
12. Provide specific time intervals for maintenance item rather than stating ‘as required’, ‘as necessary’. Major runoff events should be specified.
13. Include hydrodynamic separator in the permanent inspection and maintenance schedule. Include it in the schedule A.
14. In the Schedule A, for section 4.1, provide reference to the applicable project plans.
15. The temporary sediment trap detail on sheet D-3 must indicate how the hole in the outlet structure is repaired in the process of converting the temporary sediment trap into a bioretention basin.
16. Dates on the plans should be updated and must be reflected on Appendix K.

Planting Plan

1. The proposed permanent seed mix (Kentucky bluegrass, creeping red fescue, and perennial rye) proposed in drawing EC-1 is a good lawn mix for areas that will be maintained in a mowed condition throughout the growing season. However, for any areas that will not be mowed at least every two weeks to prevent the production and spread of non-native seed to nearby natural areas, the applicant should consider use of a native grass or meadow mix to provide additional stormwater benefits and enhance local

wildlife habitat. A note on drawing LP-1 indicates that a meadow mix will be used to reseed after removing invasive species but no details about the mix are provided for review. When selecting native meadow mixes, review content by comparing with information on the New York Plant Atlas (<http://newyork.plantatlas.usf.edu/>) and avoid using mixes that contain more than 5-10% seed of plants that are not native to New York.

2. The landscaping drawing (LP-1) contains numerous misspellings (i.e. schrub rather than shrub, Pisea instead of Picea, excepted in place of accepted, etc.) that should be corrected for clarity.
3. In general, current industry standards do not recommend use of stakes and guy wires when establishing trees unless there is a compelling reason—such as steep slopes or high winds—to use them. Please consider removing these elements from the Tree Planting detail on drawing LP-1. In any case, it should be required that the landscaper remove all guying materials within the first year to avoid damage to bark and potential mortality of trees over time.
4. With regard to the recommended topsoil backfill in the Tree Planting detail, the quantity of peat moss, particularly for evergreen trees, appears to be excessive. Peat moss can provide vital nutrients and retain soil moisture, but it tends to increase soil acidity and local soils already tend to be somewhat acidic. Not all trees, including evergreens, require acidic soils. Please check this note against growth requirements for species on the plant list and consider whether peat moss is a better choice than compost for these plants.
5. The other Planting Detail appears to be for shrubs. It is not clear why the plant in the detail is identified as Pfitzers juniper with a specific size and spacing when this species does not appear on the Plant Schedule on the same drawing. If not pertinent to this project, please remove. If this species will be planted, add it to the Plant Schedule and indicate where it will appear on the site.
6. In reviewing the Plant Schedule, it appears to include a mix of native plants (serviceberry, sugar maple, redosier dogwood, inkberry) and exotic plants (Serbian spruce, littleleaf linden, kousa dogwood, Norway spruce, Russian arborvitae, Bumald spiraea). Given that the non-native species are located in an area where there are likely to receive regular maintenance and are some distance from nearby wetlands and other natural areas, exotic species should not escape into the environment. Routine plant maintenance should include proper disposal of plant parts where they cannot reproduce.

7. General Note 5 on drawing LP-1 seems to indicate that planting may occur any time between April 15 and November 30 and does not specify acceptable spring and fall planting seasons. Please consider revising this note to end the spring planting season around June 15 and begin the fall season in late August or early September, to avoid planting during periods of drought. It is also recommended to avoid planting during the period when soil may be frozen. November 30 may be somewhat late for planting in this region. Refer to weather records to determine appropriate dates.
8. General Note 8 states that no annual rye shall be used as a starter crop for the Scott's Family Seed Mixture. Annual rye is a reliable, quick-growing cover crop and should be used for temporary stabilization of soil stockpiles and other areas where permanent seeding has not occurred. Please allow use of annual rye for temporary stabilization, where needed.
9. General Note 9 requires lime and fertilizer for seeded areas. Please note that if Scott's seed mixtures are used, most of these already contain additives that may include fertilizer. It is not recommended to use lime and fertilizer within the New York City watershed in the absence of a soil test. Please assure that any use of fertilizer complies with the Westchester County regulations related to phosphorus and fertilizer.
10. In the northeast corner of the site on drawing LP-1, there is an area where it is indicated to plant "8bm," however, there is no plant species with the symbol "bm" in the plant schedule. It may be that this should be "Sb." Please clarify.

If you have any questions regarding this letter please call me at (914) 742-2014. Thank you.

Sincerely,



Mariyam Zachariah

Associate Project Manager

Stormwater Programs, EOH

Cc: Town of Lewisboro Planning Board

**J2 BONIELLO
BUILDERS**

CAL# 39-14WP

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: December 10, 2014

RE: J2 - Boniello Builders
Wetland and Stormwater Permit Applications
2 Bouton Road
Sheet 26, Block 10803, Lot 18

Project Description

The applicant is proposing the construction of a four (4) bedroom residence, gravel driveway, septic system, potable water well, grading and stormwater improvements on a ±4.1 acre parcel located on Bouton Road and within the R-4A Zoning District. The Waccabuc River traverses the subject property and the majority of the proposed improvements are located within the Town's 150-foot regulated wetland buffer; an existing concrete bridge crosses the river and provides access to the property.

The Waccabuc River is a New York State Department of Environmental Conservation (NYSDEC) Class A(T) watercourse and flows through the Ward Pound Ridge Reservation and into the Cross River Reservoir; the floodplain associated with the Waccabuc River is regulated as a 100-year FEMA floodplain.

SEORA

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

Required Approvals

1. A Wetland Activity Permit and Town Stormwater Permit is required from the Planning Board.
2. A public hearing is required to be held on the Wetland Activity Permit.
3. The subject property is located within the Special Character Overlay Zone and the construction of the proposed residence requires approval from the Architecture and Community Appearance Review Council (ACARC).
4. A Floodplain Development Permit will be required from the Town Building Inspector in accordance with Chapter 126, Flood Damage Prevention, of the Town Code.
5. The proposed septic system and potable water well have been approved by the Westchester County Department of Health (WCDH) and the New York City Department on Environmental Protection (NYCDEP).
6. Disturbance to the bed or banks of the Waccabuc River will require a Protection of Waters Permit from the New York State Department of Environmental Conservation (NYSDEC).
7. Access onto Bouton Road requires a driveway opening permit from the Town of Lewisboro Highway Superintendent.
8. Proposed land disturbance will exceed one (1) acre; the applicant will be required to obtain coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001).

Plan Comments

1. According to our review of the Planning Board files, the subject parcel was created by the Eickelbeck Subdivision (1989) which combined Lot 12 of the Waccabuc Heights Subdivision with Tax Lot 18, located between the Waccabuc River and Bouton Road and divided the

resulting 9.5 acres into two (2) lots, Lot 12A and Lot 12B; the subject property is Lot 12A and consists of 4.1 acres.

2. Since last appearing before the Planning Board, our office has confirmed the wetland boundary line, as illustrated on the submitted drawings.
3. A wetland mitigation plan, prepared in conformance with Appendix B-Part II of the Wetland Ordinance, must be submitted for review and should include, at a minimum, 1:1 mitigation. Please note that while the proposed gravel driveway is more environmentally sensitive and will reduce impacts (as opposed to asphalt), the Planning Board has generally not considered this mitigation. Further, given the amount of disturbance proposed and since stormwater management would be required regardless of the site's location within the wetland buffer, the Planning Board does not typically include stormwater management practices toward its 1:1 mitigation standard.
4. The applicant should consult with the NYCDEP and NYSDEC regarding permitting requirements and correspondence from these agencies should be submitted to the Planning Board.
5. Portions of the proposed drive and pocket wetland are located within the boundaries of the FEMA 100-year Flood Zone A, associated with the Waccabuc River. The applicant shall demonstrate no net loss of available flood storage volume as a result of this project.
6. The applicant's environmental consultant should address the NYSDEC's September 18, 2014 letter concerning the potential presence of protected and special concern species in proximity to the subject property.
7. Planting plans for the proposed bio-retention and pocket wetland should be provided for review.
8. It is recommended that the driveway and/or associated swale be relocated slightly to preserve additional trees located between the driveway and Bouton Road.
9. Trees to remain within or immediately adjacent to the limits of disturbance should be shown to be protected; tree protection notes and details shall be provided.

Chairman Jerome Kerner, AIA

December 10, 2014

Page 4

10. It is recommended that the rip-rap pad proposed at the terminus of the existing stormwater outfall along Bouton Road be modified to include a sump or plunge pool, which would provide more opportunity for sediment deposition before entering the proposed swale.
11. The electrical service connection should be shown to be installed underground; the plan should be clarified and the limits of disturbance adjusted accordingly.
12. Given the proposed gravel drive, we would recommend installing either a deep sump or hooded outlet on Catch Basin #5 to provide additional pre-treatment prior to discharge to the pocket wetland.
13. Soil deep testing for the proposed stormwater mitigation system(s) must be witnessed by this office; test locations and results should be included on the plan. Given the currently proposed practices are not infiltration-based systems, percolation testing is not required at this time. Should infiltration practices be proposed in the future, soil percolation tests will become necessary.
14. Pending the results of the witnessed deep soil testing, the need to include a pond liner in the pocket wetland will be determined.
15. A detailed construction sequence shall be provided in the Stormwater Pollution Prevention Plan (SWPPP) and on the Erosion Control Plan.
16. The applicant should identify if any improvements are proposed to the existing concrete bridge, including new side railings. Provide details.
17. The applicant should contact the Highway Superintendent and discuss minimum paved driveway apron requirements at Bouton Road, if any.
18. The following comments pertain to the submitted NYSDEC Notice of Intent (NOI):
 - Page 4, Question 12: The applicant shall mark “yes.”
 - Page 4, Question 13: The applicant shall answer this question.
 - Page 14: The owner/operator shall sign the NOI.
19. The applicant should consider relocating the temporary soil stockpile away from the well.

20. The plans should show the septic area cordoned off during construction. This requirement should also be included within the construction sequencing.
21. As shown on the Details Sheet, there appears to be two (2) types of roof drain cleanout systems proposed. Please clarify which system will be constructed.
22. The applicant should consider relocating the inlet pipe of the bio-retention filter away from the outlet structure to help prevent the practice from hydraulically short-circuiting.
23. The filter media specified for the bio-retention filter should comply with specifications found in the NYSDEC Stormwater Management Design Manual (SMDM). Additionally, the exfiltration rate modeled should correspond with the NYSDEC-approved filter material.
24. The Long-Term Maintenance Requirements and Inspection Requirements Section in the SWPPP Report should be revised to remove references to a pre-treatment tank servicing the bio-retention filter.
25. The applicant should consider revising the device-routing used in the hydraulic modeling of the bio-retention filter, as there is no exfiltration occurring during the water quality storm event.
26. The site plan should demonstrate how the area between the existing bridge and proposed Catch Basin #5 will be collected and appropriately discharged, preferably with a catch basin piped to a protected outfall.
27. Sizing of all grassed swales, per the NYSDEC SMDM, should be included. Pending the calculated velocities, the applicant may wish to line the swales with rip-rap.
28. The Maintenance and Access Agreement found in Appendix K should be revised to reference the project included in this application.

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
December 10, 2014
Page 6

Plans Reviewed, prepared by Bibbo Associates, LLP and dated (last revised) November 17, 2014:

- Site Plan (SP)
- Erosion Control Plan (EC)
- Sight Distance & Profiles (SDP)
- Details (D-1)
- Stormwater Details (D-2)

Documents & Other Plans Reviewed:

- Letter from Bibbo Associates, LLP, dated November 18, 2014
- NYSDEC Division of Wildlife & Marine Resources Letter, dated September 18, 2014
- Stormwater Permit Application
- Wetlands Impact Assessment and Mitigation Report, prepared by Evans Associates and dated November 17, 2014
- Wetlands Delineation Report, prepared by Evans Associates and dated October 14, 2014
- Stormwater Pollution Prevention Plan, prepared by Bibbo Associates, LLP and dated November 14, 2014
- Subdivision Plat, prepared by Chas. H. Sells, Inc. and dated July 7, 1988
- Westchester County Department of Health approved plans, dated May 13, 2014

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council (CAC)
SUBJECT: J-2 Boniello Builders
2 Bouton Road, South Salem, NY
DATE: December 11, 2014

The Conservation Advisory Council (CAC) has reviewed the following plans as they pertain specifically to the Wetland Activity and the Stormwater Permits for this site:

Bibbo Associates - Site Plan Revised Nov 17
Bibbo Associates – Wastewater Treatment & Well
Subdivision Plat
House Plans
Evans and Associates – Wetlands Impact Assessment and Mitigation Report

While the CAC discourages building within any wetland or wetland buffer, the CAC is most concerned about the septic systems proposed on this site - within the 150' wetland buffer.

We appreciate that the wetland buffer(s) and steep slopes do present the applicant with considerable constraints developing this site, and they should, and, as such are protected.

The Evans and Associates– Wetlands Impact Assessment and Mitigation Report - included in our packet and dated November 17, 2014, includes the following verbiage:

“The house and septic are located as far from the wetlands as possible..... but because of slope constraints, are located within the Wetland buffer.... therefore impacts to this area from development of the property are unavoidable. No impacts to wetlands are proposed....
....Proposed disturbances to the buffer total 1.22 acres.”

The CAC would ask that consideration be made of an alternative plan with the benefits of building a more appropriate sized house for the parcel, and appropriately sized (and likely smaller) septic system, both minimizing, if not eliminating the incursion into the wetland buffer, and requiring less mitigation.

The CAC would also ask that any potential approval of this project contain definitive language that strongly constrains the builder toward minimizing the negative environmental impacts of development, including barring use of fertilizers and pesticides in the buffer area, limiting salt on the driveway over the stream, and requiring regular septic system inspection.

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Joseph J. Buschynski, P.E.

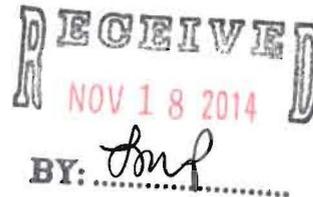
Timothy S. Allen, P.E.

Sabri Barisser, P.E.

FILE

November 18, 2014

Lewisboro Planning Board
20 North Salem Road
P.O. Box 725
Cross River, NY 10518



Attn: Jerome Kerner, AIA, Chairman

Re: J-2 Boniello Builders
Wetland Application
2 Bouton Road

Dear Members of the Board:

On behalf of our client please find attached the following in support of the above referenced project:

- 10 – Copies – Stormwater Application (w/fee)
- 10 – Prints – Plan Set
- 10 – Copies – Wetlands Impact Assessment and Mitigation Report by Evans Associates.
- 10 – Copies – Wetlands Delineation Report by Evans Associates
- 10 – Copies – NYSDEC Natural Heritage Program response Letter
- 10 – Copies – Property Deed
- 5– Prints – WCHD Approved Construction Plans
- 5 – Prints – House Plans
- 5 – Prints – Subdivision Plat Lot 12 Waccabuc Heights
- 3 – Copies – Stormwater Pollution Prevention Plan (SWPPP)

Our office has revised the plans pursuant to the August 13, 2014 memorandum prepared by Kellard Sessions Consulting, PC, and discussions with the Planning and Conservation Board members at our site walk. We offer the following responses for the Board's consideration:

Plan Comments:

1. Copies of the Subdivision Plat have been included as noted above.

Site Design ♦ Environmental

2. A Bulk Zoning Table has been added to the plans.
3. See reported entitled Wetlands Impact Assessment and Mitigation Report, prepared by Evans Associated, dated November 17, 2014 for analysis of item required per Section 217-7A(6) of the Wetland Ordinance.
4. The area of wetland disturbance and area of development coverage proposed within the 150-foot wetland buffer has been shown in a table on the plans. See the report entitled Wetlands Impact Assessment and Mitigation Report, as noted above for conformance regarding Appendix B-Part II of the Wetland Ordinance.
5. Our wetland consultant Evans Associates along with Mr. Jan K. Johannessen, AICP, of Kellard Sessions Consulting P.C., reviewed and confirmed the site wetland boundary line on August 26, 2014.
6. The date that the wetland delineation was done, October 8, 2013 has been added to the plans.
7. The Final Survey will be revised to show the Town's 150-foot regulated wetland buffer line. For review purposes the Bibbo Associates, LLP. Plan should suffice.
8. A letter, dated November 13, 2014, requesting jurisdictional confirmation regarding an Article 15 Protection of Waters Permit was mailed to Daniel Whitehead, Regional Permit Administrator of the NYSDEC.
9. A request had been made to the NYSDEC Natural Heritage Program, a copy of their response dated September 18, 2014 has been included.
10. The plans have been revised to propose the minimal possible disturbance between Bouton Road and the Waccabuc River. A Stormwater management practice is necessary in this area to mitigate the impacts from the culvert collecting runoff from Bouton Road and upland areas.
11. The proposed driveway has been relocated to utilize the existing curb cut from Bouton Road.
12. Tress with a diameter of $\geq 8''$ have been survey located and identified on the plans. Trees to be removed have also been marked on the plan.

13. Natural Resource Conservation Service Soil Survey of Westchester County, New York boundaries as well as the FEMA 100-yr floodplain boundary have been shown on plans. Soils descriptions have been included in the SWPPP.
14. The proposed driveway surface type has been identified on the plans as gravel.
15. A driveway profile has been provided, Sight distance calculations and profiles have also been provided.
16. No improvements to the existing concrete bridge are proposed or believed to be necessary. The bridges condition appears adqequate for the proposed development.
17. A SWPPP in accordance with the required regulations has been prepared.
18. Extensive soil testing was performed throughout the property. Since the systems proposed are not infiltrative, we question whether soil tests need to be witnessed by Kellard Sessions Consulting P.C.
19. Footing drains have been shown to daylight to a stone outlet velocity dissipater.
20. The not in proximity to the northwest property line referencing a curtain drain is if in the event the expansion area for the SSDS is needed, a curtain drain would need to be installed.
21. Ancillary improvements have been shown on the plans.
22. Details as necessary have been provided on the plans.
23. The On Site Wastewater Treatment System & Well Plan, prepared by our office and last revised March 24, 2014 has been submitted as noted above. Throughout the permit process with the Town of Lewisboro changes revisions to our Site Plan will require further revision to the On Site Wastewater Treatment System & Well Plan, revised pans will be submitted to the WCHD for their review and if necessary amended approval. We have not shown all of the components of the proposed septic system on our site plan. We feel that doing this will cause the plans to become busy.
24. Copies of the floor plans approved by the WCHD have been included herewith.
25. The current property deed has been submitted for review.

26. A Town Stormwater Permit Application has been prepared and included with this submission.

27. Planning Board and Conservation Board site visit completed.

We respectfully request this matter be placed on your next agenda for further consideration.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'T.S. Allen', with a large, stylized initial 'T'.

Timothy S. Allen, P.E.

TSA/rh
Enclosures

cc: G. Boniello (w/encls.)
Evan Associates w/encls.)

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document



521583581DED0032

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Benchmark Title	Phone:	914-250-2400
Address 1:	Lisa Pejril	Fax:	914-250-2402
Address 2:	222 Bloomingdale Road	Email:	lpejril@benchmarkta.com
City/State/Zip:	White Plains NY 10605	Reference for Submitter:	BTA69580

Document Details

Control Number:	521583581	Document Type:	Deed (DED)
Package ID:	2012060600259001002	Document Page Count:	4
		Total Page Count:	5

Parties

<input type="checkbox"/> Additional Parties on Continuation page	
1st PARTY	2nd PARTY
1: APROPOS HOUSING OPPORTUNITIES & MANAGEMENT [- Other	1: J2 BONIELLO BUILDERS INC - Other
2:	2:

Property

<input type="checkbox"/> Additional Properties on Continuation page			
Street Address:	NO # WACCABUC RD	Tax Designation:	26-10803-18
City/Town:	LEWISBORO	Village:	

Cross-References

<input type="checkbox"/> Additional Cross-Refs on Continuation page			
1:	2:	3:	4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$25.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$250.00
TP-584 Filing Fee:	\$5.00
Total Recording Fees Paid:	\$320.00

Mortgage Taxes

Document Date:	
Mortgage Amount:	
Basic:	\$0.00
Westchester:	\$0.00
Additional:	\$0.00
MTA:	\$0.00
Special:	\$0.00
Yonkers:	\$0.00
Total Mortgage Tax:	\$0.00

Transfer Taxes

Consideration:	222,000.00
Transfer Tax:	22,200.00
Mansion Tax:	\$0.00
Transfer Tax Number:	42135

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/14/2012 at 03:59 PM
 Control Number: **521583581**
 Witness my hand and official seal

Timothy C Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

BENCHMARK TITLE AGENCY
222 BLOOMINGDALE RD
SUITE 102
WHITE PLAINS, NY 10605

FILE

RECEIVED
NOV 18 2014

BY: *[Signature]*

BTA69580

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 7th day of June, in the year 2012

BETWEEN

Apropos Housing Opportunities and Management Enterprises, Inc. located at 141 Tompkins Avenue, 3rd Fl Pleasantville, New York 10570

party of the first part, and

J2 Boniello Builders, Inc. located at 165 Waccabuc Road, Goldens Bridge, New York 10526

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

\$10.00 dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Lewisboro, County of Westchester, and State of New York, more particularly bounded and described on the Schedule "A" attached hereto and made a part hereof.

The property described herein does not constitute all or substantially all of the assets of the grantor corporation.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Apropos Housing Opportunities and Management Enterprises, Inc

Joan P. Arnold

By: Joan P. Arnold
Executive Director

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 7th day of June in the year 2012 before me, the undersigned, personally appeared John P. Arnold personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Handwritten signature of Nadine Lesser]

NADINE LESSER
Notary Public, State of New York
No. 4994712
Qualified in Westchester County
Commission Expires April 13, 2014

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of, ss:

On the day of in the year before me, the undersigned, a Notary Public in and for said State, personally appeared the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument, that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of, ss:

On the day of in the year before me, the undersigned, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of, County of, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of June in the year 2012 before me, the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Title No. BTA69580
Apropos Housing Opportunities and Management Enterprises, Inc.
TO
P2 Boniello Builders, Inc.

SECTION: 26
BLOCK: 10803
LOT: 18
COUNTY OR TOWN: Westchester/ Lewisboro

DISTRIBUTED BY
YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

RETURN BY MAIL TO:
Benchmark Title Agency, LLC
222 Bloomingdale Road, Suite 102
White Plains, NY 10605

[Handwritten checkmark]

Benchmark Title Agency, LLC

Title No. BTA69580

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Lewisboro, County of Westchester and State of New York, being known and designated as Lot 12A on a certain map entitled, "Subdivision Plat Lot 12A Waccabuc Heights, situated in the Town of Lewisboro, Westchester County, NY", as filed in the Office of the Westchester County Clerk on March 24, 1989 as Filed Map No. 23635.

EXCEPTING from the above so much of the premises as was conveyed by Deed to Michael Levenson & Daniela Levenson recorded on 6/21/2006 as Document No. 461540025.

THE subject premises is also described by the Surveyors Kulhanek and Plan as follows:

BEGINNING on the westerly side of Bouton Road, which point being 339.22 feet measured in a northerly direction along the westerly side of Bouton Road from its intersection with the northerly boundary line of Route 35;

RUNNING THENCE northerly 41 degrees 06 minutes 00 seconds West, 29.14 feet;

THENCE North 32 degrees 54 minutes 50 seconds West, 133.00 feet;

THENCE North 32 degrees 31 minutes 27 seconds West, 21.43 feet;

THENCE North 34 degrees 22 minutes 27 seconds West, 123.39 feet;

THENCE North 34 degrees 05 minutes 32 seconds West 237.96 feet;

THENCE North 28 degrees 19 minutes 55 seconds West 51.16 feet;

THENCE North 38 degrees 40 minutes 03 seconds East 198.94 feet;

THENCE South 76 degrees 29 minutes 31 seconds East 412.37 feet to the westerly side of Bouton Road;

THENCE South 19 degrees 31 minutes 32 seconds West, 262 feet along the westerly side of Bouton Road;

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

Benchmark Title Agency, LLC

Title No. BTA69580

THENCE South 18 degrees 52 minutes 07 seconds West 242.18 feet along the westerly side of Bouton Road;

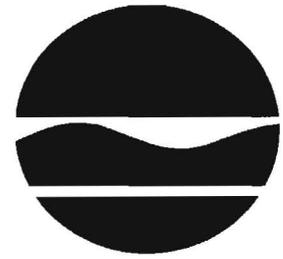
THENCE South 25 degrees 12 minutes 36 seconds West, 55.16 feet along the westerly side of Bouton Road;

THENCE South 11 degrees 04 minutes 21 seconds West 29.16 feet along the westerly side of Bouton road to the point or place of **BEGINNING**.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

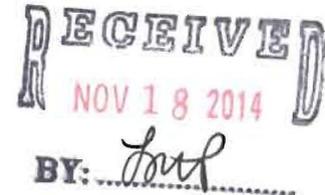


Joe Martens
Commissioner

September 18, 2014

Eva Szigeti
Evans Associates
205 Amity Road
Bethany, CT 06524

FILE



Re: Boniello Property - 2 Bouton Road, South Salem
Town/City: Lewisboro. County: Westchester.

Dear Eva Szigeti :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Andrea Chaloux

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program



The following rare plants, rare animals, and significant natural communities have been documented at your project site, or in its vicinity.

We recommend that potential onsite and offsite impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQ. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

The following animals, while not listed by New York State as Endangered or Threatened, are of conservation concern to the state, and are considered rare by the New York Natural Heritage Program.

COMMON NAME	SCIENTIFIC NAME	NY STATE LISTING	HERITAGE CONSERVATION STATUS	
Birds				
Kentucky Warbler <i>Breeding</i>	<i>Geothlypis formosa</i>	Protected Bird	Imperiled in NYS	
Ward Pound Ridge Reservation, 1980-07-31: The area is mixed forest.				9222
Dragonflies and Damselflies				
Mocha Emerald	<i>Somatochlora linearis</i>	Unlisted	Imperiled in NYS	
Ward Pound Ridge Reservation, 2007-08-04: The area is mixed forest.				13456

This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

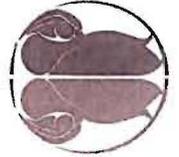
Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, from NatureServe Explorer at <http://www.natureserve.org/explorer>, and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org. For descriptions of all community types, go to <http://www.dec.ny.gov/animals/29384.html> and click on Draft Ecological Communities of New York State.

FILE

RECEIVED
NOV 18 2014

BY: *[Signature]*



Evans Associates
Environmental Consulting, Incorporated

WETLANDS DELINEATION REPORT

DATE: October 16, 2013 (revised October 14, 2014)

PROPERTY: Boniello Property at 2 Bouton Road
Town of Lewisboro, Westchester County, New York

REPORT BY: Evans Associates Environmental Consulting, Inc.



INTRODUCTION

Wetlands on the above-captioned property were field delineated in accordance with Chapter 217, Wetlands and Watercourses, of the Code of the Town of Lewisboro, and the technical criteria in the 1987 Army Corps of Engineers (ACOE) Wetland Delineation Manual (TR-Y-87-1) as modified by the 2012 Regional Supplement for the Northcentral and Northeast Region (TR-12-1). The field delineation was conducted on October 8, 2013 by a Professional Wetland Scientist and a Certified Professional Soil Scientist of Evans Associates Environmental Consulting, Inc. The property is located on the northwest side of Bouton Road, just north of Route 35. The property contains a small, cement bridge that spans an on-site stream (Waccabuc River) corridor. The remainder of the property is undeveloped and consists mainly of mowed field with forested and shrub areas located along the stream and along the periphery of the property. The surrounding properties consist of low-density residential developments. The existing conditions of the wetlands and uplands on the subject property are discussed below, followed by a discussion of the wetlands regulatory jurisdictions.

EXISTING CONDITIONS

Wetlands

The on-site wetland consists almost exclusively of the stream corridor. The stream begins off site to the north and flows south-southwest through the property. The on-site portion of the wetland/upland boundary was flagged with sequentially-numbered orange ribbon flagging depicting the words "Wetland Boundary." Wetland flags were numbered

205 Amity Road
Bethany, CT 06524
Tel 203.393.0690
Fax 203.393.0196

A-1 through A-12 from north to south along the western edge of the stream and B-1 through B-16 from south to north along the eastern edge of the stream. In addition to the flagged wetlands, small, isolated pockets of hydric soil, intermittent drainage channels, and/or standing water occur within the uplands to the west of the flagged wetland. These small pockets were reviewed and generally located, but no delineation flagging was hung for survey location. Photos of the pocket areas are provided at the end of the report.

Streamside wetland

Vegetation

Vegetation in the wetland and along the edge of the stream includes red maple (*Acer rubrum*), green ash (*Fraxinus pennsylvanica*), cottonwood (*Populus deltoides*), and sycamore (*Platanus occidentalis*) trees and saplings, spicebush (*Lindera benzoin*), bebb willow (*Salix bebbiana*), and multiflora rose (*Rosa multiflora*) shrubs, along with Japanese stilt-grass (*Microstegium vimineum*), sensitive fern (*Onoclea sensibilis*), and skunk cabbage (*Symplocarpus foetidus*).

Soils

Soils in the wetland are mapped as Ridgebury loam. Within the stream, there are likely also localized areas of Fluvaquents. Ridgebury loam is poorly drained, very deep to bedrock, and is found along drainageways and in depressions. This soil is formed in glacial till and has a dense substratum. Fluvaquents are formed in recent alluvial deposits from flowing water. Both Ridgebury loam and Fluvaquents have aquic moisture regimes and are listed on hydric soils lists.

Hydrology

The wetland is primarily sustained by the interception of the groundwater table. The wetland also receives runoff from upgradient areas, including Bouton Road. Evidence of wetland hydrology includes flowing water, saturated soils, drainage patterns, and the presence of seeps.

Hydric soil pocket wetlands

Vegetation

Vegetation in and near the pocket wetlands consists of both upland and wetland species, including shagbark hickory (*Carya ovata*), tulip-tree (*Liriodendron tulipifera*), red oak (*Quercus rubra*), sugar maple (*Acer saccharum*), and ironwood (*Carpinus caroliniana*) trees and saplings, Tartarian honeysuckle (*Lonicera tatarica*), smooth black-haw (*Viburnum prunifolium*), wild cranberry (*Viburnum trilobum*), Japanese barberry (*Berberis thunbergii*), winged euonymous (*Euonymous alatus*), high-bush blueberry (*Vaccinium corymbosum*), spicebush (*Lindera benzoin*), privet (*Ligustrum sp.*), bebb willow (*Salix bebbiana*), and multiflora rose (*Rosa multiflora*) shrubs, poison ivy (*Toxicodendron radicans*), along with common reed (*Phragmites australis*), Christmas fern (*Polystichum acrostichoides*), Japanese stilt-grass (*Microstegium*



vimineum), white wood aster (*Eurybia divaricata*), Jack-in-the-pulpit (*Arisaema triphyllum*), and some skunk cabbage (*Symplocarpus foetidus*).

Soils

Soils in these areas generally had dark surface layers (10YR 2/1 or 3/1) to a depth of about 10-12" below grade. Faint to bright mottles (redoximorphic features) were often present in this layer. The borrow pit held standing water that was contained within the 2-3' deep, dug pit.

Hydrology

The hydrology of the pocket areas is inconsistent. Sources of hydrology likely include mainly groundwater seeps with some stormwater runoff from upgradient areas. Evidence of wetland hydrology includes saturated soils, drainage patterns, the presence of seeps, and some standing water.

Uplands

The majority of the uplands on the property are located to the west of the stream, and the topography slopes from northwest to southeast. The small portion of uplands located to the east of the stream is mainly forested and steeply sloped near the road. The majority of the uplands consist of disturbed areas, including mowed field and old field. Small, forested areas are located along the stream and along the edges of the property.

Vegetation

Because much of the uplands have been disturbed, the vegetation consists of a variety of plants, including some exotic and invasive species. Vegetation in the uplands includes American beech (*Fagus grandifolia*), pin oak (*Quercus palustris*), white oak (*Quercus alba*), tulip-tree, sassafras (*Sassafras albidum*), pignut hickory (*Carya glabra*), cottonwood, sycamore, black birch (*Betula lenta*), red oak, and witch hazel (*Hamamelis virginiana*) trees and saplings, multiflora rose, winged euonymous, Tartarian honeysuckle, hawthorn (*Crataegus sp.*), winterberry (*Ilex verticillata*), silky dogwood (*Cornus amomum*), autumn olive (*Elaeagnus umbellata*), and Japanese barberry shrubs, Asiatic bittersweet (*Celastrus orbiculata*), grape (*Vitis sp.*), poison ivy, and porcelain-berry (*Ampelopsis brevipedunculata*) vines, along with Japanese stilt-grass, goldenrod (*Solidago sp.*), white wood aster, common reed, fescues (*Festuca spp.*), bed straw (*Galium sp.*), thistle (*Cirsium sp.*), sedges (*Carex spp.*), sensitive fern, New England aster (*Aster novae-angliae*), horsetail (*Equisetum sp.*), deer tongue (*Dichanthelium clandestinum*), common mullein (*Verbascum thapsus*), Queen Anne's lace (*Daucus carota*), arrow-leaf tearthumb (*Polygonum sagittatum*), cow bane (*Oxypolis sp.*), New York fern (*Thelypteris noveboracensis*) Christmas fern, and lady fern (*Athyrium filix-femina*).



Soils

Soils in the uplands are mapped as mainly Charlton loam, but may also contain areas of Sutton loam near the wetlands. Areas of soil that were disturbed, such as those impacted by the construction of the bridge, may be considered to be Udorthents, smoothed (altered soils) if they differ greatly from their natural state. Charlton loam is well drained, deep to bedrock, and is found on hilltops and hillsides. Sutton loam is moderately well drained, deep to bedrock, and is found in lower parts of the landscape, along shallow drainageways and swales in the uplands. Sutton loam has a depth to water table of 1.5 to 2.5 feet below the surface from November through April of most years. All of the natural upland soils are formed in glacial till.

REGULATORY JURISDICTIONS

Town of Lewisboro Wetland Regulations

The Town of Lewisboro regulates wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetland hydrology, as defined in Chapter 217, Wetlands and Watercourses, of the Town Code. In addition to regulating wetlands, the Town also regulates watercourses and the 150-foot area surrounding wetlands and watercourses. The watercourse and any associated wetlands on the property, along with their 150-foot buffers will be regulated by the Town.

New York State Department of Environmental Conservation Wetland Regulations

The DEC regulates wetlands in accordance with the New York State Freshwater Wetlands Act (Article 24 of the New York State Environmental Conservation Law). The DEC regulates wetlands that are 12.4 acres in size or greater, primarily based on vegetation, that are shown on, or are connected to wetlands shown on, the DEC Freshwater Wetland maps. In addition to regulating wetlands, the DEC also regulates 100-foot adjacent areas around the wetlands. Although there is a DEC wetland associated with Waccabuc River to the north (DEC Wetland L-50), and one to the south (DEC Wetland L-20), the on-site wetland is not shown on DEC maps to be part of any mapped DEC wetlands, nor is it within 100 feet of the nearest DEC-regulated wetland. Therefore, the on-site wetland is not regulated by the DEC.

Federal Wetland Regulations (Army Corps of Engineers)

The United States ACOE is the federal agency that regulates wetlands under the Clean Water Act. The ACOE regulates wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetland hydrology as defined in the 1987 ACOE Wetland Delineation Manual (TR-Y-87-1) as modified by the 2012 Regional Supplement for the Northcentral and Northeast Region (TR-12-1). The ACOE regulates wetlands that are



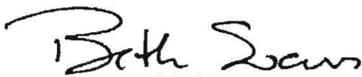
associated with hydrologic features that are connected to interstate waters (e.g., wetlands connected to streams that ultimately drain to the Hudson River). There is no adjacent area or wetland buffer regulated under federal jurisdiction. The watercourse is within the Waccabuc River Basin, which is within the Croton River Basin, meaning the on-site watercourse will eventually flow to the Hudson River. Therefore, the on-site wetland is regulated by the ACOE.

New York State DEC Article 15, Protection of Waters Program Regulations

The DEC regulates certain watercourses and waterbodies in accordance with Article 15, Protection of Waters Program, of Environmental Conservation Law. Watercourses that are regulated are classified as "Protected Streams" or "Protected Waters" based on the expected best usage of these waters. According to information published on the DEC website, the stream within the wetland is classified as a "Class A(T)" watercourse, which is a protected stream. Therefore, disturbances of the bed or banks of this watercourse will be regulated by the DEC under Article 15.

New York City Watershed Regulations (NYC Department of Environmental Protection)

The property is located within the New York City Watershed as part of the Waccabuc River Basin. Therefore, the property is subject to DEP regulations.



Beth Evans, PWS



Eva Szigeti, CPSS



PHOTOS



Pocket southwest of bridge



Borrow pit (dominated by common reed) behind pink flag





Intermittent drainage channel
from borrow pit area

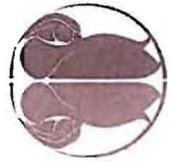


Pocket in
northern
portion of
property, west
of streamside
wetland



RECEIVED
NOV 18 2014

BY: *Jas.P.*



Evans Associates
Environmental Consulting, Incorporated

FILE

WETLANDS IMPACT ASSESSMENT AND MITIGATION REPORT

DATE: November 17, 2014

PROPERTY: Boniello Property at 2 Bouton Road
Town of Lewisboro, Westchester County, New York

REPORT BY: Evans Associates Environmental Consulting, Inc.



INTRODUCTION

The above-captioned property is located on the northwest side of Bouton Road, just north of Route 35. The property is approximately 4.1 acres, is zoned residential, and contains a small, reinforced concrete bridge that spans an on-site stream (Waccabuc River) corridor. The remainder of the property is undeveloped and consists mainly of mowed field with forested and shrub areas located along the stream and along the periphery of the property. The surrounding properties consist of low-density residential developments. The existing conditions of the wetlands and uplands on the subject property are discussed below, followed by an assessment of potential wetland impacts and proposed mitigation.

EXISTING CONDITIONS

Wetlands

The on-site wetlands consist almost exclusively of the stream corridor. The stream begins off site to the north and flows south-southwest through the property. In addition to these wetlands, small, isolated pockets of hydric soil, intermittent drainage channels, and/or standing water occur within the uplands to the west of the stream corridor. Details of the wetland delineation, including detailed descriptions of the wetlands and their regulatory jurisdictions, can be found in the Wetland Delineation Report prepared by Evans Associates, dated last revised October 14, 2014.

205 Amity Road
Bethany, CT 06524
Tel: 203 393 0690
Fax: 203 393 0196

Uplands

The majority of the uplands on the property are located to the west of the stream, and the topography slopes from northwest to southeast. The small portion of uplands located to the east of the stream is mainly forested and steeply sloped near the road. The majority of the uplands consist of previously disturbed areas, including mowed field and old field. Small, forested areas are located along the stream and along the edges of the property. A detailed description of the vegetation and soils in the uplands can be found in the Wetland Delineation Report prepared by Evans Associates, dated last revised October 14, 2014.

WETLAND IMPACT ASSESSMENT

Proposed Development

The subject property is proposed to be developed with a single-family residence. Additional activities necessary for the establishment of the residence include bridge and driveway repair, extension of the driveway, and installation of a septic system and stormwater management facilities. The property is zoned Residential R-4A, and residential development is consistent with current zoning regulations and the surrounding properties. The house and septic system were located as far from the wetland as possible. However, because of slope constraints, these structures must be located partially within the 150-foot wetland buffer. Most of the property is located within the Town-regulated wetland buffer, therefore impacts to this area from development of the property are unavoidable. No impacts to wetlands are proposed.

Wetland Buffer Impacts

Proposed disturbances to the 150-foot wetland buffer total 53,111 ft² (1.22 acres). Of this amount, 9,243 ft² (0.21 acres) would be considered permanent impacts from development coverage. The remainder of the area of disturbance (approximately 1 acre) will be restored and/or re-vegetated as part of the mitigation plan to be developed.

The majority of disturbance, including the house and septic system, are located within a highly-disturbed area of the site. Much of this area consists of mowed field, and evidence of past grading activities is found throughout the site. Grading for portions of the driveway and stormwater treatment facilities will impact some young forested areas, but most of the forested areas to be impacted are overgrown with invasive shrubs, vines, and herbaceous species such as common reed (*Phragmites australis*).





Upland buffer area dominated by multiflora rose shrubs and common reed (in rear); mowed field in foreground. Photo taken September 15, 2014.



WETLAND MITIGATION PLAN

As mentioned above, proposed disturbances to the 150-foot wetland buffer total 53,111 ft² (1.22 acres). Of this amount, 9,243 ft² (0.21 acres) would be considered permanent impacts from development coverage. Several methods have been incorporated into the site plan (prepared by Bibbo Associates, LLP) to mitigate for the proposed disturbances to the wetland buffer. These methods, which have been designed to minimize impacts to, protect, and enhance the wetlands and buffers on the property, include the following:

- The existing road cut, driveway, and concrete bridge will be used to avoid or minimize the impacts to the wetlands and buffers that would occur from new structures,



- Stormwater runoff from the uplands, including the proposed new impervious surfaces, will be directed to a bio-retention basin and a created pocket wetland that will capture and treat the runoff,
- The creation of the proposed pocket wetland would increase the wetland habitat on the southwest corner of the driveway and river. Currently, this area is a seepy, upland hillside that receives stormwater runoff from upgradient areas. This created wetland will treat the runoff as well as provide more consistent hydrology to the area,



Seepy upland area southwest of bridge – site of proposed pocket wetland stormwater management area. Photo taken September 15, 2014.



- A vegetated swale will be installed along the east side of the driveway along Bouton Road to divert and treat runoff from the road. Currently, this sediment-laden road runoff enters the site via a culvert and flows across the driveway and into the Waccabuc River,



Sediment from road runoff within driveway; river and bridge can be seen in the background. Culvert to the right (not seen in photo above) is shown below. Photos taken September 15, 2014.



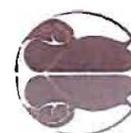
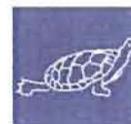
- Grassed swales are proposed to the north of the house and to the south of the septic field to convey and treat runoff from upslope areas, and
- A planting plan detailing the enhancement and replacement of vegetative species within the wetland buffers, and the stormwater treatment facilities, will be prepared upon conceptual acceptance of the site plan design.

Beth Evans

Beth Evans, PWS

Eva Szigeti

Eva Szigeti, CPSS



FILE

RECEIVED
NOV 18 2014

BY: [Signature]

Application No.: 15-14 SW

Fee: 155 Date: 11-18-14

ck# 011616 Boniello Builders
Reapt# 597515

TOWN OF LEWISBORO
STORMWATER PERMIT APPLICATION

Town Offices @ Orchard Square, Suite L (Lower Level), 20 North Salem Road, Cross River, NY 10518
Phone: (914) 763-5592
Fax: (914) 763-3637

Project Information

Project Address: 2 Bonton Road

Sheet: 26 Block: 10803 Lot(s): 18

Project Description (describe overall project including all proposed land development activities):
PROPOSED SINGLE FAMILY RESIDENCE SERVICE BY INDIVIDUAL SEPTIC SYSTEM + DRILLED WELL

Owner's Information

Owner's Name: J2 - BONIELLO BUILDERS Phone: 523-5046

Owner's Address: 165 WACCABUC RD, GOLDENS BRIDGE NY 10526 Email: GTBONIELLO@aol.com

Applicant's Information (if different)

Applicant's Name: SAME Phone: _____

Applicant's Address: _____ Email: _____

Authorized Agent's Information

Agent's Name: Bibbo ASSOCIATES, Tim ALLEN PE. Phone: 277-5805

Agent's Address: 293 Route 100, Somers NY 10589 Email: TALLEN@Bibboassociates.com

To Be Completed By Owner/Applicant/Agent

- The approval authority is? (see §189-5 of the Town Code)
 - Town Engineer and SMO Planning Board
- Is the project located within the NYCDEP Watershed? Yes No
- Total area of proposed disturbance: 5,000 s.f. - < 1 acre ≥ 1 acre
- Will the project require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity? Yes No Requires post-construction stormwater practice
- Does the proposed action require any other permits/approvals from other agencies/departments? (Wetland Inspector, Planning Board, Town Board, Zoning Board of Appeals, Building Department, Town Highway, ACARC, NYSDEC, NYCDEP, WCDOH, NYSDOT, etc): Identify all other permits/approvals required: WCHO (APPROVED)

Note: The applicant, owner and/or agent is responsible for reviewing and complying with Chapter 189, "Stormwater Management and Erosion and Sediment Control," of the Town Code. This application must be submitted with all applicable plans, reports and documentation specified under §189-8, "SWPPP requirements," of the Town Code; all SWPPP's shall be prepared in conformance with Chapter 189 and shall be prepared by a qualified professional, as defined therein. The provision for obtaining a Town Stormwater Permit is in addition to the requirement of obtaining coverage under the SPDES General Permit for Stormwater Discharges from Construction Activity, if applicable.

Owner/Applicant Signature: [Signature]

Date: 11/17/14

for J2 Boniello

**MC CAFFREY FAMILY
PARTNERSHIP**

Cal# 68-14WP

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: December 10, 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

December 10, 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. The applicant has satisfactorily addressed the comments contained within our October 15, 2014 comment memorandum.
2. Since the last Planning Board meeting, this office conducted a site visit with the applicant's design professional, discussed the proposed wetland mitigation plan and verified the wetland boundary. Further, after continued discussion, the previously proposed retaining wall, importation of fill and stormwater treatment practice has been eliminated to reduce impacts. A landscaping wall is proposed underneath and around the perimeter of the cabana to provide a physical barrier and to improve the visual appearance of the cabana from the lake. In lieu of a conventional stormwater infiltration practice and in an effort to reduce the extent of land disturbance on lands with shallow depth to bedrock, the applicant is proposing a vegetated roof that will discharge to rain barrels. To address concerns raised by the Planning Board during the last meeting regarding potential septic line failure, the applicant has proposed a continuous (joint-free) sewage line to run from the grinder/ejector to the existing septic tank located uphill of the proposed cabana.
3. This office finds the proposed wetland mitigation plan to be acceptable; however, given the level of saturation observed, we recommend that all plant material proposed within Wetland A (located immediately west of the proposed cabana) be facultative wetland (FACW) or obligate (OBL) or species.

4. 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.

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) November 19, 2014:

- Site Plan and WCDH Approved Septic Plan (Existing) (Sheet 0.01)
- Topography (Sheet 0.02)
- Site Plans at Larger Scale (Sheet 0.03)
- Site Details (Sheet 0.04)
- Cabana Plans (Sheet 1.01)
- Cabana Elevations and Section (Sheet 1.02)
- Westchester County Health Department Approved plans, dated October 22, 2014

Plans Reviewed, prepared by J.D. Barrett & Associates, LLC and dated November 19, 2014:

- Site Information Plan (Sheet 1 of 3)
- Mitigation Planting Plan (Sheet 2 of 3)
- Erosion Control Plan (Sheet 3 of 3)

Plans Reviewed, prepared by H. Stanley Johnson and Company and dated May 2, 2014:

- Topographic Survey
- Survey of Property

Documents Reviewed:

- Letter from J.D. Barrett & Associates, LLC, dated November 20, 2014
- Project Intent, Project Details - McCaffrey Lakeside Cabana
- Wetlands Survey, prepared by Paul J. Jaehnig and dated March 26, 2014

JKJ/JMC/DJS/dc

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council (CAC)

SUBJECT: McCaffrey – Wetland Activity - Cabana
Sketch Plan Review
22 Perch Bay Road

DATE: December 10, 2014

The CAC again discussed this Wetland Activity permit at their Dec 1st meeting, and continues to have the following concerns:

- A structure this large within a Wetland buffer and close to the lake shore.
- A proposed bathroom and septic pumping system too close to Lake Waccabuc.
- The creation of a driveway between the house and the cabana

The CAC discourages building within a wetland or wetland buffer, and where natural shoreline plantings would otherwise serve as protection. This is especially critical near lakes: the EPA National Lakes Assessment of 2009 found that degraded shoreline habitat was the key stressor on lake health.

The CAC's primary concern is the close proximity between any septic pumping and piping, and the lake itself. Mechanical designs, however well intentioned, arguably have the possibility of failure during their life.

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. To this end, the CAC suggests that a survey of existing lake-front cabanas would be valuable, and important to undertake if the proposed McCaffery cabana is the first/only one to request approval for a septic system under current regulations.

Approval of this plan would also approve a driveway to the cabana, and appropriate erosion controls should be implemented.

Should the various involved agencies approve this Wetland Activity, we would make the recommendation that no septic system be approved. Perhaps consideration could be made for a composting toilet.

TO: Town of Lewisboro Planning Board

FROM: Lewisboro Conservation Advisory Council (CAC)

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

DATE: November 12, 2014

After attending the October 2014 Planning Board presentation on this Wetland Activity application, the Conservation Advisory Council (CAC) has reviewed the sketch plan dated September 12, 2014, accompanying an Application for a Wetland Activity Permit.

It is understood from the October meeting's discussion that the proposed cabana is very large, (28'x32'), and the actual enclosed area will be smaller. The proposed cabana is within the Lewisboro wetland buffer, within the property setback, and approximately 13 feet from the wetlands at the edge of Lake Waccabuc. There are three additional nearby wetlands on this same site shown on the plan.

The CAC discourages building within a wetland or wetland buffer, and encourages the retention of protective natural shoreline plantings.

The CAC continues to have concerns for a structure this large, and a structure so close to Lake Waccabuc. Further, the proposed bathroom, septic piping system and plan to bring fill into the buffer area presents even more concern. Supplying large amounts of fill underneath the deck and building and up to a retaining wall creates significant disturbance for the entire size of the footprint. Further we have no rationale for why any fill at all is required for a structure built on piers, as shown on the plans.

The CAC also continues to be extremely concerned that the close proximity between any 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. The Planning Board discussion also revealed that the driveway between the existing house and the cabana is frequently used to drive to the lake. That driving would be partially above the utility and septic piping, so additional protection for the septic line must be provided.

The CAC would further ask that consideration be made of an alternative plan with the benefits of building a more appropriate sized lakefront cabana and deck. To this end, the CAC suggests that a review of existing lake-front cabanas would be valuable, and would shed light on how many have been built with approved septic facilities since wetland protections were regulated. The septic plans and the fill remain our greatest concerns.

Should the various involved agencies approve this structure, we would make the recommendation that no septic system be approved. Perhaps the applicant could consider a composting toilet. We would also like to see sufficient mitigation for this disturbance.

FILE

MCCAFFREY LAKESIDE CABANA

22 Perch Bay Road, Waccabuc, New York

RECEIVED
NOV 20 2014
BY: *[Signature]*

PROJECT INTENT

The project presented is for the construction of a 320 square foot lakeside cabana with decking on the McCaffrey Family Partnership property at 22 Perch Bay Road, Waccabuc, New York.

The McCaffreys have enjoyed their property on Lake Waccabuc for many years, but the location of the house, approximately 250 feet from the lake and up a hill, has limited their enjoyment of the lakeside area. In addition, Mr. McCaffrey's health has not allowed him easy access to the lakeside in recent years, this cabana will again allow him to enjoy the lake with his children and grandchildren. The proposed cabana, similar to many other cabanas on the lake, will provide a protected lakeside area from which lakeside activities can be coordinated and enjoyed. The cabana will include a half bathroom and storage space, but will not be heated and will not have kitchen facilities.

PROJECT DETAILS

The cabana consists of an enclosed structure of 16 feet by 20 feet or 320 square feet total. This enclosed space consists of one open room with retractable glass doors facing the lake. Adjacent to the main room is a small powder room and, accessible from the exterior, storage rooms for housing deck items and toys to be used at the lake. On the lake side of the enclosed space is an open deck. This deck is 12 feet deep to accommodate deck chairs and a small table. The deck wraps the sides of the enclosed space to provide ramp access from the path on the south side where the deck meets the existing grade level. The lake side of the deck is approximately 3' average above the existing grade and no access is provided at this side. The cabana will be constructed on a pier foundation and the perimeter of the open section below will be surrounded by a non-structural, dry stacked stone wall. No fill will be imported or used under or around the cabana. The purpose of the stone wall is to prevent animals from nesting below the house and to provide a visual base upon which the cabana will sit.

The cabana will be a seasonal structure. It will not be heated and all plumbing will be drained for the winter months. Utility services will be run underground from the house and existing septic system to the cabana adjacent to the existing traveled. To meet Code requirements, the water and sewer lines will be separated by a minimum of 10 feet, as a result there will be a trench down either side of the existing traveled way with the center portion remaining undisturbed. The utilities will include a water line from the house to the cabana, an electrical conduit from the house to the cabana and a forced sewer main from the cabana to the existing septic tank. The Westchester County Department of Health has reviewed the proposed forced main and has responded with a "No Objection" finding. A copy of the WCDH stamped drawings have been submitted to the Planning Board. The construction materials for the cabana will be a standard wood-frame construction with a natural wood exterior. The deck will be a pressure-treated framing with a natural wood floor surface and natural wood details. The wood for the decking and details will likely be a cedar, mahogany or Ipe type wood. The roof of the cabana will house a garden area or a green roof surface. This green roof will utilize a tray-type planting system as manufactured by Advanced Green Architecture or a similar company. Storm water from the roof area will be gathered via a gutter at the south edge of the roof and will drain into rain barrels at either corner of the south side. The water capacity of the two rain barrels will be approximately 110 to 120 gallons total and the water from the rain barrels will be utilized for irrigation of the adjacent planted areas. The cabana will be located with the rear (south edge) at 50 feet from the rear property line as approved by the Lewisboro Zoning Board. No major trees will be removed for the construction of the cabana or installation of the utilities. A mitigation plan for the cabana area and adjacent spaces has been designed by J. D. Barrett and Associates.

Wetlands Survey

The McCaffrey Site
22 Perch Bay Road

Lewisboro, NY

Approx. 3.62-Acres Area

Prepared for
The McCaffrey Family Partnership

March 26, 2014

RECEIVED
NOV 20 2014
BY: *[Signature]*



14mccaffrey.22perchbayrdlewisboronywlrp

Introduction

A wetland investigation was completed March 26, 2014 on property identified as 22 Perch Bay Road in the Town of Lewisboro, by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist. The work consisted of the taking of soil borings to identify the presence of wetland or hydric soils, and the marking or flagging of the wetlands boundary. The work was conducted in accordance with the Town of Lewisboro Wetland Law. The work was done at the request of the property owner and client, The McCaffrey Family Partnership.

Site Description

The property is an approx. 3.62 acres property situated along the northern side of Perch Bay Road. The site is situated in a very low-density residential neighborhood, where residences are commonly hidden from neighboring residences by large tracts of woodlands. The property consists of: a residence with small area of surrounding lawn; woodlands; small meadow clearing in woodlands; and wetlands / water-body (see enclosed *Wetland and Soils Map* and *photos 1-12* in Appendix I).

Slopes across the site vary from gently sloping and nearly level to steep sloping. Gently sloping areas cover much of the site. Nearly level areas occur in the central portion of the site, as well as, small areas on the northern portion of the site. Steep sloped areas are mainly located along some of the central and northern sections of the eastern property line. Slopes along the driveway, around the residence, and some woodland areas have topography modified by past man-made work carried-out in the development of the site. Most of the site slopes down toward the north. The eastern edge of the site slopes down toward the east.

A paved driveway comes in off of Perch Bay Road and into the central-southern portion of the site (see *photo 1* in Appendix I). The driveway continues northerly across the central-southern portion of the site, turning into a loose pea stone covered driveway loop in the southeast-central portion of the site. The residence is located on the central-eastern portion of the site (see *photos 2 & 3* in Appendix I).

A small lawn area surrounds the residence (see *photos 2 & 3* in Appendix I). A cleared and graded area with tall meadow grass cover is located on the southwest corner of the site, where the sewage disposal system is situated (see *photo 4* in Appendix I).

Non-wetland woodlands cover many portions of the site. Woodlands have a tree canopy of tall hemlock, scarlet oak, sugar maple, beech, few tulip, and black birch (see *photo 5* in Appendix I). The woodland understory is open in most areas. Some barberry shrub understory is noted in a few of the woodland areas. Mountain laurel grows in the woodlands along the shore on the north end of the site. The woodland floor is covered with litter from hemlock and other tree-types. A few Christmas fern and garlic mustard plants grow on the woodland floor. Pachysandra groundcover has encroached into the woodlands on the southeast portion of the site. Twig and leaf litter covers the woodland floor.

A travel-way comes off of the driveway loop and winds in a northerly direction across the woodlands on the central-western and central northern portions of the site. The travel-way provides light vehicle access from the driveway loop and to the small recreational beach area located along the northeast edge of the site.

A small recreational beach area is located on the northeast edge of the site. The beach area includes a narrow strip of nearly level lawn and sandy beach with a floating dock (see *photo 6* in Appendix I).

Rock outcroppings are on the northeast portion of the site.

Wetlands / Water-body

Introduction

The wetlands boundary was delineated in the field by consecutively numbered flagging (WL-A-1, WL-A-2, etc. and plotted onto the enclosed *Wetland and Soils Map*. Five wetland areas, labeled Wetland WL-"A" to "E", are on the site.

Wetlands are found mainly on the northern portion of the site. A wetland area also borders the eastern and southeastern portions of the site, and extends slightly into the very southeast corner of the site. Wetlands on the site consist of very gently sloped to locally level, generally narrow, poorly drained, areas of swampland with associated diffuse seeps and springs. Wetlands drain in a northerly direction toward Lake Waccabuc.

Wetlands WL-"A" & "D"

Typically, these wetlands occupy very gently sloping, narrow and irregularly-shaped valleys transecting the gently sloped to moderately sloped non-wetland landscape (see *photos 7 & 8* in Appendix I). Wetland WL-"A" has weakly developed micro-topography. Wetland WL-"D" has no micro-topography. Stones cover up to 2 % of the wetland floor in wetland WL-"A". Wetland WL-"D" has a very rocky wetland floor at its northern end.

Wetland soils are poorly drained. Diffuse seeps and springs are common in wetland WL-"A" and "D". Soil surfaces very soggy, with shallow puddles of water collecting in many areas of the wetland floor. During wetter periods of the year concentrated discharge may develop into small drainage courses with flowing water up to 1 inch deep. At droughty times of the year wetlands may have little or no surface drainage evident.

Wetland areas WL-"A" and "D" have been locally disturbed by past man-made work. Wetlands WL-"A" and "D" were likely contiguous at one time, but are today separated by a travel-way. Surface drainage from wetland WL-"D" is piped northwest under the travel-way and into wetland WL-"A". Wetland WL-"D" was likely very much disturbed during the construction of the travel-way in order to control drainage adjacent to the access-way. Some of the disturbances to wetland WL-"D" included removal of natural vegetative cover, followed by ditch construction and placement of rip-rap along the northern portion of the wetland.

Wetlands WL-"A" has a vegetative cover consisting of: few spicebush shrubs, few skunk cabbage, few sensitive fern, local areas of Japanese stilt grass, and some sphagnum moss. Matted leaf litter covers many un-vegetated portions of the wetland floor. Many portions of wetland WL-"A" are well shaded by the surrounded woodlands with hemlock and gray birches. Wetland WL-"D" is vegetated with Japanese stilt grass and a few skunk cabbage plants. A thick cover of leaf litter, some of which is matted, covers much of ground of wetland WL-"D". Wetland WL-"A" is amply shaded by the surrounding tree canopy of hemlock and black birch; Wetland WL-"D" is shaded to a much lesser extent.

Wetland WL-"E"

Wetland area WL-"E", is a minor groundwater seep, emerging from a rounded area, nearly level to slightly concave, approx. 6 ft. across, and situated on the central-northern edge of the McCaffrey site, just upslope of the beach area (see *photo 9* in Appendix I). The wetland is poorly drained. The wetland was likely previously disturbed by man-made activity. The wetland has a vegetative cover of pachysandra, some skunk cabbage, and Japanese stilt grass.

Wetland WL-"B"

Wetland area WL-"B" is a very gently sloped to nearly level swampland with a small brook. Wetland WL-"B" is situated mainly to the east of the McCaffrey site. The wetland occupies a south-north trending valley, which is approx. 80 to 90 ft. across in an east-west direction. Wetland WL-"B" is approx. 60 ft. across, at its widest point on the southern and central portions of the wetland. The northern portion of the wetland is only 4 ft. wide, where wetland WL-"B" is merely the limits of the brook's channel. The wetland is poorly drained in the gently sloped, outer portions of the wetland, and very poorly drained in the nearly level core portions of the wetland. The wetland micro-topography is weakly developed in the core areas of the wetland.

A brook, with well-defined channel approx. 2 to 4 ft. wide, 1 to 2 ft. deep, and carrying 1 to 2 inches deep clear water, meanders slightly though the middle of the wetland (see *photo 10* in Appendix I). Near the northern portion of the wetland, the brook flows into the northeast portion of the McCaffrey site, and the wetland WL-"B" narrows essentially to the limits of the well-defined watercourse channel. The brook discharges into Lake Waccabuc at a point near the northeast edge of the McCaffrey site (see *photo 11* in Appendix I). The brook channel appears to have been previously ditched and straightened along its final approach to the lake in order to control the direction of flow away from the beach area

Wetland WL-"B" has a vegetative cover consisting of: thin to absent tree canopy except for few hemlocks; open understory except for few spicebush shrubs; and an herbaceous cover of common Japanese stilt grass, skunk cabbage, sensitive and Christmas ferns. Stones cover approx. 2 % of the wetland floor in places. The northern end of the brook is rocky and commonly vegetated with Japanese stilt grass.

Some of the vegetative cover along wetland WL-"B" has been likely cleared of tree and shrub cover some time in the past. Perhaps some of the tree removal in wetland WL-"B" was a consequence of the "Sandy" storm.

Wetland WL-"C" Beach Area

A small triangular-shaped, level beach area is on the shore of the lake at the northeast edge of the McCaffrey site. The area has been previously disturbed by man-made work consisting of placement and grading of a thin cover of soil over a natural wetland area fringing the lake shore. The wetland is poorly drained to very poorly drained, and may be subject to inundation should the lake waters rise slightly. The wetland is level and generally featureless. The vegetative cover is a mowed grass lawn and moss (see *photo 12* in Appendix I).

Wetland WL-"C" Lake Waccabuc

Lake Waccabuc is one of a chain of three small lakes (Lake Waccabuc, Lake Rippowam and Lake Oscaleta) located in an east-west trending valley tucked in along the northeast corner of Lewisboro. Lake Waccabuc is west of Lake Oscaleta and Lake Rippowam. Lake Waccabuc is approx. 70 acres in area, approx. 3,700 ft. east to west and 800 ft. north to south at its maximum points. The lake has residential properties scattered around nearly all sides of the lake. The northeast shore of the lake has a higher density of lake edge properties, while the southern, western, and northwestern ends of the lake is very sparsely populated to un-populated. Swimming and small recreational boating is enjoyed by residents on the lake in the summer. In the winter one may see people out on the lake ice fishing and skating. Waterfowl commonly are seen out on the lake. Perch, bass, and sunfish are caught in the lake.

Lake Waccabuc is fed by Lake Rippowam and Lake Oscaleta, as well as, drainage from surrounding brooks and wetland areas, ground-water springs, and of course, by direct precipitation.

The edge of Lake Waccabuc is well defined along the northern property line by a distinct elevation rise made by the bordering non-wetland woodlands for the most part, except in the beach area with a lower elevation profile.

Hemlock and black birch trees, mountain laurel and high-bush blueberry shrubs comprise the vegetative growth along much of the wooded shoreline.

Wetland Functions

Wetlands on the McCaffrey site function mainly as ground-water discharge points, providing contributory drainage to the lake. Level and slightly concave sections, along the course of each of the wetlands, provide some water quality function by trapping sediment carried from upland run-off before this drainage meets the lake.

Some limited flood storage function may be provided by level and slightly concave wetland areas which meet the lake edge on the northwest corner of the site. Should the lake level rise slightly during periods of abundant rainfall, these wetland areas may be

subject to inundation, thereby providing some limited flood storage function. The southern portion of wetland WL-“B” provides some storm-water control and water quality function, by attenuating any potential pollutant loads carried in storm-water run-off discharged off of the adjacent paved surface of Perch Bay Road.

Wetlands on the site provide some potential wildlife habitat area. These wetlands are mainly traversed by deer, raccoon, squirrel, and coyote in search of food. Small song birds may utilize the surrounding woodlands for nesting opportunities. Those small pockets of nearly level wetland area may provide habitat area for wood frogs.

Wetland WL-“E” provides little in the way of wetland functions because of its small area, and limited connection to adjacent wetland areas. The wetland may function intermittently as a minor groundwater discharge point during wetter periods of the year. The wetland provides no substantive wildlife habitat function because of the wetland’s small area, poor vegetative diversity and structure (development of tree canopy, shrub understory, and groundcover), having only limited non-native herbaceous cover (of no nutritional value to wildlife), and the exposure to recreationally used land.

Wetland WL-“D” functions as a minor groundwater discharge area. Wetland WL-“D” provides little in the way of substantive potential wildlife habitat area because of the wetland’s poorly developed vegetative diversity and structure (development of tree canopy, shrub understory, and groundcover), exposure to residential land, proximity to a travel-way, and having had a prior history of man-made disturbances.

NYS Dept. of Environmental Conservation (NYSDEC) Wetlands Jurisdiction

The wetlands on the site are not NYSDEC regulated wetlands according to a review of their published maps (see *NYSDEC Wetland Map* in Appendix II).

Regional Drainage

Drainage is directed ultimately toward Lake Waccabuc. The lake drains to the south, along the Waccabuc River. The Waccabuc River begins on the south side of the lake. The Waccabuc River flows southerly, passing under Route 35, and into Ward Pound Ridge Reservation where it merges with the headwaters of Cross River. Cross River flows westerly, through Ward Pound Ridge Reservation, and into the eastern end of Cross River Reservoir.

Soils

Shallow soil borings were taken using a spade and Dutch auger at selected locations throughout the site in order to identify wetland soils. Soil boring locations (SS-1, SS-2, etc.) were plotted approx. on the enclosed *Wetland and Soils Map*. Soil borings were logged noting soil profile color, texture, redoximorphic (wetland soil) indicators, and water table. Detailed descriptions of soil borings are provided in Appendix III.

Soils encountered in the study area include: non-wetland, well-drained Charlton-Chatfield complex, rolling, v. rocky (CrC), slopes 2 to 15 %, in the undisturbed, gently to moderately sloped woodlands of the site; non-wetland, well-drained Chatfield-Charlton

complex, hilly, v. rocky (CsD), slopes 15 to 35%, in the undisturbed, moderate to steep-sloping woodland areas across the central-eastern edge, and northeastern corner of the site; non-wetland, well-drained Udorthents, cut, fill, & graded soil (Ub), to describe areas around the residence, a meadow clearing on the southwest portion of the site, and along the travel-way and the driveway, where there has been past soil, cut, fill, and grading carried-out by man; wetland, poorly-drained Aquents (Aq), slopes 0 to 3%, to describe small wetland areas, wetland areas WL-"D" & "E", where the natural soil profile has been disturbed by past man-made activity; wetland, very poorly drained Fluvaquents (Ff), slopes 0 to 3 %, to describe the wetland areas with young wetland soil profiles developed along the active course of the brook in wetland WL-"B"; wetland, poorly-drained Leicester loam (LcB), slopes 3 to 8 %, in the very gently sloped to nearly level, undisturbed wetland areas; and wetland, very poorly-drained Sun silt loam (Sh), slopes 0 to 2 %, in the undisturbed, nearly level and slightly concave portion of wetland WL-"B". The distribution of these soil-types is depicted on the enclosed *Wetland and Soils Map*.

Appendix I

Selected Site Photos



Photo 1 Looking north along driveway from Perch Bay Road.



Photo 2 Looking southeast toward the northwest corner of the residence.

March / April 2014- McCaffrey Site, 22 Perch Bay Road, Lewisboro, NY



Photo 3 Looking southeast through woodlands and toward the back yard lawn area and residence.



Photo 4 Looking southwest toward meadow area where sewage disposal area is located on the southwest portion of the site. Note tree well and fill soil cover.

March / April 2014- McCaffrey Site, 22 Perch Bay Road, Lewisboro, NY



Photo 5 Looking northerly across woodland area on the southeast portion of the site. Note residence in far background of photo.



*Photo 6 Looking westerly along shoreline of Lake Waccabuc. Note small beach area and floating dock.
March / April 2014-McCaffrey Site, 22 Perch Bay Road, Lewisboro, NY*



Photo 7 Looking northerly and down-slope along wetland WL- "A". Note Lake Waccabuc in background of photo.



Photo 8 Looking southerly and upslope along wetland WL- "D". Note residence in the background of photo.
March / April 2014- McCaffrey Site, 22 Perch Bay Road, Lewisboro, NY



Photo 9 Looking northeast and down-slope toward wetland WL-“E”. Note soil auger with pink-colored flagging placed upright in center of wetland; Lake Waccabuc in the background.



Photo 10 Looking southerly and upstream along brook associated with wetland WL-“B”. Note level wetland areas flanking watercourse.

March / April 2014- McCaffrey Site, 22 Perch Bay Road, Lewisboro, NY

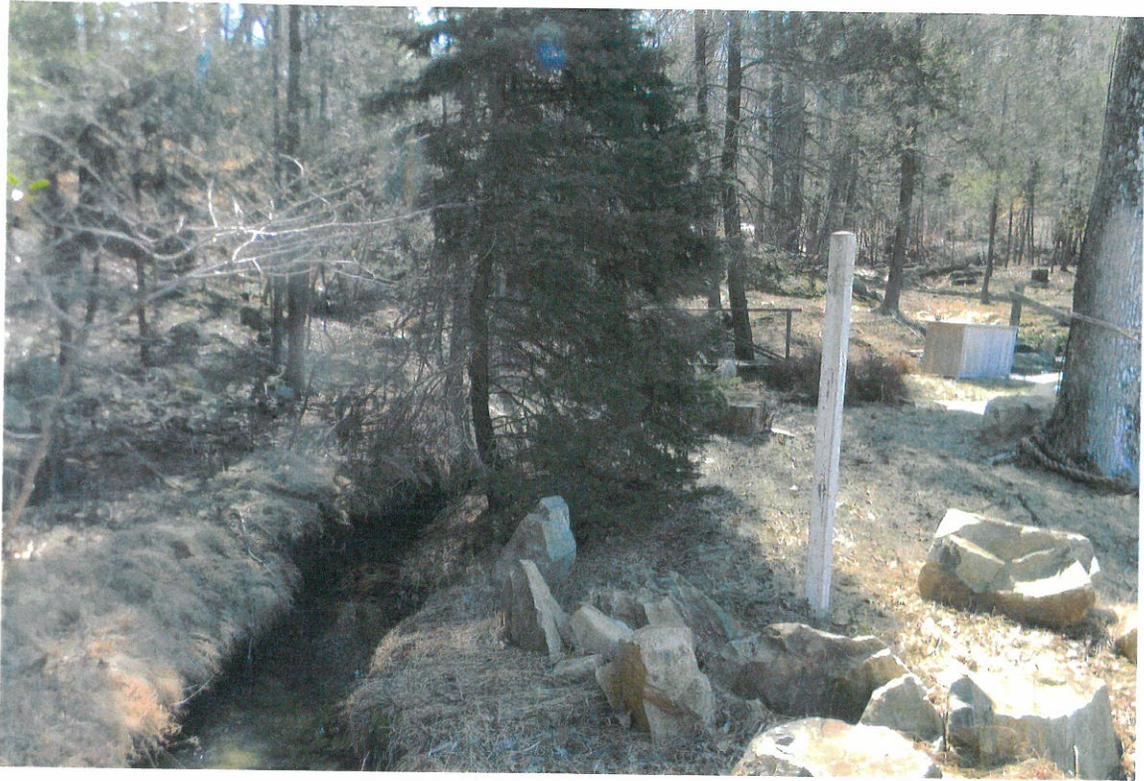


Photo 11 Looking southerly and upstream along brook associated with wetland WL-"B". Note Lake Waccabuc shore is just behind photographer.



*Photo 12 Looking westerly along wetland WL-"C" situated in beach area on shore of lake..
March / April 2014- McCaffrey Site, 22 Perch Bay Road, Lewisboro, NY*

Appendix II

NYS DEC Wetland Map



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



Map Layers & Legend

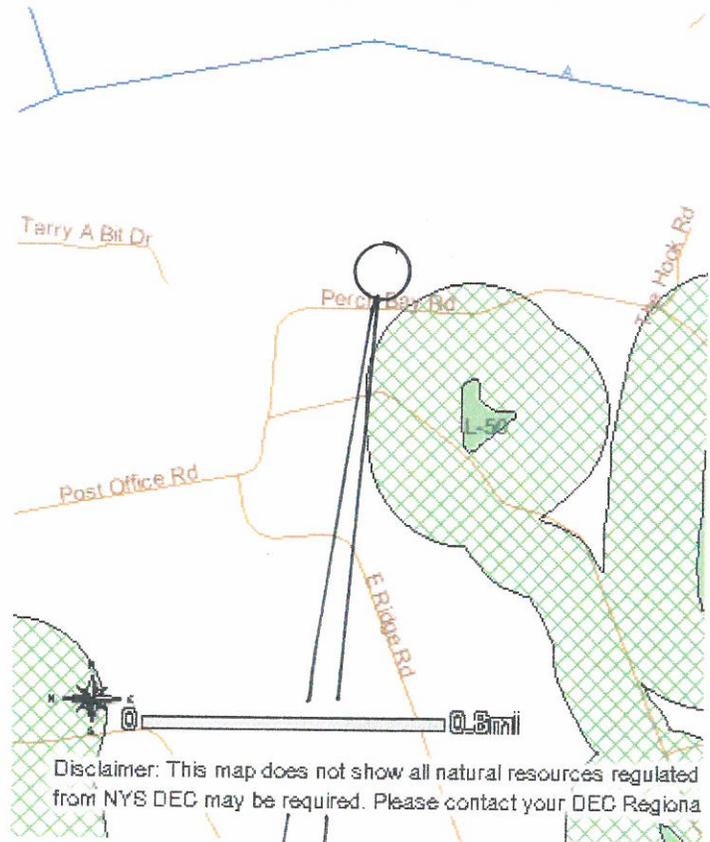
More layers appear as you zoom in.

- 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 ?
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.

Refresh Layers

Locations of old and potential records of rare animals and plants do not display on the map.



Disclaimer: This map does not show all natural resources regulated from NYS DEC may be required. Please contact your DEC Regional

Site

Appendix III
Soil Boring Logs

KEY TO BORING LOGS

SS-1	SOIL BORING
0-4'	DEPTH IN INCHES FROM THE GROUND SURFACE
COLOR	MUNSELL COLOR NOTATION
VERY DARK GRAY	HUE VALUE/ CHROMA 10YR 3 / 1

SS-1

SITE: LEVEL OFF-SITE WETLAND ALONG BROOK; NO MICRO-TOPOGRAPHY; VERY THIN TO OPEN CANOPY OF HEMLOCKS; OPEN UNDERSTORY; GROUNDCOVER OF JAPANESE STILT GRASS; STONES COVER LESS THAN 1% OF GROUND.

- 0-4" BLACK 2.5Y 2.5/1 LOAM.
- 4-10" BLACK 2.5Y 2.5/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).
- 10-28" GRAY 10YR 5/1 SANDY LOAM WITH 20% BROWN 7.5YR 4/4 DIFFUSE MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 2".

SS-2

SITE: EDGE OF NEARLY LEVEL WETLAND; NO MICRO-TOPOGRAPHY; THIN CANOPY OF HEMLOCK TREES; OPEN UNDERSTORY; GROUNDCOVER OF JAPANESE STILT GRASS; TWIG AND LEAF LITTER COVERS GROUND.

- 0-1" BLACK 2.5Y 2.5/1 SILT LOAM.
- 1-6" DARK GRAY 10YR 4/1 LOAM WITH 5 % BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).
- 6-10" LIGHT BROWN GRAY 2.5Y 6/2 LOAM WITH 30 % YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).
- 10-30" GREENISH GRAY 10Y 6/1 LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 8".

SS-3

SITE: EDGE OF LEVEL WETLAND AT BASE OF WOODLAND SLOPE; VERY THIN TREE CANOPY OF HEMLOCK; OPEN UNDERSTORY; GROUNDCOVER OF JAPANESE STILT GRASS; FEW CHRISTMAS FERNS.

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

(SS-3 cont.)

4-30" LIGHT BROWN GRAY 2.5Y 6/2 LOAM WITH 20% YELLOW BROWN 10YR 5/6 (REDOX CONCENTRATIONS).

WATER TABLE AT 8".

SS-4

SITE: VERY GENTLY SLOPED WOODLANDS; TALL TREE CANOPY OF HEMLOCK AND BLACK BIRCH; OPEN UNDERSTORY; FEW CHRISTMAS FERNS; TWIG AND LEAF LITTER COVERS WOODLAND FLOOR; STONES COVER 1% OF GROUND.

0-1" BLACK 2.5Y 2.5/1 LOAM.

1-2" DARK GRAY BROWN 10YR 4/2 LOAM.

2-3" DARK BROWN 10YR 3/3 LOAM.

3-10" YELLOW BROWN 10YR 5/6 LOAM WITH 5% GRAVEL.

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

WATER TABLE NOT ENCOUNTERED.

SS-5

SITE: GENTLY SLOPED WOODLANDS; TALL AND SHADY CANOPY OF HEMLOCK AND BLACK BIRCH; OPEN UNDERSTORY; SOME PACHYSANDRA GROUND COVER; FEW CHRISTMAS FERNS; TWIG AND LEAF LITTER COVERS WOODLAND FLOOR.

0-1" BLACK 2.5Y 2.5/1 LOAM.

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

3-8" YELLOW BROWN 10YR 5/4 LOAM.

8-28" YELLOW BROWN 10YR 5/6 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-6

SITE: VERY GENTLY SLOPED WETLAND; VERY THIN TREE CANOPY OF HEMLOCK; OPEN UNDERSTORY; HERBACEOUS COVER OF SKUNK CABBAGE, FEW CHRISTMAS FERN; MATTED LEAVES COVER GROUND; LESS THAN 1% OF GROUND COVERED WITH STONES.

0-1" BLACK 2.5Y 2.5/1 LOAM.

1-8" GRAY 10YR 5/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

8-16" GRAY 10YR 6/1 LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

16-29" GREENISH GRAY 10Y 6/1 SILT LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 2".

SS-7

SITE: OUTER PORTION OF GENTLY SLOPED HILLSIDE WETLAND; NO MICRO-TOPOGRAPHY; VERY THIN TREE CANOPY OF RED MAPLES; OPEN UNDERSTORY EXCEPT FOR FEW BARBERRY SHRUBS; GROUND COVER OF JAPANESE STILT GRASS AND FEW CHRISTMAS FERNS; STONES COVER 1% OF GROUND.

0-1" BLACK 2.5Y 2.5/1 LOAM.

1-10" DARK GRAY BROWN 10YR 4/2 LOAM.

10-13" GRAY 10YR 5/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

13-28" GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 5".

SS-8

SITE: VERY GENTLY SLOPED WOODLANDS; TALL TREE CANOPY OF HEMLOCK, TULIP, BLACK BIRCH, AND SCARLET OAK; OPEN UNDERSTORY; GROUND COVER OF FEW GARLIC MUSTARD AND CHRISTMAS FERNS; STONES COVER 1% OF GROUND.

- 0-1" VERY DARK GRAY 10YR 3/1 LOAM.
- 2-6" BROWN 10YR 4/3 LOAM.
- 6-10" LIGHT YELLOW BROWN 2.5Y 6/4 LOAM AND BROWN 10YR 4/3 LOAM.
- 10-28" LIGHT YELLOW BROWN 2.5Y 6/4 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-9

SITE: GENTLY SLOPED WOODLANDS; TALL AND PATCHY TREE CANOPY OF HEMLOCK, SCARLET OAK, AND BEECH; OPEN UNDERSTORY EXCEPT FOR A FEW LARGE SPICEBUSH SHRUBS; 5% STONES COVER GROUND; TWIG AND LEAF LITTER COVERS WOODLAND FLOOR.

- 0-2" VERY DARK GRAY 10YR 3/1 LOAM.
- 2-4" DARK BROWN 10YR 3/3 LOAM.
- 4-10" BROWN 10YR 4/3 LOAM.
- 10-28" LIGHT YELLOW BROWN 2.5Y 6/4 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-10

SITE: NARROW HILLSIDE WETLAND WITH DIFFUSE SEEPS; FLOWING WATER UP TO ¼ INCH DEEP; FEW SKUNK CABBAGE AND PHRAGMITES PLANTS; JAPANESE STILT GRASS; 10% COBBLES COVER GROUND; MATTED LEAF LITTER BLANKETS MANY PARTS OF WETLAND FLOOR.

- 0-1/4" BLACK 2.5Y 2.5/1 SILT LOAM.

(SS-10 cont.)

1/4-28" GREENISH GRAY 10Y 6/1 FINE SANDY LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

SS-11

SITE: GENTLY SLOPED NARROW HILLSIDE WETLAND; SHADED BY ADJACENT HEMLOCK TREE CANOPY; OPEN UNDERSTORY; FEW SKUNK CABBEG PLANTS; MATTED LEAVES COVER SOME OF UN-VEGETATED GROUND; STONES COVER 10% OF WETLAND FLOOR.

0-3" DARK GRAY 10YR 3/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

3-28" GREENISH GRAY 10Y 6/1 SILT LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

SS-12

SITE: NARROW HILLSIDE WETLAND; WETLAND SHADED BY ADJACENT WOODLANDS; OPEN UNDERSTORY; FEW SKUNK CABBAGE; SPHAGNUM MOSS GROUND COVER ON MANY PARTS OF WETLAND FLOOR; BOULDERS AND STONES COVER 10% OF GROUND.

0-1" VERY DARK GRAY 10YR 3/1 SILT LOAM.

1-3" DARK GRAY 10YR 4/1 LOAM.

3-28" GREENISH GRAY 10Y 6/1 SILT LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

SS-13

SITE: NEARLY LEVEL WETLAND AREA IN WOODLANDS; GROUND LOCALLY UNEVEN; TREE CANOPY OF HEMLOCK; OPEN UNDERSTORY; MATTED LEAF LITTER COVERS WOODLAND FLOOR.

0-6" BLACK 2.5Y 2.5/1 SILT LOAM.

(SS-13 cont.)

6-8" GRAY 10YR 5/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

8-28" GREENISH GRAY 10Y 6/1 SILT LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 1".

SS-14

SITE: NEARLY LEVEL BROADER SECTION OF WETLAND ALONG DRAINAGE COURSE; FEW SKUNK CABBAGE PLANTS; MATTED LEAF LITTER.

0-10" BLACK 2.5Y 2.5/1 SILT LOAM.

10-12" GRAY 10YR 5/1 SILT LOAM.

12-29" GREENISH GRAY 10Y 6/1 SILT LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

SS-15

SITE: SMALL CIRCULAR-SHAPED SEEP OR SPRING JUST UPSLOPE OF BEACH AREA; GROUND COVER OF PACHYSANDRA, FEW SKUNK CABBAGE AND JAPANESE STILT GRASS.

0-5" BLACK 2.5Y 2.5/1 SILT LOAM.

5-28" GREENISH GRAY 10Y 6/1 SANDY LOAM.

WATER TABLE AT 1".

SS-16

SITE: NEARLY LEVEL PICNIC AREA ALONG BEACH; GROUND COVER OF LAWN GRASS AND MOSS.

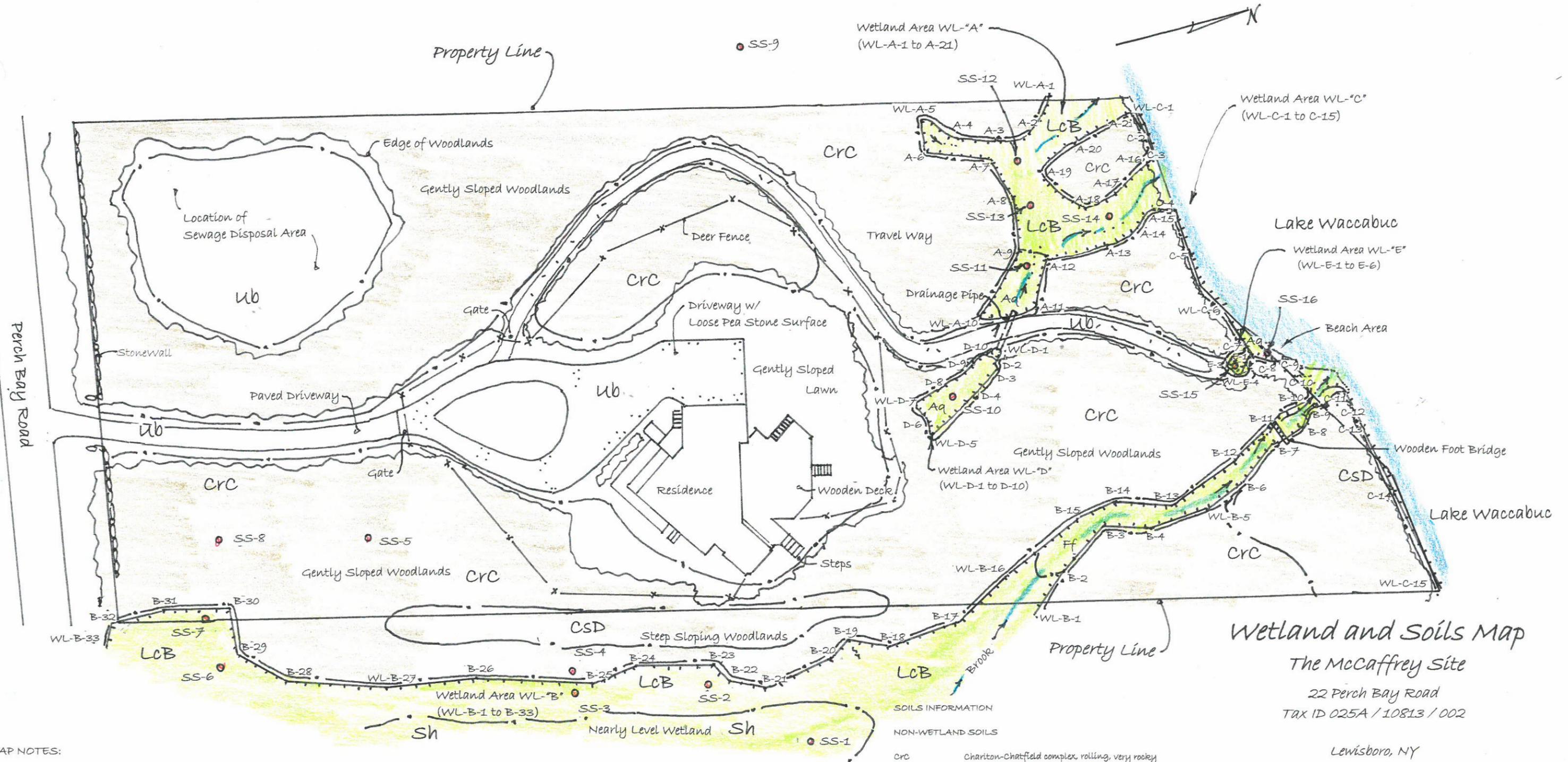
0-1/2" VERY DARK GRAY 10YR 3/1 LOAM.

1/2-3" GRAY 10YR 6/1 SAND.

3-6" VERY DARK GRAY 10YR 3/1 SILT LOAM.

6-19" MIXED GREENISH GRAY 10Y 6/1 LOAM, BLACK 2.5Y 2.5/1
SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX
CONCENTRATIONS).

WATER TABLE AT 4".



MAP NOTES:

1. WETLANDS INVESTIGATION BY PAUL J. JAEHNIG, CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST. INVESTIGATION WAS COMPLETED ON MARCH 26, 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 FROM SURVEY INFORMATION OF CHAS. H. SELLS SURVEYORS.
3. LOCATION OF EDGE OF WOODLANDS, DRAINAGE COURSES, TRAVEL WAYS, RESIDENCE DECK AND STEPS SKETCHED ONTO MAP DURING WETLAND INVESTIGATION.

KEY TO MAP

- WL-A-1, WL-A-2, WL-A-3: FLAGGED WETLAND BOUNDARY
- SS-1: SOIL BORING LOCATION
- ub, crc: Soils Boundary

SOILS INFORMATION

NON-WETLAND SOILS	
crC	Chariton-Chatfield complex, rolling, very rocky well drained, slopes 2 to 15 %
cSD	Chatfield-Chariton complex, hilly, very rocky well drained, slopes 15 to 35 %
ub	udorthents, cut, fill, and graded soils well drained, slopes varied
WETLAND SOILS	
Aq	Aquepts soils poorly drained, slopes 0 to 3 %
Ff	Fluvaquepts soils very poorly drained, slopes 0 to 3 %
LcB	Leicester loam poorly drained, slopes 3 to 8 %
Sh	Sun silt loam very poorly drained, slopes 0 to 2 %

Wetland and Soils Map

The McCaffrey Site
 22 Perch Bay Road
 TAX ID 025A / 10813 / 002
 Lewisboro, NY
 Approx. 3.62 Acres Total Area

Prepared for
 The McCaffrey Family Partnership
 March 26, 2014

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

Map Scale: 1 inch = 50 ft.

November 20, 2014

Chairman Jerome Kerner, RA,
Town of Lewisboro Planning Board
P.O. Box 725
Cross River, NY 10518

FILE

RECEIVED
NOV 20 2014

BY: *fmj*

**Re: Wetland Mitigation Plan
McCaffrey Property – Proposed Lake Cabana
22 Perch Bay Road
Sheet 25A Block 10813, Lot 2**

Dear Chairman Kerner and Members of the Planning Board:

At the request of our client, we have worked with the project team and Town staff to develop a *Wetland Mitigation Plan* designed to offset any potential adverse environmental impacts that may result from the construction of a lake cabana on the subject property.

Overview

The applicant is proposing on their property a +/- 896 SF lakeside cabana approximately 13 feet from the edge of Lake Waccabuc. The cabana will be constructed on piers with a dry laid “skirt wall” under the cabana. The cabana will be serviced by electric and water supply from the main residence, positioned uphill to the south. A bathroom in the cabana is proposed and sewage shall be pumped from the cabana through a subsurface conduit from the cabana to the existing septic tank located west of the existing house. The utilities will be installed in subsurface trenches along the sides of the existing gravel travelway that connects the cabana and lake frontage to the house site on the interior of the property to the south. The proposed work will occur in the regulated wetland buffer area and a Wetland Permit to allow same will be required from the Town of Lewisboro Planning Board.

Potential Impacts & Mitigation

We have analyzed the project and property and viewed the site in conjunction with the Town Planner. We have determined that potential environmental impacts that may be associated with this project can result from earthwork activity to construct the cabana and install the utilities, potential damage to existing trees and potential loss of wetland buffer habitat. We summarize these below.

Earthwork Operation

1. Potential impacts from the project will include the temporary soil disturbances to construct the cabana (piers and stonewall) as well as the trenching and backfill operation to install the proposed water, electric and sewer line. Erosion and sedimentation from the earthwork

activity can potentially impact the wetlands, wetland buffer and lake should the earthwork not be contained by erosion control best management practices.

2. We have prepared an *Erosion Control Plan* to mitigate any potential impacts associated with soil disturbance to install the improvements. The *Erosion Control Plan* shows continuous silt fencing installed below the utility trenching areas to contain erosion from the excavated utility trench spoils. A staked coir log is proposed below the proposed cabana to contain any sediment that may flow toward the lake during construction. The coir log is proposed in this rocky section of shoreline, as we believe it will function more effectively than a silt fence that may be difficult to “toe-in” in this rocky portion of the site. The silt fences shall be removed after vegetative stabilization is achieved at the backfilled utility trenches. The coir log shall remain in place until the end of the first growing season to help contain any erosion or runoff from the cabana area and allow the plantings to become established. Both measures will function to contain any potential erosion and sedimentation and protect the lake and wetland system. Following construction, the utility trenches shall be reseeded to no-mow grass and new plantings will be installed around the cabana and within the wetland system to re-vegetate the site.

Existing Trees

3. The placement of the cabana will not require the removal of any trees for construction, except for some smaller <6” caliper understory trees. Two dead hemlocks (10” and 16”) in the vicinity of the cabana will be removed as part of this application. Potential impacts to tree root systems may occur to trees adjacent to the proposed utility trenches and care will be taken to avoid tree root disturbance as best practical.
4. In order to mitigate, or avoid potential impacts to existing trees, the location of the utility trenches have been selected to avoid tree root systems as best practical. For example, the electric and water supply utilities will enter the cabana at the southeast corner of the structure in the vicinity of the 16” dead hemlock and the sewage disposal line will exit the cabana at the southwest corner where no trees are present. Utility connections to the cabana shall not occur on the south-central portion of the cabana in order to best avoid disturbing the root systems of the three existing trees just south of the cabana – 15” black birch, 36” oak, 14” oak. In addition, the utility trenches along the travelway will be field adjusted as best practical to avoid excavation adjacent to existing tree trunks. You will note that the utility trench adjacent to the 24” oak tree shall be kept at least six feet away from the tree trunk. In addition, a note has been added to the plan that utility trenches adjacent to the 24” oak shall be dug by hand methods and that any roots encountered shall be preserved as best practical, i.e., digging around or under roots, etc., and snaking utility lines in place. The erosion control plan also shows tree protection fencing around the trees to remain in the vicinity of the construction operation. It should also be noted that the proposed wetland mitigation planting plan proposes to install 13 new trees as part of the mitigation planting.

Wildlife Habitat

5. It has been estimated that the proposed cabana will permanently impact 896 SF of wetland buffer and that the utility trenching will temporarily impact 4,006 SF of wetland buffer. The utility trenches shall be re-vegetated, hence, we believe there will be no net loss of wetland

buffer habitat associated with the utility trenching. The cabana impact will permanently convert 896 SF of wetland buffer to proposed cabana.

6. In order to mitigate the conversion of 896 SF of wetland buffer to proposed cabana, and to provide meaningful wetland mitigation that will benefit the environment and property and help protect the waters of Lake Waccabuc, it was agreed to by the Town Planner and J. D. Barrett, at our November 6, 2014 site meeting, that enhancing the existing wetland just west of the proposed cabana would be appropriate and beneficial. This area is currently fed by a 10" corrugated pipe that conveys stormwater across the property, draining the upland from south to north and into Lake Waccabuc. Currently, a large fallen tree at the edge of the Lake acts as a barrier to storm flows travelling through the wetland on its way to the lake. We agreed that the fallen tree shall remain in place to help detain the stormwater in the wetland and promote stormwater infiltration into the existing soils as well as promote nutrient uptake by the proposed wetland enhancement plantings we are proposing in the subject wetland. The improvements to the wetland will enhance the stormwater filtration function of the wetland and also enhance and improve the wildlife nesting and foraging opportunities in the wetland and promote bio-diversity of plant species on the property and in the wetland. Hence, we believe that the displacement of approximately 896 SF of wetland buffer resulting from the cabana installation will be mitigated or offset by the improvements and enhancements to the existing wetland system (approximately 3,200 SF) and offer better protection of Lake Waccabuc.

Summary

We believe that the installation of the cabana along the shoreline of Lake Waccabuc will not result in any adverse impacts to the Lake or adjacent wetland systems. We believe that through the careful placement of erosion control measures that temporary impacts from construction (erosion and sedimentation) can be contained. In addition, we believe that as a result of the mitigation planting plan proposed, together with the removal of invasive plant species (barberry) in the buffer and replacement of same with native species, as well as the restoration of the wetland system just west of the proposed cabana, that a (net) improved wetland system and environment will result on the property and provide increased protection to the waters of Lake Waccabuc.

We look forward to reviewing this information with the PB at the next scheduled PB meeting for this project. We appreciate the PB's consideration in this matter.

Sincerely,



J. D. Barrett, R.L.A.

JDB:lj

Enc.

Cc: Mr. & Mrs. McCaffrey
Patrick Croke, AIA
Michael Sirignano, Esq.

PUMP SIZING...MCCAFFREY, 22 PERCH BAY ROAD, LEWISBORO (T)

ELEVATION HEAD LOSSES (ft)

FILE

GRADE AT PUMP PIT..... 780.0 FEET
SEPTIC TANK 806.6 FEET
BOTTOM OF PUMP PIT..... 777.0 FEET

TOTAL HEAD LOSS.....29.6 FEET

**FRICITION LOSSES (ft)
AT GPM 2 INCH PIPE**

LENGTH OF FORCE MAIN.....250

AT 20 GPM WITH 2 INCH PIPE 2.5 X 0.86 FT/100 FEET = 2.0

TOTAL FRICTION LOSS.....2.0 FEET

TOTAL HEAD REQUIRED.....31.6 FEET

USE LIBERTY PROVORE 380 RESIDENTIAL GRINDER PACKAGE, RATED AT 26 GPM AT 31.6 FEET HEAD. EXACT PUMP MODEL BASED UPON ELECTRICAL SERVICE AVAILABLE TO THE PUMP STATION.

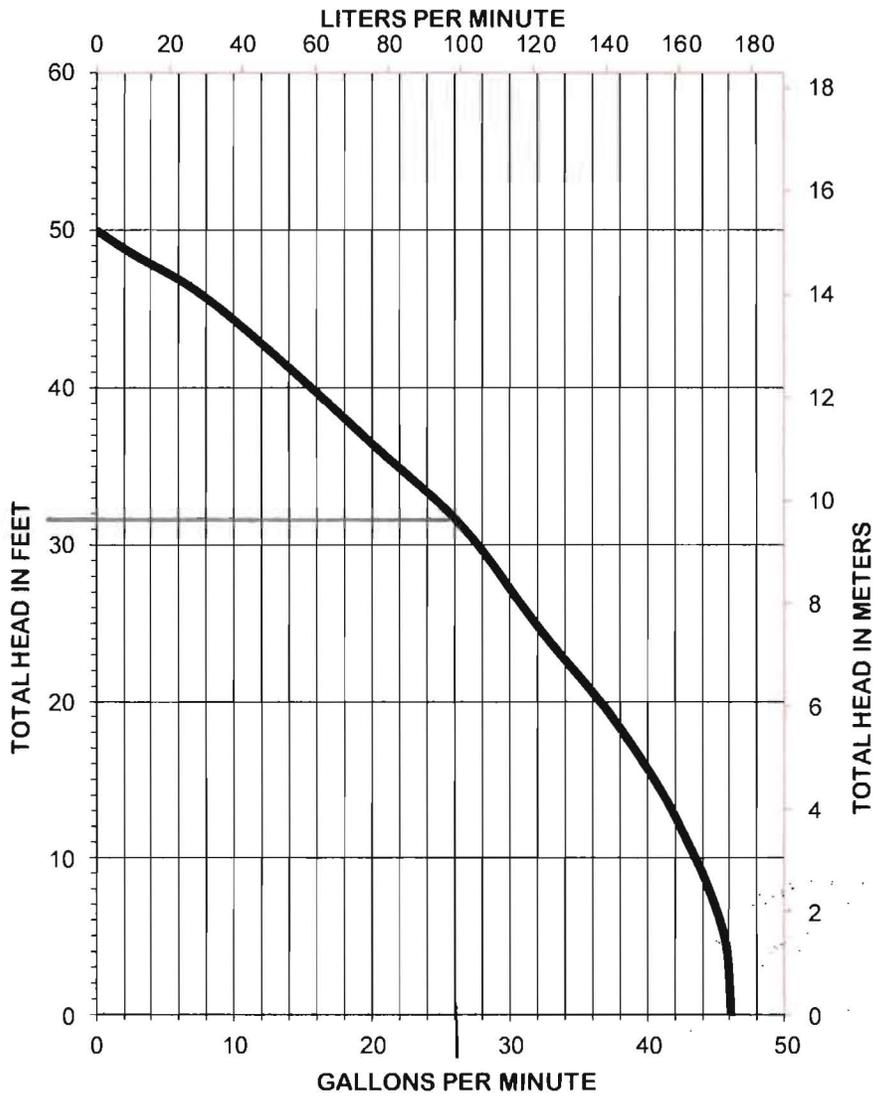
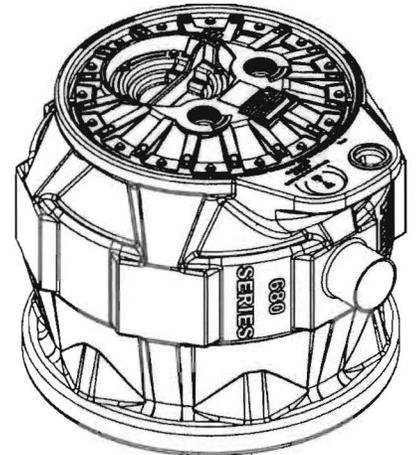
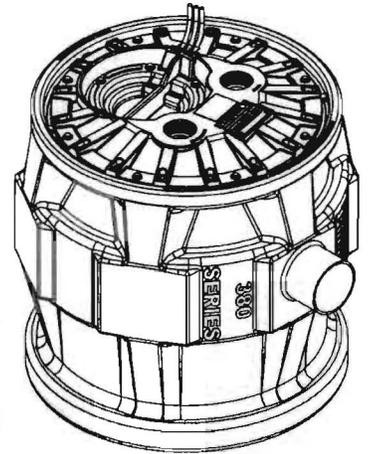
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BY: *[Signature]*





Product Specifications

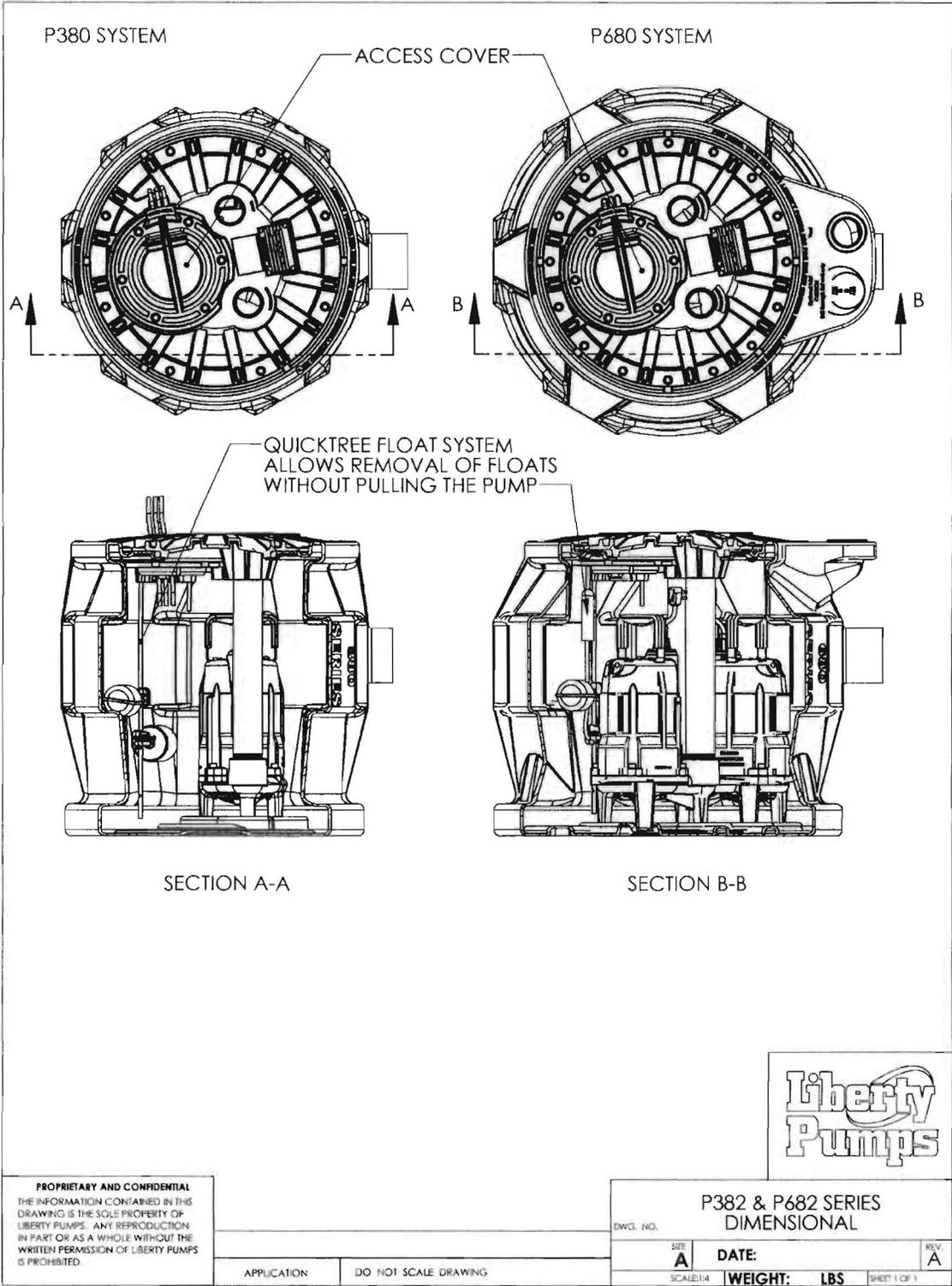
ProVore® 380 & ProVore® 680 - Series Residential Grinder Packages



31.6 FT

26 GPM





P380 SYSTEM

P680 SYSTEM

ACCESS COVER

A

A

B

B

QUICKTREE FLOAT SYSTEM
ALLOWS REMOVAL OF FLOATS
WITHOUT PULLING THE PUMP

SECTION A-A

SECTION B-B



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APPLICATION

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P382 & P682 SERIES
DIMENSIONAL

ENCL. NO.

SIZE
A

DATE:

REV.
A

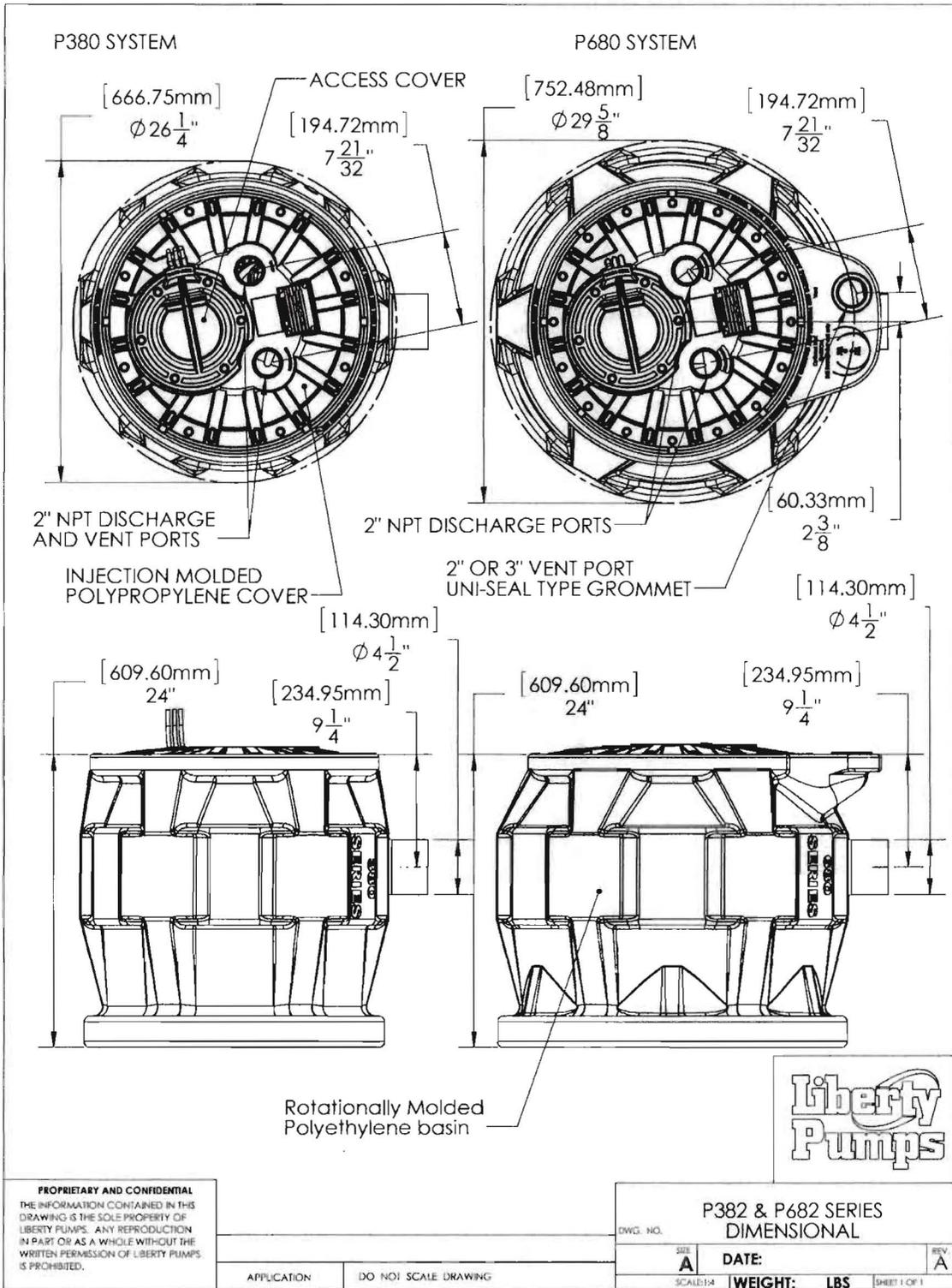
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SHEET 1 OF 1

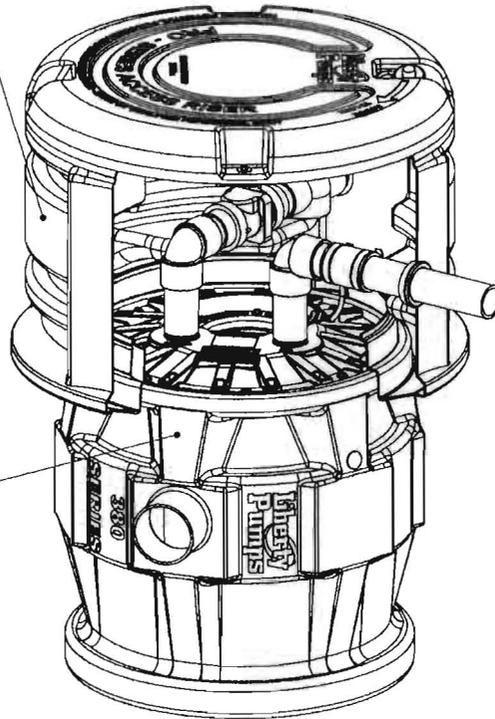


ProVore®380 & ProVore®680 Series Dimensional Data



OPTIONAL
ARC18 RISER

P380 SYSTEM



**Liberty
Pumps**

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P380 SERIES WITH ARC18 RISER

DWG. NO.

SIZE
A

DATE:

REV.
A

APPLICATION:

DO NOT SCALE DRAWING

SCALE: 1/4

WEIGHT: LBS

SHEET 1 OF 1

ProVore® 380 & ProVore® 680 Series Electrical Data

MODEL	HP	VOLTAGE	PHASE	SF	FULL LOAD AMPS	LOCKED ROTOR AMPS	THERMAL OVERLOAD TEMP	STATOR WINDING CLASS	DISCHARGE	AUTOMATIC SYSTEM
P382XPRG101	1	115	1	1.00	12	47	105 C 221°F	B	2"	YES
P382XPRG102	1	230	1	1.00	6	23.7	105°C 221°F	B	2"	YES
P682XPRG101	1	115	1	1.00	12	47	105°C 221°F	B	2"	YES
P682XPRG102	1	230	1	1.00	6	23.7	105°C 221°F	B	2"	YES

ProVore® 380 & ProVore® 680 Series Technical Data

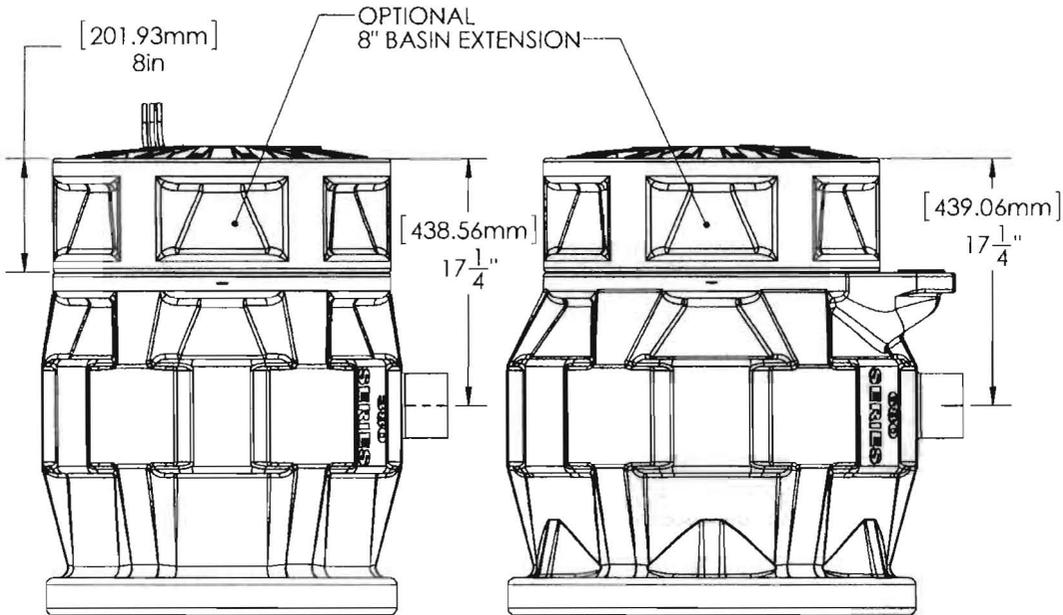
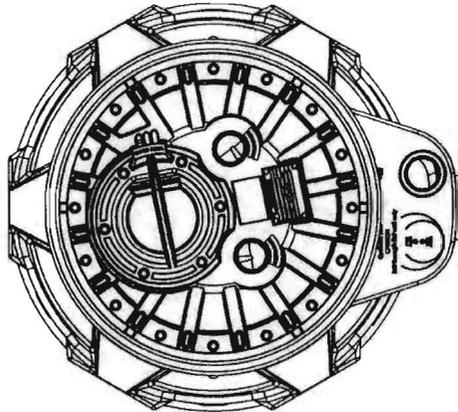
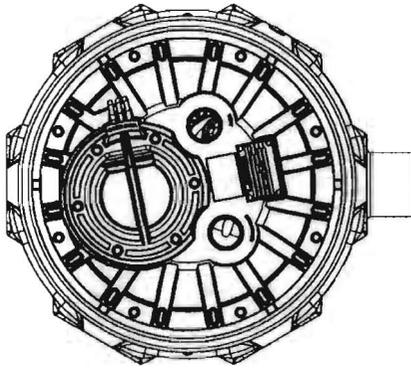
TANK	UPC LISTED POLYETHYLENE BASIN MEETS IAPMO PS52 10' STACK TEST
COVER	POLYPROPYLENE
GUIDE RAIL	NONE -- PUMPS PULL OUT WITH COVER
INLET HUB	INCORPORATED INTO TANK
DISCHARGE PIPING	SCHEDULE 80 PVC
CONTROLS	PIGGY BACK FLOATS – P382 SYSTEMS PDC CONTROL – P680 SYSTEMS
IMPELLER	CAST IRON
SOLIDS HANDLING SIZE	GRINDER PUMP - .2"
PAINT	POWDER COAT
MAX LIQUID TEMP	60°C 140°F
THERMAL OVERLOAD	105°C 221°F
POWER CORD TYPE	SJTW
MOTOR HOUSING	CAST IRON
VOLUTE	CAST IRON
SHAFT	303 STAINLESS STEEL
HARDWARE	STAINLESS STEEL
ORINGS	BUNA N
MECHANICAL SEAL	UNITIZED SILICON CARBIDE

WARRANTY

Standard limited warranty shall be 3 years.

P380 SYSTEM

P680 SYSTEM



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P380 & P680 SERIES
DIMENSIONAL W/ EXTENSION
 DWG. NO. _____
 SIZE: **A** DATE: _____ REV: **A**
 SCALE: 1:4 | WEIGHT: **LBS** | SHEET 1 OF 1



CROKE
CAL# 38-07WP

PATRICK & MARIANNE CROKE

53 Smith Ridge Road
South Salem, NY 10590

16 October 2014

Lewisboro Planning Board
PO Box 725
Cross River, NY 10518

Re: Septic System Inspection for the Croke residence
53 Smith Ridge Road, South Salem, NY 10590

Dear members of the Planning Board,

We are writing to you regarding the annual inspection that you have required for our septic system at 53 Smith Ridge Road. We just had Vogler Brothers Septic Tank Service services our septic on 10/8/2014. We were told by Joseph from Vogler Brothers that we didn't need it pumped out as it had a little water in it and a only small amount of toilet paper. He said that with this level of use we could go every 3 years, especially with the amount of people living in our home (2 people sometimes 3) and with it being a 2 bedroom home.

We are writing to request that you changing the cleanout requirement to every 3 years. At this interval, the system will be adequately maintained and help reduce this costly annual expense. Our bill was \$365.08, a copy is attached.

Thank you for your consideration of this request. Please don't hesitate to contact us with any questions you may have. Our office contact info is included below.

Sincerely,



Patrick Croke



Marianne T. Boyle-Croke

Patrick M. Croke Architect
P. O. Box 758
Bedford, NY 10506
914-234-6093

VOGLER BROTHERS SEPTIC TANK SERVICE



Cleaned - Repaired - Installed
 39 North St., Katonah, N.Y. 10536
 232-5535

Date 10-8 20 14

Mr. Croke
53 Smith Ridge Rd

Located & dug up septic tank.	\$	
Pumped septic tank ✓	340	✓
Snaked & cleaned line		
Emergency Service		
New York State Tax	25	08
Total due \$ <u>365.08</u>	\$	365 08

Note: All bills due when received ... Interest of 1 1/2% per month charged on all past due accounts.