

TO: The Town of Lewisboro Planning Board
FROM: Lewisboro Conservation Advisory Council
SUBJECT: Bernabo vacant land, 96 Post Office Road, Waccabuc, NY 10597
DATE: February 6, 2023

The Conservation Advisory Council (CAC) has reviewed the materials submitted by the applicant for a new well, septic and house.

Based on the building inspector's denial of a building permit, the CAC has not additional comments. The comments from the previous note still apply (below).

The entire project is in the wetland buffer. At one time this property was considered unbuildable due to its nearness to the wetland and possible wetness of the soil.

The CAC would like to see the wetland and the 150 foot buffer lines clearly marked. Given the closeness to the wetland, the CAC would like to see:

- A calculation of the disturbance and the associated mitigation planting plan size to meet the 1 to 1 criteria. The notes imply that a 1 to 1 mitigation plan may not be possible. The applicant stated that off-site mitigation would be achieved by removing invasive off-site. A plan needs to be provided that describes this removal, that demonstrated that such an action actually provides useful mitigation in lieu of the one-to-one criteria and that demonstrates some measure of control of the off-site location as required by the ordinance. Given the closeness to the wetland, the CAC feels a robust mitigation plan should be provided.
- A document titled "Tree Preservation" was submitted but this does not appear to be a list of trees being preserved based on the drawings. The CAC would like to see a more accurate document.
- A stormwater management plan
- A soil report, both for the septic area and to determine if there are wet areas in the buffer that may be disturbed.